

DON GRAY**CAPITAL TOWNSHIP CLERK**

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MINUTES**CAPITAL TOWNSHIP BOARD OF TRUSTEES****JANUARY 14, 2021****CALL TO ORDER/ROLL CALL**

The Capital Township Board of Trustees met by phone due to the Governor's Executive Shelter in Place Order regarding COVID-19. The following members answered to roll call: Joe Aiello, Richard Berning, Brad Carlson, Alysse Aiello Hewell, and Lakeisha Purchase. Mark Crawford, Alderman Andrew Proctor, Mayor Jim Langfelder, Jim Zerkle, and Michelle Owensby were also present. Bruce Stratton was present as Legal Counsel.

Supervisor Aiello stated they should have all received the email from Mayor Langfelder. They met Monday and discussed the concerns with the Enos Park TIF district, and recessed the meeting to today so they could get more information and maybe make some decisions that are a little more informed. He is not sure how ready they are to make any decisions. The legislation they wanted to attach this to has come and gone and the session has closed. They are now in a position where they will have to take a different route. Capital Township supports development and believes in the good projects Enos Park has implemented. They have not said no to a letter, but are looking for some things that will satisfy their concerns regarding accountability. They think it is important to ask these questions. They do have an obligation to the taxpayers, and need to hold themselves accountable along with others who want them to approve projects. He does not think they need to rehash everything they went over Monday at this point, but he would like to hear from Andrew and Brad regarding the legislative process and where they stand.

Trustee Carlson stated they are now in regular session so the quickest way to get it done in the next few months would be by a super majority date by the legislature with an immediate effective date, which would essentially be June.

Alderman Proctor stated they would just have to go through the regular process. They usually wait until the very end to do all the TIF's together. Unfortunately, it probably won't happen until May.

Supervisor Aiello asked if there was success with regard to all the TIF districts on the bill for this particular legislation. Alderman Proctor stated he does know all the ones on that bill were successful.

Supervisor Aiello stated they are at the point where there are three letters needed, and he thinks they probably should memorialize some things they want to see and share them among the trustees. At some point, if they can come to an agreement regarding the issues addressed, they could probably prepare a letter. There are still three governmental bodies that haven't provided a letter, and he has heard from another one that is questioning whether or not they want to pull back their previous letter. Trustee Purchase asked who that entity is. Supervisor Aiello stated they would probably all know if that entity does it, but he is not at liberty to discuss that. Mayor Langfelder stated it was probably the Springfield Airport Authority. He pointed out that no TIF's were pulled off there. The reason for that is because of the letters. One of the requirements is you need to have the letters. Once you have the letters then you put it on. Alderman Proctor and Senator Manar brought that forward. They got all the letters for the TIF and presented them. This is why you have the logistics of it. Just so everyone is clear, when they had the discussion with Chairman Van Meter and Brian McFadden, the thought was they had time and would have fall legislature, but low and behold they didn't. They had the County's letter but that was it. He doesn't want to get into the same scenario where they have to go through the same discussion over again. The proof is in the pudding. Michelle Owensby should be allowed to speak to the importance of this. It is important that everyone realizes what happens is it goes by the wayside and they would ask for the back date. It is not going to be renewing a new TIF. They are going to ask that it be reinstated at the point that it expires. He hopes everyone understands that. Supervisor Aiello said they are well aware of that. It has been discussed before.

Trustee Purchase said she sent an email yesterday asking what some of the concerns were. She asked if any of those are going to be brought up. Supervisor Aiello stated it goes back to what they have been talking about. It is accountability. They know Enos Park just cleaned some of that up. There needs to be better accountability and a little more oversight. These are things they will see coming from him in the next week or two with regard to what they could put in a letter and ask the City to adhere to and maybe memorialize in a resolution at City Council. Trustee Purchase asked if they would have a special meeting. Supervisor Aiello stated they would not. They can discuss at next month's meeting, and he knows the Mayor is still working on two other letters. He will continue to talk with the Mayor if he is open to that. Mayor Langfelder asked what else they would need. He gave them all the expenses back to 2015. He reminded them that a lot of things that happened were before he came into office. Supervisor Aiello stated he is aware of that. Andrew Proctor gave him some of that information.

Trustee Purchase asked if they would send something in the next week to the board members. Supervisor Aiello stated he would send them something Thursday or Friday before the meeting. The next meeting is on February 8th.

