BOARD OF REVIEW FY22BUDGET SUBMISSION

OVERVIEW

Board of Review Core Mission

The Board of Review (BOR) is charged by Illinois statute to review all assessment appeals and make corrections, as it deems equitable.

Our core functions are two-fold: to provide an accessible, accurate and fair analysis of assessment appeals in so creating a forum for residents to petition their government; and to complete the assessment review on time so that tax distribution for schools, libraries, municipalities, and other essential services are not interrupted.

In addition, the BOR has committed to lead the defense of the County's assessments at the Illinois Property Tax Appeal Board (PTAB) which saves millions of dollars annually for the County, Forest Preserve, and more than a 1,000 taxing bodies in Cook County.

ASSESSOR'S OFFICE AND THE BOARD OF REVIEW

Assessor's Office

Assessor is responsible for setting assessment values on more than 1.8 million properties in Cook County

Assessor uses a mass appraisals system

Properties are typically reassessed once every three years

Board of Review

Forum for property owners to contest the assessment of their property, much like an appellate court

BOR reviews assessment appeals on an individual basis

Property owners can file appeals at the BOR every year, not just during reassessment

FISCAL YEAR 2021 BUDGET AND OPERATIONS

BOR FY2021 Budget and Operational Highlights

- Due to COVID-19, the BOR held the entire 2020 Appeal session remotely. The last onsite day for BOR staff was March 16, 2020.
- The BOR adjudicated 223,000 appeals in 2020 a slight drop from the last south Triannual Reassessment in 2017 (228,000).
- Due to the Assessor's delayed township reassessment schedule for 2020, the BOR finished its assessment appeal review on June 10, 2021. The BOR received no townships prior to September and received the majority of townships in the last 3 months of the calendar year (Oct-Dec). Specifically, the BOR received 216,000 of the 223,000 appeals from October-December or 97%.

FISCAL YEAR 2021 BUDGET AND OPERATIONS

BOR FY2021 Lesson Learned

- In addition to moving the analysis of appeals to a remote environment, the BOR's Clerk and IT department developed a remote hearing process for any requested assessment appeal hearing.
- The BOR leveraged Cook County technology and held hearings through the use of Teams and via telephonic hearings.
- The Clerk's staff also incorporated a "case management" system to proactively contact appellants who have requested hearings and explain the appeal process, evidence submission, and any other not value questions.
- This process was very successful in providing a more robust level of service to County Residents and allowed CCBOR analysts to focus on valuation details of an appellant's appeal.
- The number of pro se hearings was reduced by over half (2020: 2001 hearings, 2019: 4297 hearings).
- The efficiencies and increased level of service provided by the newly enacted system will continue for the 2021 Appeal Session.

FISCAL YEAR 2021 BUDGET AND OPERATIONS

PTAB Defense Division 2019 Results

Saving Across All Cook County Taxing Bodies	$32,254,435.00
Saving Cook County Government Only	$10,470,625.00
Number of Hearings	3,549
Days of Hearings	66
Number of Dockets Completed	16,613

APPEAL SESSION 2021

ISSUES IMPACTING THE CCBOR'S 2021 APPEAL SESSION

- Uncertainty surrounding the 2021 CCBOR Session and the impact on the timing of the mailing of the 2022 2nd Installment tax bill.
- COVID-19 related valuation issues.

APPEAL SESSION 2021

Uncertainty surrounding the CCBOR's 2021 Appeal Session

- July 6, 2021-The CCBOR opened the 2021 Tax Year Appeal Session.
- As of October 25, 2021, the CCAO has "noticed/mailed" 33 of the 38 townships, however, it has yet to issue decisions, certify, publish nor transmit a single 2021 township to the CCBOR.
- As of October 25, 2018, the CCAO has transmitted 23 of the 38 townships to the CCBOR with over 245,000 complaints filed and over 540,000 PINS contested.
- Due to the reassessment of the City of Chicago, a volatile commercial real estate market and a substantial change in valuation methodology at the CCAO, a conservative projection of a 20% increase over the 2018 "Tri" results in a projected 294,000 complaints.

APPEAL SESSION 2021

COVID-19 Related Valuation Issues

- At the CCBOR, all valuation issues are considered on a case by case not macro basis.
- COVID-19/Pandemic related valuation arguments and related evidence are unique which demand extensive analysis. This detailed review increases the life cycle of assesment complaints.

COVID costing Chicago hotels $2.2 billion this year

With business travel still suffering and a turnaround months away, Chicago's hotel industry heads into winter—with its drop in tourism—at a disadvantage to warm-climate rivals.

Downtown office vacancy hits new record as delta variant slows leasing

The amount of empty workspace downtown keeps growing as companies mull return plans and their long-term, post-pandemic needs.

How delta could delay a recovery for the Loop retail market

More than one-quarter of all Loop retail space is empty right now. With companies postponing their back-to-office plans, the outlook for Loop stores and restaurants is murkier than it was just a few weeks ago.

