

The Mayor and Commissioners of the Town of Elkton

MINUTES

September 14, 2022

The Mayor and Commissioners of the Town of Elkton (the "Board") conducted a workshop meeting on this date at 12:00 p.m. The following persons participated in person or via computer and/or telephone: Mayor Robert J. Alt; Commissioners Jean A. Broomell, Charles H. Givens, Sr., and Robert M. Massimiano; Town Administrator Lewis H. George, Jr.; Director of Planning Jeanne D. Minner; Director of Building & Zoning Chip Bromwell; Assistant Town Administrator L. Michelle Henson; and Town Attorney John P. Downs, Esquire. Commissioner Earl M. Piner, Sr. was excused from the meeting.

Mayor Alt called the workshop meeting to order at 12:00 p.m.

Discussion - Development of former Aluminum Fabricators site on Mackall Street

Dr. Manoj Jain, representing Human BioSciences, introduced himself to the Board. He stated the purpose of his appearance was to discuss his company, which specializes in research and manufacturing of collagen products that are used for wound care. He expressed his interest in locating the business at a former manufacturing facility at Mackall Street.

Mr. Chip Bromwell, Director of Building and Zoning, stated the planned use would require an amendment to the Town's current Zoning Ordinance.

Dr. Jain provided a Power Point Presentation of his company's manufacturing process, a copy of which was placed in the record of the minutes.

Mayor Alt queried the Board for a consensus regarding an amendment to the Town's current Zoning Ordinance in order to permit the Human BioSciences facility. It was the consensus of the Board to move forward with an amendment to the Town's current Zoning Ordinance in order to permit the Human BioSciences facility.

Discussion - Dolly Parton's Imagination Library Cecil County

Ms. Donna Bitely, representing Dolly Parton's Imagination Library of Cecil County, introduced herself to the Board. She stated the purpose of her appearance was to provide an overview of the services offered by the organization. A copy of Ms. Bitely's presentation was placed in the record of the minutes.

Mayor Alt thanked Ms. Bitely for her presentation and thanked the organization for the services provided to the children of Cecil County.

Discussion - Red Hill Road Apartments Proposed Project - Bradley R. Stover, Esquire

Mr. Bradley Stover, Esquire, representing the developers of the proposed Red Hill Road Apartments project, introduced himself to the Board. He stated the purpose of his appearance was to discuss the project and the financial challenges facing his clients.

Mr. Stover stated the infrastructure required for the proposed project will cost approximately \$2.6 million, which makes the project untenable for his clients. He asked the Board to consider waiving the sewer hookup fees and discounting the water hookup fees by one half.

Mayor Alt advised Mr. Stover that the Board will take the request into consideration and that Mr. George will follow up with him.

Discussion - Sports-Plex at Southfields - Mike Browne, Sideline Properties

Messrs. Brad Carrillo and Mike Browne, representing Sideline Properties, developers of the proposed SportsPlex facility at Southfields of Elkton, introduced themselves to the Board. Mr. Browne stated the purpose of their appearance was to discuss bond issuance in support of financing of the project.

Mr. Browne expressed his desire to establish a public-private partnership, adding that he has sought counsel regarding the project and the requirements pertaining to bonds used for financing a project of this type.

Mr. Browne stated the project is currently undergoing a feasibility study to determine if bonding is an option. Mayor Alt questioned when the study will be completed. Mr. Browne stated the study should be completed in approximately 8 weeks.

Mr. Browne stated the bonding process requires that the Town own the property upon which the SportsPlex will be built. He stated Sideline will pay the debt service on the property, the ownership of which will revert to Sideline once paid in full.

Mr. George questioned if Sideline is requesting that the Town issue general obligation bonds. Mr. Browne stated the Town could issue general obligation bonds or revenue bonds.

Commissioner Broomell questioned the term of the bonds. Mr. Browne stated the term of the bonds will be 20 years.

Mayor Alt queried the Board for a consensus to continue moving forward with the bonding process in support of the SportsPlex. It was the consensus of the Board to continue moving forward with the bonding process in support of the SportsPlex.

General Discussion

Referring to a previously submitted request for annexation, Mr. George advised the Board to consider the number of potential water and sewer hookups that will result from the Southfields at Elkton development. He asked the Board to consider deferring of decisions on future annexations in order to identify adequate facilities, specifically water and sewer service.

Hearing no additional comments or questions, Mayor Alt adjourned the workshop meeting at 1:28 p.m.

L. Michelle Henson
Assistant Town Administrator

A VIDEO RECORDING OF THIS MEETING RETAINED AT THE ADMINISTRATION
OFFICE