Jim Zerkle stated they have three pending applications from homeowners. The City has been put in a really bad position because of this. They will have to say no to those people. They cannot release the money or make agreements with the TIF expired. This has put everybody in a really bad position. You need to understand that because they are going to be telling people no. There are requests from homeowners for the rehab stuff. Supervisor Aiello stated the TIF district expired in December. He asked Mark Crawford if the next tax distribution would have the final TIF distribution on it. Mark stated that is correct, if it is not extended. Supervisor Aiello stated if this isn't extended, there would still be money taken out of tax bills and put into the TIF District. Mr. Zerkle stated it would be for items obligated prior to the expiration. Unfortunately, you will have to tell them no and let them know this may be extended in the next legislative session, or figure out a way to come up with some sort of funding mechanism. Mr. Zerkle stated they could easily get another 8 or 10 applications. Mayor Langfelder asked if Capital Township has funds for assistance related to home improvement. Supervisor Aiello stated they have rental assistance, workfare, utility assistance, but do not provide home improvement assistance. Mr. Zerkle stated effectively this has put the whole thing on hold for maybe six months.

Michelle Owensby stated this is her concern as well. They also have about 18 months left of a three-year program with the Federal Home Loan Bank. They awarded \$100,000 to Enos Park, but a condition of receiving that award was the City had to receive a letter agreeing to match the money with TIF money. It's targeted to help low income homeowners make repairs. They have done a couple of those applications and still have another seven to go. They are not going to be able to proceed and will have to return the money if they are not able to match those awards. Mr. Zerkle stated this whole thing has been really bad the way it has come down. Michelle Owensby stated they would have to decline the remainder of the funds if they do not have the TIF money available to match. That is one of the criteria for receiving the grant. The sooner they can get this resolved the better. Mayor Langfelder stated this could not wait until May or June because they need to approach the legislature prior to that. The sooner they get the letters the better.

Supervisor Aiello said he would be willing for everyone to look at this and see if they want to move forward with a letter. He can get something out by the end of the month. Again, they are not against development and some of the projects in Enos Park that make sense for residential development, but they want to see accountability.

Mayor Langfelder stated it is unfortunate that these questions did not come up with previous administration. His administration has gone above and beyond with information. Supervisor Aiello stated it is not about either administration but is about the mechanics of the process and creating accountability. They have to answer to the taxpayers. All they are trying to do is make sure they are doing their due diligence with regard to the way things operate and with tax dollars. It is obvious there has been difficulties with TIF districts. They are not against

development but are for development because it helps everybody, but there has to be a proper way to do it and there has to be accountability. His position is very simple. They are looking for a path forward with regard to residential development, want to create increment, and they want accountability. Mayor Langfelder stated they like accountability too. That is why they always discuss taxing bodies and tax districts, zoom their calls, and film their meetings. They prefer a public forum.

Alderman Proctor stated many of the things being brought up are more about policy discussions of the TIF in general. A lot of those things are done at the State Capitol. Everything done with the TIF is through state statute. He just finds all this a little bit offensive that you are saying they have not done well with the taxpayer's dollars. He, as an alderman, and the Mayor are accountable to the City of Springfield for the tax dollars they contribute to the city. They have gone through a very thorough budget process every time they deliberate and show how they are using those tax dollars. Trustee Purchase is on the Economic Development Commission that oversees all TIF projects that come before the City. If you are wanting accountability and oversight, he doesn't know how much more oversight you could have by having one of your trustees on the commission. He feels like this has become more of a discussion about TIF's in general. He thinks that discussion is more appropriate across the street at the Statehouse and not for this. Supervisor Aiello stated when you look at what has happened at the local level and with the spending of TIF dollars, some of the processes have not gone well. It is well documented. If you want us to help you, we are willing to help, but there has to be some accountability. They have an obligation to the taxpayers and have to make an informed decision. There are certain things they want to see and certain things they are going to ask for just like the other taxing bodies have. This is on a local level and is not a legislative process.

Trustee Berning stated he would like to know who is on the Economic Development Commission other than Lakeisha. The City Council has limited resources and the projects need to get done. When you look at the whole TIF program in the City of Springfield, you start wondering what percentage of the city is in some type of TIF district. He thinks it is 60%. He thinks that is a little overwhelming to the other taxpayers. He thinks most people do not understand how this goes. He has seen in the past that it has been a personal piggy bank considering they are doing economic development on some things he is not sure could qualify.

Trustee Carlson stated he believes they have time to sit down and do this the right way. He thinks their request is simpler than some of the other taxing bodies. They just want a couple oversight and transparency issues addressed. He thinks this is somewhat refreshing that they have a little time to get some of these things ironed out.

Trustee Aiello Hewell agreed with Trustee Carlson. She appreciates all the reporting that has been sent their way the past few days. It has helped her learn more about the process to be able to make a more informed decision when they do make that decision.

Trustee Purchase stated she just wants that plan of action within the next couple of weeks so they can have a letter drafted before the next meeting. Supervisor Aiello stated he would have something to them within the next two weeks and they can go back forth. If they are in agreement, they can move forward with a letter. He asked what the status of the Park District is. Mr. Zerkle stated they are in favor of it. They have to take it before their board to get it approved.

ADJOURN

A motion was made by Trustee Carlson, seconded by Trustee Purchase, to adjourn the meeting to February 8, 2021 at Noon. Upon a roll call vote, there were 5 Yeas – 0 Nays.

Don Gray
Town Clerk