



AGENDA ITEM # 19

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

April 11, 2022

Item Title: **Recapture Agreements**

Staff Contact: Jason Bielawski, Village Administrator
Tom Dahl, Finance Director

VILLAGE BOARD ACTION

Consider recommendations from the annexation and recapture working group to:

1) Waive accrued interest on the outstanding recapture fees for the 22 recapture ordinances shown in Exhibit A.

2) Rescind/waive four additional recaptures that will be included with the list of 20 recaptures previously recommended for rescinding/waiving shown in Exhibit B.

Executive Summary:

On March 28, 2022 staff presented an overview of current outstanding recapture ordinances with a recommendation, which the Village Board concurred, to rescind/waive certain ordinances. Staff also presented a second group of recapture ordinances for future consideration. Staff met with the working group comprised of Trustees Berkshire and Lenisa to further evaluate the second group and prepare a recommendation to:

1) Waive accrued interest on the outstanding recapture fees for the 22 recapture ordinances shown in Exhibit A. These ordinances:

- Date as far back as 1988, but most are after 1991
- Charged high interest rates
- Reflect the Village collecting a total of 51% of the original construction costs across the recaptures.

2) Include four additional recaptures to rescind/waive. The additional recaptures are shown in bold in Exhibit B. These ordinances:

- Date as far back as 1986
- Charged high interest rates
- Reflect the Village collecting a total of 55% of the original construction costs across the 4 additional recaptures. One recapture has collected \$0 since the

recapture ordinance was approved and another contains parcels that are either owned by the Roselle Park District or are along Pearson, an unincorporated neighborhood surrounded by the Village.

The working group is continuing to meet and discuss options to reduce the financial burden and encourage annexations or connection to Village-owned utilities.

Implications: Exhibit A displays the amount of accrued interest that will be waived by this recommendation.

Any other implications to be considered? Recaptures are not part of the Village's financial position or part of its budget, so rescinding any uncollected amounts will not have any material impact on the Village's budget.

Attachments:

Exhibit A

Exhibit B

Recaptures to Waive Interest

RECAPTURE	YEAR OF RECAPTURE	COST	\$ COLLECTED	% COLLECTED	INTEREST WAIVED	\$ UNCOLLECTED
15 PICTON RD WATER AND SEWER	1991	30,153.24	17,081.83	57%	5,131.65	10,263.30
16 S ROSELLE RD WATER	1992	12,052.00	5,442.59	45%	2,906.00	5,812.00
19 WALNUT/VALLEY SEWER	1993	37,214.99	24,358.53	65%	6,428.23	12,856.46
36 EAST IRVING PARK WATER	2004	133,714.40	28,397.12	21%	20,368.50	84,868.73
37 BRYN MAWR AVE WATER/SEWER	1988	164,822.20	69,310.09	42%	63,201.83	112,860.41
38 GLENDALE/WEBSTER WATER/SEWE	1990	58,590.00	34,465.45	59%	13,626.33	24,332.74
43 WILLIAMS STREET WATER RECAP	1992	20,436.50	14,572.84	71%	4,203.93	7,507.01
49 SEWARD SEWER EXTENSION	1991	35,551.62	25,864.17	73%	5,319.27	10,638.54
52 HILL STREET/NELMS SEWER	1991	15,120.00	9,223.88	61%	4,079.01	8,158.01
55 NERGE RD SEWER	1992	175,971.12	61,264.85	35%	66,769.31	129,446.96
56 BLOOMINGDALE/FOSTER WATER	1992	4,545.64	3,071.83	68%	736.89	1,473.77
58 WILLIAMS ST SEWER	1992	16,853.00	9,889.50	59%	2,668.79	9,889.50
61 GLENDALE ROAD WATER/SEWER	1995	99,503.96	16,284.52	16%	41,994.00	83,988.00
64 WOODWORTH PLACE SEWER	2000	26,250.00	15,230.97	58%	11,484.38	13,125.00
65 GLENDALE TERRACE W/S	2000	69,617.73	58,316.01	84%	4,685.81	5,355.21
67 INDIAN HILL SEWER RECAP II	2000	52,073.66	17,357.94	33%	20,829.53	34,715.88
68 WEST END/W PINE SEWER	2003	31,645.00	19,777.00	62%	469.00	670.00
69 WEST PINE AVE WATER/SEWER	2003	160,500.00	151,078.79	94%	16,461.06	33,594.00
71 NERGE RD WATER	2004	84,456.00	28,067.49	33%	25,092.51	55,464.00
72 ROSEDALE/GOODRIDGE WATER/SEWER	2004	231,703.20	170,983.26	74%	15,662.30	65,259.57
77 W WOODWORTH WATER	2011	94,177.65	13,453.96	14%	36,325.92	80,723.76
79 S WALNUT SEWER	2013	20,385.00	15,288.75	75%	2,853.92	5,096.25
		<u>1,575,336.91</u>	<u>808,781.37</u>	<u>51%</u>	<u>371,298.17</u>	<u>796,099.10</u>

Recaptures to Waive

RECAPTURE	YEAR OF RECAPTURE	COST	\$ COLLECTED	% COLLECTED
02 MEDINAH HILLS UNIT #3 SEWER	1979	13,800.00	13,269.04	96%
06 NORTH GARDEN AVE W/S	1986	198,490.00	199,096.77	100%
10 MENSCHING RD WATER	1986	70,216.00	23,285.68	33% Most property is on Pearson or Park District
13 NATIONAL HOMES WATER/SEWER	1972	54,448.37	37,912.19	70% Age of Recapture
14 OAK ST WATER AND SEWER	1981	23,864.85	14,752.59	62% Age of Recapture
17 HILL ST SEWER RECAP	1977	8,737.93	3,170.70	36% Age of Recapture
18 TURNER SEWER RECAP	1978	36,237.83	28,333.71	78%
20 WALNUT/WEST END SEWER	1977	5,873.40	4,393.97	75%
21 ARDMORE/WOODWORTH PL SEWER	1991	30,382.80	32,869.43	108%
22 WOODWORTH PL WATER	1991	30,958.36	32,198.08	104%
24 MAPLE AVE SEWER	1991	75,820.00	58,276.52	77%
27 ROSELLE/NERGE TRUNK SEWER	1977	422,853.58	414,487.97	98%
28 HEATHERGREEN WATER/SEWER	1986	375,326.00	450,558.74	120%
30 ROSELLE RD/SCHREIBER SEWER	1986	90,318.10	71,861.39	80%
31 TURNER PLAZA WATER	1992	11,480.18	5,904.61	51% Most property is ComEd or I-390 right of way
32 MAPLE AVE WATER RECAP I	1987	37,104.00	32,116.19	87%
34 TURNER AVE/ROSELLE RD WATER	1991	6,500.00	0.00	0%
39 N GARDEN AVE STREET RECAP	1990	271,034.54	266,360.62	98%
42 PICTON RD WATER RECAP II	1991	16,562.62	17,039.40	103%
44 FOSTER AVE/ACACIA LN WATER	1990	30,675.00	0.00	0%
50 CONCORD TERR SEWER	1991	29,429.92	14,916.59	51% Roslyn/Indian Hill
51 INDIAN HILL DR SEWER	1991	13,000.00	11,375.00	88%
57 MAPLE AVENUE WATER II	1992	9,931.99	7,962.66	80%
62 ROSEDALE POINT W/S RECAP I	1996	22,226.00	18,697.62	84%
		<u>1,885,271.47</u>	<u>1,758,839.47</u>	<u>93%</u>