

**The Mayor and Commissioners
of the Town of Elkton**

December 8, 2021

As part of The Town of Elkton's response to COVID-19, and in order to limit public gatherings during this time, the Mayor and Commissioners of the Town of Elkton (the "Board") conducted a hybrid virtual meeting on this date at 12:00 p.m. The following persons participated in this meeting: Mayor Robert J. Alt; Commissioners Jean A. Broomell, Charles H. Givens, Sr., Robert M. Massimiano and Earl M. Piner, Sr.; Town Administrator Lewis H. George, Jr.; Finance Director Steven H. Repole, CPA; Chief of Police Carolyn Rogers; Director of Planning Jeanne D. Minner; Director of Parks & Recreation Mary C. Magaw; Planning Assistant Nick Cannistraci; Assistant Town Administrator L. Michelle Henson; and Town Attorney John P. Downs, Esquire.

Mayor Alt called the meeting to order at 12:00 p.m. and lead the participants in the Pledge of Allegiance.

ACTION: The minutes of the December 1, 2021 hybrid virtual meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Broomell and approved by all present with no corrections or amendments.

Mayor Alt announced there was no finance report presented at this meeting.

Discussion - Tax Increment Financing (TIF)

Mr. Chris Sheehan, Managing Director, Mesirow Financial

Mr. Chris Sheehan, Managing Director, Mesirow Financial, introduced himself to the Board. Mayor Alt stated he requested Mr. Sheehan's attendance in order to provide an overview of Tax Increment Financing (TIF).

Mr. Sheehan provided a printed presentation of TIF, a copy of which was placed in the record of the minutes.

Mr. Sheehan stated that TIF is defined as incremental property taxes generated by the increase in assessed value within a designated district as a result of direct real estate investment which is captured and used to pay for public infrastructure.

Mayor Alt questioned if TIF-generated funds could be utilized outside of a TIF-designated area. Mr. Sheehan answered in the affirmative.

Mayor Alt questioned if future annexations would automatically be included in a TIF-designated area. Mr. Sheehan answered in the negative.

Mayor Alt questioned if the Board declared the entire Town as a TIF, could the current \$1.1 billion real property assessment be utilized as a base to which the progression of current projects, such as the Southfields Industrial project or the Estes expansion be added. Mr. Sheehan

answered in the affirmative, advising that the Board should designate TIF areas before current improvement projects are completed, which will result in increased assessment values.

Commissioner Broomell questioned if declaration of the entire Town as a TIF district would affect current taxes. Mr. Sheehan answered in the negative.

Mr. Sheehan stated an Ordinance is required in order to initiate the process of designation of TIF areas in Town. Mr. Sheehan stated MUNICAP, the firm that previously provided information to the Board regarding a Special Tax District within the Southfields development project, could assist with creation of a TIF Ordinance.

Mayor Alt questioned if a downturn in the Town's assessable base could lead to an issue with bonds associated with a TIF. Mr. Sheehan stated bonds associated with TIF are structured to include potential declines in the real estate market.

Memorandum of Understanding - Disbursement of Forfeited Funds

Cecil County Office of the State's Attorney - Elkton Police Department
Chief Carolyn Rogers

Elkton Police Chief Carolyn Rogers presented a Memorandum of Understanding (MOU) between the Cecil County Office of the State's Attorney (SAO) and the Elkton Police Department (EPD) through which the SAO retains 25% of forfeited seized funds associated with cases in which the SAO has assisted EPD. She stated the MOU is an updated version of an agreement that was originally initiated with former EPD Chief Donnelly. Mr. Downs stated he worked with former EPD Chief Donnelly and State's Attorney James Dellmyer on the original agreement.

Chief Rogers requested the Board's approval of the agreement and her execution of the document.

ACTION: The Memorandum of Understanding for Disbursement of Forfeited Funds and authorization for Chief Rogers to execute the document was approved on a motion made on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Broomell and approved by all present.

Mayor Alt's Report

Mayor Alt stated Artesian Water Maryland recently announced a 1% increase in fees regarding water that the Town purchases through the Artesian/Elkton interconnection at Red Hill.

Discussion ensued regarding the Town's water purchase contract with Artesian.

Mayor Alt asked the Board to review the Town's Water and Sewer Funds. He stated the Town's water / sewer rates are lower than most Maryland municipalities, adding that expenses are continuing to rise while revenue remains flat.

Mayor Alt expressed his desire to assist the Singerly Fire Company with acquisition of a new fire truck. Discussion ensued regarding federal regulation of funds that the Town received from the American Rescue Plan Act (ARPA).

Mayor Alt noted that on this date in 1963, Pan Am Flight 214 was struck by lightning and crashed in the vicinity of what is now the Turnquist neighborhood, killing all those on board.

Commissioner Broomell's Report

Commissioner Broomell wished all in attendance a Merry Christmas.

Commissioner Givens' Report

Commissioner Givens wished all in attendance a Merry Christmas.

Commissioner Givens advised the Board that the 32nd commemoration of the Reverend Martin Luther King's Birthday is scheduled at 5 Rivers Church at 9:00 a.m. on Monday, January 17, 2022.

Commissioner Piner's Report

Commissioner Piner commended Administrative Assistant Ms. Catheline Adams and the Departments of Parks & Recreation and Public Works for coordination of the Town's recent Holiday Open House.

Commissioner Piner wished all in attendance a Merry Christmas.

Commissioner Massimiano's Report

Commissioner Massimiano echoed Commissioner Piner's comments regarding the Open House.

Commissioner Massimiano stated his plans to attend the upcoming Maryland Municipal League Cecil Harford Chapter meeting on December 16th, adding that he will ask the membership for input regarding coordination of a presentation on ARPA funding regulations.

Commissioner Massimiano wished all in attendance a Merry Christmas.

Hearing no additional business to come before the Board, Mayor Alt adjourned the meeting at 1:19 p.m.

L. Michelle Henson
Assistant Town Administrator

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE

Note: The minutes of regularly scheduled public meetings conducted by the Mayor and Commissioners of the Town of Elkton, following their approval, are posted at www.elkton.org. The minutes, in hard copy format, are retained indefinitely by the Town of Elkton, Administration Office, 100 Railroad Avenue, Elkton, Maryland 21921.