

Revenue from Aurora falls short

Tax dollars coming in,
but taxable value well
below 2014 projection

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BURLINGTON — Instead of hitting the property tax rolls with a truckload of new money, Aurora Health Care's newest medical center is arriving with more of a wheelbarrow.

After eight years in a special taxing district to pay off the cost of developing its property on the western edge of town, Aurora is becoming a regular taxpayer for

the city, school district and others.

But what was once thought to be a future property tax revenue gusher has turned out to be a relative trickle.

The 70-acre property at 709 Spring Valley Road has a taxable value of \$9.7 million — less than one-fourth of the value that was projected in 2014 when Aurora announced plans for the outpatient medical center, and sought government assistance on the project.

Instead of reaping nearly \$800,000 a year in new revenue from the medical center, the City of Burlington and other taxing entities will divvy up less than \$200,000 a year.

"Whatever they told us didn't pan out,"

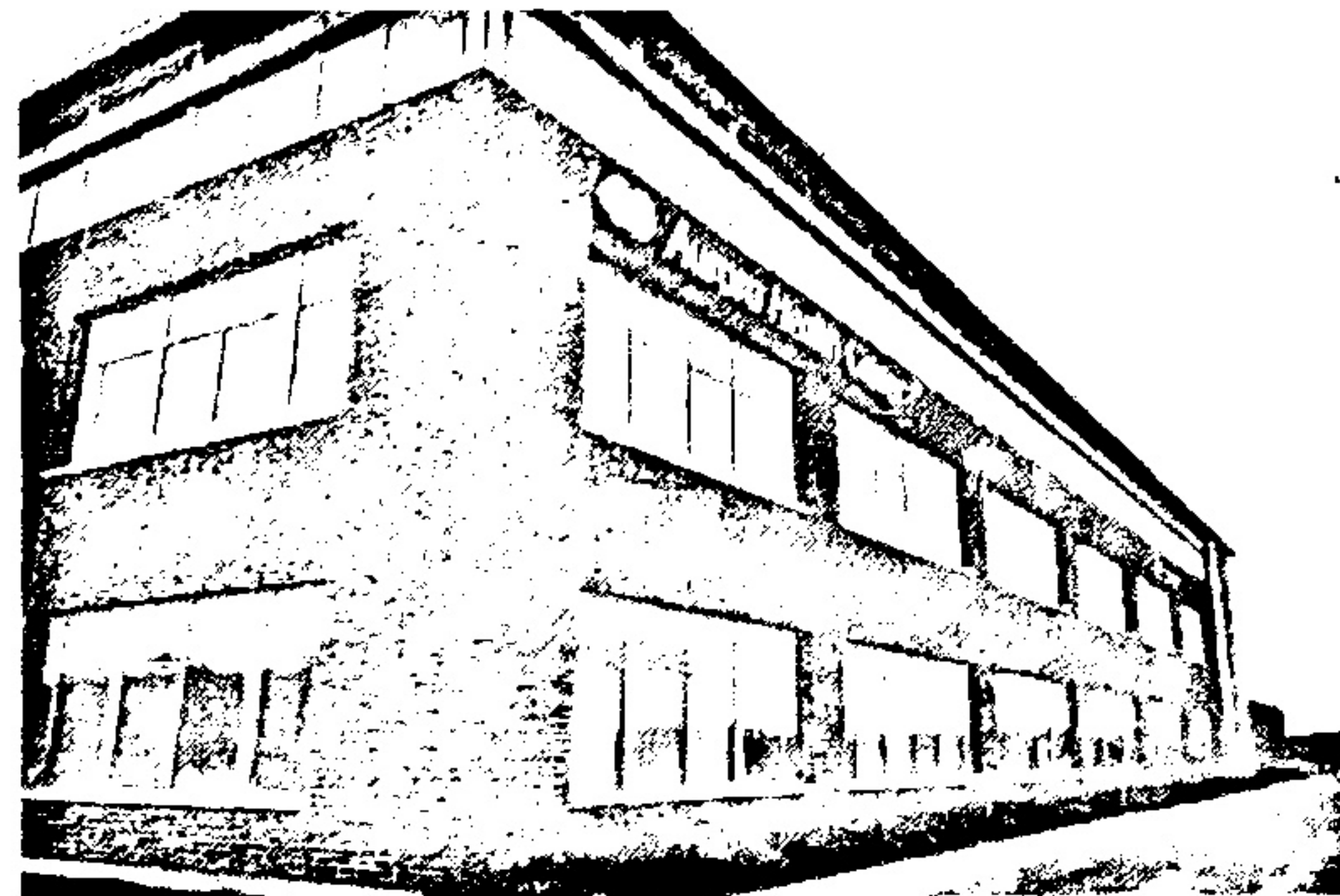
city Finance Director Steve DeQuaker said.

Aurora Health Care, known as Advocate Aurora Health since a 2018 merger, declined to comment about the property tax issue in Burlington.

Regional President Lisa Just and other company officials could not be reached for comment. A spokeswoman instead issued a written statement only that the company has agreed to pay property taxes as part of the deal for building the new medical center.

"We have been proud to serve this community," the statement said. "We have a

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Located at 709 Spring Valley Road in Burlington, the Aurora Health Care medical center that opened in 2016 is valued at less than one-fourth the taxable value forecast when the project was proposed.