

Resolution 2022-08 Approving Tax Abatement and Tax Increment Financing Application Fees and Rescinding All Prior Such Fees
Preliminary Resolution 2022-09 Designating an Economic Revitalization Area and Approving Real Property Tax Deductions/Abatement Benefits and Setting Public Hearing and Supporting for Ark Park Bldg 2 Findings of Fact and Order

PITTSBORO TOWN COUNCIL MEETING
33 EAST MAIN STREET, PITTSBORO
TUESDAY, JULY 5, 2022 @ 7:00 PM

QUORUM:

Jarod Baker
William Majeske
Terry Northern
Jay Thompson - ZOOM

Courtney Abshire, Attorney
Shari L. Ping, Clerk Treasurer

OTHERS: Steve Maple, Building Commissioner; Linda Thompson, 7722 Quail Creek Trace; Janene Karns, 7722 Quail Creek Trace; Dan Keers, Ark Park; Kyle Martin, 108 Woodview Drive

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE:

President Jarod Baker brought the Town Council Meeting to order at 7:00 pm by establishing a quorum. All three (3) members are present, Jay Thompson via ZOOM. Jarod then asked the Council, staff, and audience to stand for the Pledge of Allegiance and to follow with a Moment of Silence.

PUBLIC COMMENT:

Kyle Martin, 108 Woodview Drive, asked about the attorney fees, is the applicant paying for the fees for annexation? Or are those being eaten by the General fund? Steve Maple said there are no attorney fees for an annexation. They do pay for the financial studies. Steve reported they are looking into adding fees. He then asked about the open-door law fees. Is this going to be made public? Already did make it public in April. Do we pay any fines? Jarod said no fees or fines.

NEW BUSINESS

TIF Abatement Application – President Jarod Baker explained the reason behind the **Resolution 2022-08 Approving Tax Abatement and Tax Increment Financing Application Fees and Rescinding All Prior Such Fees**. Terry Northern asked if we are inline with FSG, Jarod said yes. Terry also asked about the Tax Abatement by Statute allows for 15% for administrative duties, FSG's time and any other expenses over the \$500. Jarod Baker explained that we would need to review on an annual basis to cover our expenses. Discussion followed. Bill Majeske agreed with Terry about the 15% administrative costs. Terry feels we should require the requestor to provide us with cost of feasibility, less of a burden on us. Jarod said we can go to FSG with that question, and they will provide some guidance on it. Bill agrees with Terry about the \$500 not covering all the costs, adding the 15% onto the bill as well. Jay Thompson asked what other towns are charging. Jarod Baker explained this is a start and we can come back and amend as we go along. We need to keep a close eye on it. Steve Maple explained that the Economic Development Commission must approve the TIF area/application. Jarod Baker made a motion to approve Resolution 2022-08 as written, Bill Majeske seconded. Roll call vote: Jay-yes, Terry-no, Jarod-yes, Bill-yes. Approved 3-1. Terry wanted to clarify why he voted negative; he feels we should add the language to include the applicant will provide a Financial Feasibility Study to the Town. Jarod feels we can go to FSG and ask them and amend this resolution if needed.

TIF Application Form – President Jarod Baker explained why we need to approve the attached Application for Tax Increment Financing (TIF) form from Financial Solutions Group. Jarod Baker asked if the Council had any questions regarding the draft application? Jay Thompson, Jarod Baker, and Bill Majeske have no problem with the new form, Terry Northern's only comment is the Appendix A Cost Benefit Analysis is a good thing to include. No other comments, Jarod Baker made the motion to approve the Application for Tax Increment Financing, Terry Northern seconded. Roll call vote: Jay-yes, Terry-yes, Jarod-yes, Bill-yes, motion passes 4-0.

Preliminary Resolution 2022-09 Designating an Economic Revitalization Area – President Jarod Baker explained the reason for the resolution covering 301 W Kam Drive, informed Dan Keers his numbers in Section 4 are reversed and need to be changed. Also, the last page the word increase needs to be decrease. Jay Thompson mentioned the total dollar amount in 14 (e) should be \$2,219,360.00. Jarod and Terry did some refiguring and came up with \$2,135,880.00. They both agreed it would not affect the score from the cheat sheet. Bill Majeske and Jarod Baker did not have anything else to add. Jarod Baker made the motion to approve **Preliminary Resolution 2022-09 Designating an Economic Revitalization Area and Approving Real Property Tax Deductions/Abatement Benefits and Setting Public Hearing and Supporting for Ark Park Bldg 2 Findings of Fact and Order**, with an eight (8) year abatement, years 1-3 at 100%, year 4 at 80%, year 5 at 60%, year 6 at 40%, year 7 at 20% and year 8 at 10%. Bill Majeske seconded. Roll call vote: Jay-no, Terry-yes, Jarod-yes, Bill-yes. Motion passes 3-1. Jarod informed Dan Keers that the Public Hearing will be held on August 2nd.

Review of 2023 Budget Calendar Proposed by FSG – President Jarod Baker explained the reason for the calendar that it is strictly for record only. Department head meeting will be held on August 2nd. Shari Ping will contact FSG and set up a time and post notice of the Public Meeting.

Daily Fine System – Commercial & Residential C of O's – Steve Maple would like to table until July 19th meeting.

COUNCIL COMMENT

Jarod Baker noted we had a wonderful turn out for the Freedom Celebration on July 3, appreciates all the help from the Pittsboro Fire and Police Departments, Keith Gurley and all his volunteers.

Jay Thompson apologized for not being there in person.

ATTORNEY ITEMS:

Courtney Abshire had nothing to report

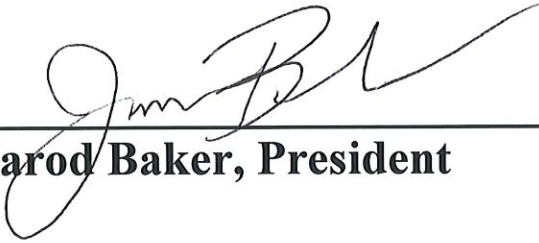
Kyle Martin asked about the shortfall we will have in the budget for the next three (3) years with the approval of the tax abatements. Jarod Baker explained that this is an incentive to come here while Dan Keers is taking a big step in developing the area. Jarod explained that we can rescind the abatement at any time. Once the Public Hearing is over, we can post on the website. Discussion followed. Kyle Martin also asked about the bill from Jim Buddenbaum and if it will be broken down to show how much we spent on attorney fees regarding the tax abatements. Jarod Baker explained that more time has been spent on this due to having an outdated resolution. Terry Northern explained that we can recoup up to 15% of expenses.

ADJOURNMENT:

Jarod Baker reminded everyone that the next meeting will be July 19th at 7:00 pm. Jarod asked for a motion to adjourn. Jarod Baker made the motion, Terry Northern seconded. Roll call vote: Jay-yes, Terry-yes, Jarod-yes, Bill-yes. All ayes, motion passes 4-0

Respectfully submitted,

Shari L. Ping
Clerk Treasurer



Jarod Baker, President



Terry Northern



William Majeske

Randy Price



Jay Thompson

Attest: 

Shari L. Ping, Clerk/Treasurer