

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

December 16, 2020

In order to comply with Governor Larry Hogan's declaration of a State of Emergency as part of Maryland'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 virtual meeting on this date at 12:00 p.m. The following persons participated via computer and/or telephone: 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; Director of Public Works J. Daniel Handley, P.E.; Director of Planning Jeanne D. Minner; Chief of Police Carolyn Rogers; Senior Administrative Specialist 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 2, 2020 virtual meeting were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Piner and approved by all present with no corrections or amendments.

ACTION: Disbursement of funds regarding the bills submitted for payment were approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Broomell and approved by all present.

Mayor Alt asked Mr. George to present the Town Administrator's Report in the interim prior to the start of the scheduled Public Hearing.

Town Administrator's Report

Mr. George presented an agreement involving the Town of Elkton, Gray's Hill Development Company, Southside, LLC, and Stonewall Capital, LLC.

Mr. George stated that the agreement, pursuant to Gray's Hill's and Southside's sale of land to Stonewall Capital for development, provides the Town of Elkton's pledge of water and sewer capacity and waiver of residential impact fees for Gray Mount Commons in exchange for land on the Southfields development upon which a well, water tower and related infrastructure is to be constructed.

Mr. Downs stated he reviewed the document for legal form and sufficiency.

ACTION: The above referenced agreement involving the Town of Elkton, Gray's Hill Development Company, Southside, LLC, and Stonewall Capital, LLC was approved on a motion made by Commissioner Givens. The motion was seconded by Commissioner Massimiano and approved by all present.

Mr. George expressed confidence regarding the Department of Public Works response to the impending winter storm.

Mayor Alt stated he would initiate his and the Board's reports in the interim prior to the start of the Public Hearing.

Mayor Alt's Report

Mayor Alt announced the winners of the Town of Elkton Annual Holiday Decorating Contest. He stated winners received assorted gift cards from local merchants. The results and prize amounts are as follows:

4th Place:	107 Bonnie Marie Lane	\$40.00
3rd Place:	410 Park Circle	\$60.00
2nd Place:	602 North Street	\$75.00
1st Place:	141 South Tartan	\$100.00

Mayor Alt stated there were many registered homes from which to choose, and expressed his desire for additional participation next year.

Commissioner Massimiano's Report

Commissioner Massimiano concurred with Mayor Alt, stating he saw many homes that should have entered the contest.

Commissioner Massimiano stated he participates in the annual Toys for Tots drive. He stated the community donated over 400 toys and \$5,000.

Commissioner Massimiano requested enforcement of the stop sign at the intersection of Main and North Streets.

Commissioner Piner's Report

Commissioner Piner noted a new streetlight adjacent to the Delaware Avenue bridge. Mr. George stated the light was requested by the Elkton Police Department and installed by Delmarva Power.

Public Hearing

Ordinance 3-2020

Amending the Elkton Zoning Ordinance, Article X, Permissible Uses, Section 7.2 and Article XII Supplementary Use Regulations. Amendments are in regards to counseling services. Presented for introduction.

Ordinance 4-2020

Amending the Elkton Zoning Ordinance, Article XVI, Signs. Amendment is in regard to variance requests for signs. Presented for introduction.

Mayor Alt declared the Public Hearing open at 12:10 p.m.

Ms. Minner presented Ordinance 3-2020 for the purpose of amending the Elkton Zoning Ordinance, Article X, Permissible Uses, Section 7.2 and Article XII Supplementary Use Regulations. She stated the amendments are in regards to counseling services.

Ms. Minner stated Ordinance 3-2020 would permit counseling services in the RO (Residential Office) and TC (Town Center) Zones via Special Exception. She stated Ordinance 3-2020 establishes the location of the offices within a building, as well as waiting room size, number of counselors, and required parking spaces.

Ms. Minner stated the Planning Commission recommended approval of Ordinance 3-2020.

Mayor Alt queried the Board for questions or comments regarding Ordinance 3-2020. Hearing none, Mayor Alt queried the audience for questions or comments regarding Ordinance 3-2020. Hearing none, Mayor Alt requested a vote regarding the introduction of Ordinance 3-2020.

