

CHARTER TOWNSHIP OF MONITOR
SPECIAL TOWNSHIP BOARD MEETING
NOVEMBER 14, 2016

The Supervisor called the meeting to order at 5:00 p.m.

Members present: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller
Members absent: None
Also present: Richard Sheppard, Township Attorney

Brandt stated the purpose for calling the meeting today was to review a proposed amendment to the development agreement between the DDA, Monitor Township, the County and NMLI/Fabiano.

It is the intent of the DDA to have this agreement executed to allow for the following:

- 1) Extension of the current Development and TIF Plan an additional 10-yrs to the year 2026.
- 2) Require the township to adopt a new ordinance to repeal Ordinance 36-E before December 31, 2016.
- 3) Require the DDA to pass through 100% of tax revenues until a new development plan is adopted.
- 4) The DDA will request in 2017, and the township will impose a 2-mil tax levy on property in the DDA district annually on or before September 15th each year.
- 5) The DDA will disburse approximately \$400,000 to all taxing entities on or before March 1, 2017.
- 6) The DDA will retain the two existing lots in the DDA District and retain the proceeds from the sale of those lots for its use.

There was considerable discussion from board members.

Questions were raised regarding:

- 1) The expectation to adopt such an agreement when most board members were not able to review, or had knowledge of, an amendment to the development agreement before today;
- 2) The inclusion of NMLI/Fabiano to the agreement when their portion of the current development agreement have been fulfilled;
- 3) The past discussions stating there would be no further tax capture and the DDA would request the 2-mil tax levy and the sole vehicle for revenue;
- 4) The agreement requires future adoption of an Ordinance prior to conduction of a public hearing;
- 5) If proposed TIF legislation would impact the proposed agreement

Brandt stated he would like board members to take action on the agreement tonight so it could be submitted to the County Commission at their meeting tomorrow.

Motion by Malkin supported by Miller to approve the Monitor Township DDA Amendment to the Development agreement and authorize the Supervisor and Clerk to sign said agreement.

Roll call vote:

Yes: Brandt, Pike, Arnold, Malkin, Miller

No: Kowalski, Kochany

Absent: None

Motion carried.

There were further discussion regarding the proposed draft Ordinance 36-F, which would rescind Ordinance 36-E, and implement the terms of the DDA Development Agreement. There was also discussion regarding the timing and public hearing notice requirements to implement adoption of such an ordinance before December 31, 2016.

Motion by Malkin supported by Miller to authorize the Clerk and Township Attorney, with the assistance of the DDA Attorney, to prepare, mail and publish the required public notices and to set the date of the public hearing of Ordinance 36-F, for a special meeting to be held on December 19, 2016, with all costs to be borne by the DDA.

Roll call vote:

Yes: Brandt, Pike, Arnold, Malkin, Miller

No: Kowalski, Kochany

Absent: None

Motion carried.

The meeting adjourned at 6:20 p.m.

Cindy L. Kowalski, Clerk

Gary A. Brandt, Supervisor