FY22 BUDGET

FY22 BOR Budget Highlights

- $15,686,657 total appropriation
- Increased Investments in:
  - Training and professional development
  - Overtime compensation
  - Outside Management Consulting
- 151 FTEs (142 FTEs FY21)
- ARPA funds leveraged to fund 9 additional FTEs

FY22 BUDGET

FY2022 Funding highlights of non-personnel Expenses

- Training and Professional Development
  - Increase from $30,000 to $145,000
  - Each Commissioner staff will be able to train 16 staff members
  - Goal to train all BOR analysts by end of FY2023
  - Continuing Education for OnBase certifications
- Community Outreach
  - Funding divided evenly among Commissioners
  - Outreach will focus on underserved communities
- Data Services
  - Expanding access to Co-Star
  - Exploring other Data Services including Trepp appeals systems/data
- Management Audit
  - Review of BOR management practices and recommendations for improvement
  - $100,000 is based on Assessor's office's management review project with McArthur Foundation Funding

FY2022 ARPA Funding

FY22 BUDGET

- 9 New FTEs
  - Will be distributed evenly across Commissioners Staff
  - Will focus on residential, commercial and PTAB workload
- Professional Services
  - Outside Management Consultants
  - PTAB Defense Funding

DISTRIBUTION BY APPROPRIATION CLASSIFICATION

Account	2021 Approved & Adopted	Department Request	President's Recommendation	Difference
Personal Services				
501005-Salaries and Wages of Employees With Benefits	-	573,793	573,793	573,793
501225-Planned Benefit Adjustment	-	75,109	75,109	75,109
501510-Mandatory Medicare Cost	-	8,320	8,320	8,320
501540-Worker's Compensation	-	8,607	8,607	8,607
501585-Insurance Benefits	-	173,427	173,427	173,427
Personal Services Total	**-**	**839,256**	**839,256**	**839,256**
Contractual Service				
520825-Professional Services	-	225,000	225,000	225,000
Contractual Service Total	**-**	**225,000**	**225,000**	**225,000**
Operating Funds Total	**0**	**1,064,256**	**1,064,256**	**1,064,256**

FY22 BUDGET

BUDGET HIGHLIGHTS

- CCBOR finalized 223,000 Assessment complaints while working remotely due to COVID-19
- CCBOR met the digital/electronic assessment appeal filing objectives.
- CCBOR continues to collect revenue through the Data Subscription Service.

	Appropriations ($ thousands)			
Fund Category	**2019 Adopted**	**2020 Adopted**	**2021 Adopted**	**2022 Recommended**
Corporate Fund	11,599	13,473	14,073	14,622
Special Purpose Funds	1,121	0	0	1,064
Total Funds	12,720	13,473	14,073	15,687
Expenditures by Type				
Personnel	12,188	12,820	13,466	14,841
Non Personnel	532	653	607	846
Total Funds	12,720	13,473	14,073	15,687
FTE Positions	126.0	142.0	142.0	151.0

	Program Description	**2021**		**2022**	
		FTE Pos.	**Adopted**	**FTE Pos.**	**Appropriation**
10155-Administration	Supervises departmental operations and manages administrative functions.	13.1	1,747,329	14.1	2,271,720
20192-COVID-19	Expenses associated with mitigating the effects and spread of COVID-19, not otherwise required as part of the County's normal operations.	0.0	40,000	0.0	12,518
35010-Assessment Appeal Review	Conducts desk reviews, oral hearings, outreach, and taxpayer services.	108.3	10,081,088	108.7	10,346,805
35045-Certificate of Error	Reviews related prior BOR decisions and related evidence.	1.3	155,676	1.3	153,640
35215-Exemptions	Conducts evidence review and recommendation to Illinois Department of Revenue, oral hearings and field check investigations.	4.3	443,841	4.0	411,187
35265-Freedom of Information Act (FOIA)	Researches and prepares certain responses to FOIA requests.	0.2	15,788	0.2	19,568
35445-Property Tax Appeal Board (PTAB)	Conducts evidence preparation, settlement negotiations and defends BOR assessments at oral hearings.	15.0	1,588,805	13.8	1,406,965
60162-ARPA - Revenue Loss	Use of ARPA SLFRF funds for the provision of government services to the extent of reduction in revenue as determined by Dept. of Treasury calculation for revenue loss.	0.0	0	9.0	1,064,256
Total		**142.0**	**14,072,527**	**151.0**	**15,686,657**

FY22 BUDGET

SUMMARY OF APPROPRIATIONS

Department and Title	2021 Approved & Adopted	Department Request	President's Recommendation	Difference
Corporate Fund				
1050-Board of Review	14,072,527	14,622,401	14,622,401	549,874
Corporate Fund Total	**$14,072,527**	**$14,622,401**	**$14,622,401**	**$549,874**
General Funds Total	**$14,072,527**	**$14,622,401**	**$14,622,401**	**$549,874**
Special Purpose Funds				
11286-American Rescue Plan Act (ARPA) Fund	-	1,064,256	1,064,256	1,064,256
Special Purpose Funds Total	**-**	**$1,064,256**	**$1,064,256**	**$1,064,256**
Total Appropriations	**$14,072,527**	**$15,686,657**	**$15,686,657**	**$1,614,130**

SUMMARY OF POSITIONS

Department and Title	2021 Approved Positions	2022 Department Request	2022 President's Recommendation	Difference
Corporate Fund				
1050-Board of Review	142.0	142.0	142.0	-
Corporate Fund Total	**142.0**	**142.0**	**142.0**	**-**
General Funds Total	**142.0**	**142.0**	**142.0**	**-**
Special Purpose Funds				
11286-American Rescue Plan Act (ARPA) Fund	-	9.0	9.0	9.0
Special Purpose Funds Total	**-**	**9.0**	**9.0**	**9.0**
Special Revenue Fund Total	**-**	**9.0**	**9.0**	**9.0**
Total Positions	**142.0**	**151.0**	**151.0**	**9.0**