ACTION: Ordinance 3-2020 was approved for introduction on a motion made by Commissioner Piner. The motion was seconded by Commissioner Broomell and approved by all present.

Ms. Minner presented Ordinance 4-2020 for the purpose of amending the Elkton Zoning Ordinance, Article XVI, Signs. She stated the amendment is in regard to variance requests for signs.

Ms. Minner stated Ordinance 4-2020 creates a new section of the Zoning Ordinance to provide a mechanism for variance requests for signs. She stated the Planning Commission recommended approval of Ordinance 4-2020.

Mayor Alt queried the Board for questions or comments regarding Ordinance 4-2020. Hearing none, Mayor Alt queried the audience for questions or comments regarding Ordinance 4-2020. Hearing none, Mayor Alt requested a vote regarding the introduction of Ordinance 4-2020.

ACTION: Ordinance 4-2020 was approved for introduction on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Givens and approved by all present.

Mayor Alt declared the Public Hearing closed at 12:15 p.m.

Public Hearing

Resolution R8-2020 for the purpose of establishing a Special Taxing District encompassing certain parcels of land located within the Town of Elkton to be known as the Southfields Special Taxing District

Resolution R9-2020 for the purpose of authorizing the issuance of Special Obligation Bonds by the Town of Elkton for the purpose of funding Public Improvements for the Southfields development

Mayor Alt declared the Public Hearing open at 12:16 p.m.

Resolution R8-2020

Mr. George stated Resolution R8-2020 essentially creates a Special Tax District (the District) for residential and commercial properties in the Southfields Planned Unit Development. He stated the Resolution R8-2020 excludes parcel I near Maloney Road as well as a small parcel adjacent to Augustine Herman Highway.

Mr. George stated the district created by Resolution R8-2020 provides for residential and commercial property owners a fund into which a special tax levy is paid. He stated those funds will be utilized to pay principal and debt service on bonds that will be sold to raise funds to build the infrastructure for the Southfields development. He stated this type of funding allows the developer to build the infrastructure right away vs. development in phases.

Mayor Alt stated this is the second Public Hearing that the Town has conducted regarding the Special Tax District. He reiterated that the Town will incur no financial risk associated with the District.

Mayor Alt queried the Board for questions or comments regarding Resolution R8-2020. Hearing none, Mayor Alt queried the audience for questions or comments regarding Resolution R8-2020. Hearing none, Mayor Alt requested a vote regarding Resolution R8-2020.

ACTION: Resolution R8-2020 was approved on a motion made by Commissioner Givens. Commissioner Massimiano seconded the motion. Commissioner Broomell opposed the motion. The record of the vote is as follows:

Mayor Alt: Aye

Commissioner Broomell: Nay

Commissioner Givens: Motion

Commissioner Massimiano: Second

Commissioner Piner: Aye

Resolution R9-2020

Mr. George stated Resolution R9-2020 authorizes the Town to sell the Special Obligation Bonds, which are the means by which the infrastructure for the Southfields development will be financed.

Mayor Alt queried the Board for questions or comments regarding Resolution R9-2020. Hearing none, Mayor Alt queried the audience for questions or comments regarding Resolution R9-2020. Hearing none, Mayor Alt requested a vote regarding Resolution R9-2020.

ACTION: Resolution R9-2020 was approved on a motion made by Commissioner Massimiano. The motion was seconded by Commissioner Piner and approved by all present.

Mayor Alt declared the Public Hearing closed at 12:24 p.m.

Elkton Housing Authority - Rudy Park Update

Ms. Cindi Herrera of CH&A, LLC, acting interim Executive Director, Elkton Housing Authority (EHA) and Mr. David Holden, representing the Ingerman Group, introduced themselves to the Board.

Mr. Holden stated the Ingerman Group partnered with EHA to rehabilitate properties located at East Main Street, Windsor Village and Rudy Park. He stated current federal funding for Rudy Park provides for completion of the project by the end of 2022.

Mr. Holden stated EHA has undergone personnel changes and noted there is an ongoing investigation by the Department of Housing and Urban Development (HUD) and the State of Maryland regarding inappropriate expenditure of funds. He stated EHA is currently negotiating repayment with HUD. Mr. Holden stated the purpose of his and Ms. Herrera's appearance is to discuss the future viability of EHA with the Board.

