



**Board of Commissioners of Cook County
Minutes of the Finance Committee**

2:30 PM

Tuesday, December 15, 2020

Virtual Meeting

ATTENDANCE

Present Chairman Daley, Vice Chairman Sims, Commissioners Aguilar, Anaya, Arroyo Jr., Britton, Deer, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison, Silvestri and Suffredin (16)

Absent Commissioner Stanley Moore (1)

PUBLIC TESTIMONY

Chairman Daley asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. Jack Lavin – Chicago Chambers of Commerce
2. Farzin Parang – BOMA/Chicago
3. Kristi DeLaurentis – South Suburban Mayors and Manager Association
4. David Niemeyer – Village of Tinley Park
5. Mayor Vernard L. Alsberry Jr. – Village of Hazel Crest
6. Reggie Greenwood – CSEDC
7. Sandra Zoellner – Village of Park Forest

20-5667

Sponsored by: ALMA E. ANAYA, DONNA MILLER, JOHN P. DALEY, KEVIN B. MORRISON, SCOTT R. BRITTON and FRANK J. AGUILAR, Cook County Board of Commissioners

PROPOSED RESOLUTION

**REQUESTING PRESENTATIONS FROM THE COOK COUNTY TREASURER AND
COOK COUNTY ASSESSOR TO DISCUSS THE IMPACT OF INCREASED PROPERTY
TAXES ON CONSTITUENTS**

WHEREAS, property taxation in Cook County is a complex system that involves numerous stakeholders and factors; and

WHEREAS, the Cook County Treasurer is tasked with overseeing the second-largest property tax collection and distribution system in the United States collecting approximately \$15.6 billion each year in taxes and distributing the funds to over 2,000 local government agencies with tax collection jurisdiction; and

WHEREAS, the Cook County Assessor is tasked with establishing fair and accurate property assessments and conducts a reassessment of one-third of Cook County each year; and

WHEREAS, in October 2020 Cook County Treasurer Maria Pappas released an analysis of real property taxation in Cook County spanning a twenty-year time period titled “The Pappas Study”; and

WHEREAS, the report findings include a substantial increase in property taxes of up to 87% in Suburban Cook County and 115% in the City of Chicago, which outpaces the increase in wages throughout Cook County; and

WHEREAS, the International Association of Assessing Officers (IAAO) conducted a study of 2018 commercial assessments in Cook County and found that estimated market values of commercial properties in the City of Chicago and Cook County did not meet the IAAO’s standards for high-quality assessments; and

WHEREAS, the IAAO Report found that underassessments of commercial properties means that residential properties are paying more than their fair share of property taxes, and

WHEREAS, in addition to these issues, the COVID-19 pandemic has further strained household incomes and has forced outreach to become virtual in nature, potentially leaving constituents who lack Internet access without needed information or assistance; and

WHEREAS, the increase in property taxes has posed a growing burden on the taxpayers of Cook County who own residential and commercial property.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Treasurer and Cook County Assessor are invited to present to the Finance Committee on the following matters:

- 1) that the Cook County Treasurer present on the major findings of her office’s report, specifically on the areas within Suburban Cook County and the City of Chicago that have seen the greatest difference between an increase in property taxes and an increase in wages and cost of living;
- 2) that the Cook County Assessor present on the accuracy of assessments in Cook County and the impact of inaccurate assessments on the property tax bills that Cook County taxpayers pay.

NOW, BE IT FINALLY RESOLVED, that these presentations serve to equip the Board of Commissioners and the public with an understanding of which Cook County communities have been most impacted by an increase in property taxes, and where more outreach on how to apply for exemptions and appeals may be needed.

A motion was made by Commissioner Deer, seconded by Commissioner Suffredin, to recommend for approval 20-5667. The motion carried by the following vote:

Ayes: Chairman Daley, Vice Chairman Sims, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Johnson, Lowry, Miller, and K. Morrison (11)

Absent: Commissioners: Arroyo, Gainer, Moore, S. Morrison, Silvestri and Suffredin (6)

ADJOURNMENT

A motion was made by Commissioner Anaya, seconded by Commissioner Lowry, to adjourn the meeting. The motion carried by the following vote:

Present Chairman Daley, Vice Chairman Sims, Commissioners Aguilar, Anaya, Arroyo Jr., Britton, Deer, Degnen, Gainer, Johnson, Lowry, Miller, K. Morrison, S. Morrison, Silvestri and Suffredin (16)

Absent Commissioner Stanley Moore (1)

Respectfully submitted,



Chairman



Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.