

LIVINGSTON COUNTY BOARD
FINANCE COMMITTEE
MINUTES OF AUGUST 21, 2019

Committee Chairman Tim Shafer called the meeting to order at 6:00 p.m. in the committee meeting room within the Livingston County Historic Courthouse.

Present: Shafer, Slagel, Arbogast (arrived at 5:51 p.m.), Bunting, Earing, Fannin (arrived at 5:46 p.m.), Manker

Absent:

Also Present: Chairman Bob Young, Executive Director Alina Hartley, Finance Director Diane Schwahn, Supervisor of Assessments Shelly Renken, Facilities Services Director Don Verdun and Bob Ehler (Vanguard Appraisals)

Shafer called for any additions or corrections to the agenda with none requested. *Motion by Slagel, second by Earing to approve the agenda as presented. MOTION CARRIED WITH ALL AYES.*

FY 2020 Capital Requests – Maintenance – Don Verdun was present to review his FY 2020 capital requests with the Committee. Verdun presented a request (estimated at \$9,250) for the painting of the pillars at the front entrances, the remaining masonry repair (estimated at \$19,600) and the replacement of the north wing roof, all at the Historic Courthouse. Verdun stated that at this time he did not believe the roof replacement was an immediate need, but estimated it would need to be on the radar and possibly slated for 2021 replacement.

Presentation Vanguard – Commercial Appraisals – Bob Ehler of Vanguard was present to discuss the possibility of conducting commercial and industrial appraisals for the County. Ehler reviewed the process by which the appraisals are completed, indicating that all appraisals are done in person and by hand, not on the computer, miles away. Ehler stated that they will review the existing data and mapping to ensure that the lot sizes are correct. Then they will inspect and verify the age of the facility and the history of any remodeling done. Ehler stated that then the appraisers will analyze the sales within the County. Ehler stated that property owners will have the ability to meet with Vanguard prior to going to the Board of Review to review the new assessment.

Ehler stated that generally speaking the price related differential (PRD) should be somewhere between .98 and 1.03, Livingston County's is 1.87, which means there is an imbalance and the values are inconsistent. Ehler stated that the goals of the re-assessment will be 1.) to get everything computerized so the Assessor's office has better data to work with and 2.) to get the values where they should be. Ehler stated that the contract presented will be \$350 per commercial parcel and \$2,200 per industrial property with the goal being to complete the project by 9/1/2023 which is the next quad year. Ehler stated that the contract will lock in the cost per parcel, but will not lock in the

number of parcels which will be based on any additional development.

Renken stated that the goal is for the data to be up to date, accurate and equitable. Renken stated that the goal is not to increase values, but increase accuracy. Renken stated that currently over a third are overvalued. Renken stated that going forward with accurate data in place the values can be maintained. Ehler stated that those that will likely see increases will be those with new construction/ remodels. Ehler stated that retail is likely to see a decrease. Discussion took place.

FY 2020 Budget, Capital Requests & Levies – Diane Schwahn reviewed the adjustments that had been made within the budget since the last meeting. Consensus of the Committee was to remove the roof repairs (estimated at \$65,210) and slate for 2021. Schwahn reviewed the Construction and Building Renovation budget with the Committee. The Committee had no recommended changes. Schwahn reviewed the Enterprise Zone budget with the Committee. Consensus of the Committee was to move the Pro-Active expenses to the Pontiac Host fund and reduce the transfer to \$100,000.

The Committee reviewed the bills. *Motion by Earing, second by Slagel to approve the monthly bills as presented.* **MOTION CARRIED WITH ALL AYES.**

Motion by Earing, second by Slagel to adjourn. **MOTION CARRIED WITH ALL AYES.** Meeting at 7:48 p.m..

Alina Hartley
Executive Director