Ms. Herrera stated that completion of the Rudy Park project will provide the funds needed to repay HUD.

Ms. Herrera stated the Mayor appoints 5 members to the EHA Board, stating it is currently understaffed at 3 members.

Ms. Herrera stated that the EHA previously managed 150 units of public housing. She stated the EHA now manages 50 units, all of which are located at Rudy Park. She stated EHA will eventually exist as an administrator of 115 public housing vouchers, which will not support the full operation of the EHA. Ms. Herrera suggested that the administration of the vouchers could be assumed by Cecil County government's housing program.

Ms. Herrera stated it is not uncommon for Housing Authorities to partner with local government, and once it is determined if the EHA will partner with the Town or County she will approach HUD for approval.

Mayor Alt questioned the result if the Town dissolved the EHA Board. Mr. Holden stated the County would administer the vouchers, noting that the Rudy Park vouchers will remain with that property.

Mayor Alt questioned who would own Rudy Park if the EHA no longer existed. Ms. Herrera stated the properties would transfer to Ingerman Group. Mr. Holden added that State law requires that the properties remain affordable housing for 40 years.

Mayor Alt stated the Board needs to confer with Counsel regarding the issue.

Mayor Alt questioned if the EHA falls within the Town's Charter. Mr. George answered in the negative, stated the EHA is a separate entity from the Town. He stated funding comes from the Federal government, adding that the Town's only obligation is to appoint a governing Board.

Ms. Herrera stated that EHA historically operated with Federal funding, adding that Congress no longer provides Capital Operating Funds, resulting in conversion to Project Based Vouchers which allows a Housing Authority to obtain private capital to develop properties.

Commissioner Broomell questioned who is responsible for short- and long-term maintenance of EHA properties. Ms. Herrera stated EHA is responsible for maintenance of Rudy Park. Mr. Holden stated the Ingerman Group maintains the Main Street and Windsor Village properties.

Mr. George questioned if Ms. Herrera will continue as interim Executive Director. Ms. Herrera answered in the affirmative, stating that EHA's oversight responsibility of the voucher program will continue regardless of whether EHA owns the property, adding that EHA's responsibility to HUD will continue.

Mr. George questioned what would happen to EHA if the County took over. Ms. Herrera stated the Town could dissolve the EHA Board.

Commissioner Broomell questioned if EHA could be utilized for redevelopment of blighted properties. Ms. Herrera answered in the affirmative.

Commissioner Givens expressed support for transferring administration of the voucher program to the County.

Mr. Holden stated the EHA is required to provide HUD with a short-term plan in order to move forward.

Commissioner Piner expressed concerns that the situation could have unintended financial consequences for the Town. He expressed support for transferring administration of the voucher program to the County.

Mayor Alt concurred with Commissioners Givens and Piner regarding transfer of administration of the voucher program to Cecil County, and asked Mr. George to review the situation and provide input to the Board.

Mr. George questioned the short-term needs of the Ingerman Group. Mr. Holden stated the EHA needs a full 5-member Board to provide HUD with the plan to move forward. Ms. Herrera stated this plan can include the Town's plan to transfer the voucher program to Cecil County.

Commissioner Givens' Report

Commissioner Givens stated the annual celebration of the Rev. Martin Luther King, Jr.'s birthday will be held virtually on January 18, 2021. He stated he will follow up with attendees in order to obtain their photos.

Commissioner Broomell's Report

Commissioner Broomell suggested additional advertising of the Holiday Decorating contest next year in order to encourage more participation.

Commissioner Broomell wished all in attendance a Merry Christmas and Happy New Year.

Public Comment

Ms. Pat Opal wished the Board Happy Holidays.

Mayor Alt advised Ms. Opal that a commitment of approximately \$50,000 had been obtained for renovations to the Elk Landing stone house.

Chief Rogers thanked the Board for the addition of the Christmas Eve holiday.

Hearing no additional business to come before the Board, Mayor Alt adjourned the virtual meeting at 1:04 p.m.

L. Michelle Henson
Sr. Administrative Specialist

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.