

A regular meeting of the **FINANCE COMMITTEE** was held tonight, Chairman Baron B. Holland presiding. Members present were Commissioners Brockington, Pransky, Rappoport, Sharkey and Zygmund-Felt. Also present was Ex-Officio Member Commissioner Norris.

Staff members present were Township Manager, Bryan T. Havir; Director of Fiscal Affairs Bruce Rangnow, Assistant Township Manager Alyson Elliott and Finance Officer Napoleon Nelson. Also in attendance was Joseph Bagley, Township Solicitor. A Public Attendance List is attached.

Mr. Holland called the meeting of the Finance Committee to order at 8:30 p.m.

1. Upon motion of Mr. Holland, the Committee unanimously accepted the Executive Summary Report for the period ending November 30, 2018.
2. There were no recommendations or requests for changes to the proposed 2019 Operating, Capital and State Liquid Fuel Budgets, as presented and discussed at previous meetings.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Zygmund-Felt, the Finance Committee unanimously agreed to recommend to the Board of Commissioners the adoption of an Ordinance adopting the 2019 Final Operating Budget.

**Recommendation to the Board of Commissioners:** Upon motion of Ms. Rappoport, the Finance Committee unanimously agreed to recommend to the Board of Commissioners the adoption of an Ordinance adopting the 2019 Final Capital Budget.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Pransky, the Finance Committee unanimously agreed to recommend to the Board of Commissioners the adoption of a Resolution adopting the 2019 Final Liquid Fuels Budget.

- 3 Discussion on the proposed 2019 Fee Schedule. Ms. Rappoport suggested that the Fire Department's fee for second and subsequent fire inspections should be higher than the proposed \$25 rate. Consideration of a higher fee for this service will be discussed with the Fire Marshal, and if recommended for increase, the recommended fee will be presented to the Board of Commissioners at its December 19<sup>th</sup> meeting.

Mr. Zygmund-Felt suggested that the tapping fee for sanitary sewer capacity should be increased from the current \$3,500 per EDU cost to the highest amount permitted by the existing sewer capacity study calculation which defines the ceiling for tapping fees. In accordance with this consideration it was recommended that the tapping fee should be increased to \$3,950. A copy of the sewer capacity study will be attached to the recommended fee schedule resolution.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Sharkey the Finance Committee unanimously agreed to recommend to the Board of Commissioners, the adoption of

Resolution ratifying, amending and establishing certain fees deposits and escrows payable to the Township, as amended to increase the sanitary sewer tapping fee from \$3,500 to \$3,950 and contingent upon the Fire Marshal's review and recommendation for second and subsequent fire inspections fees, which would become effective January 1, 2019.

4. Mr. Nelson provided a status update on the collection of taxes heading into the end of the calendar year. At the present time there is approximately \$700,000 remaining in uncollected current year real estate taxes. Payment reminder notices were mailed to property owners with unpaid 2018 real estate taxes in an effort to collect those taxes before they go into lien status at the beginning of 2019.

Mr. Norris requested that Mr. Nelson prepare a report providing financial information on the status of revenue collected and past due on real estate and mercantile taxes, the number of new business opened and closed in the current calendar year, and any other related and relevant information as a means to provide the Committee with a better understanding of the results and work being done in the tax office on a regular basis. Concerns related to the Township's real estate assessment challenges were discussed.

Mr. Nelson presented a request to the Committee for certain amendments to the Finance Officer's Schedule of Fees collected by the Cheltenham Township Tax Office.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Holland, the Finance Committee unanimously agreed to recommend to the Board of Commissioners the adoption of Resolution ratifying establishing and amending the fee schedule of the Cheltenham Township Tax Office, which would become effective January 1, 2019.

5. Old Business – None.

6. New Business.

- a. Mr. Holland stated that the Board of Commissioners, as part of their commitment to creating new revenue sources for the Township, is actively working with developers to find the means to make undeveloped and underdeveloped parcels into income-producing properties. One such property within the Township is the property located at 1750 Ashbourne Road, Elkins Park commonly known as the Elkins Estate.

Amee Farrell, representative of Landmark Hospitality, a developer of hotels and special event venues, made a detailed presentation to the Committee on a proposed Tax Increment Financing Plan (TIF) associated with Landmark's plan for the economic redevelopment of the Elkins Estate Property. Ms. Farrell explained that the TIF plan is not a complete abatement of taxes, rather it is designed, in coordination with all three taxing authorities (Township, School District and Montgomery County), to ramp up tax payments over the period of 20 years to give the project the opportunity to be successful. A portion of the tax payments collected will be put into

a TIF fund that will be utilized to fund public improvements related to the project. Ms. Farrell explained that without this program, the development and/or redevelopment of the Estate would not be financially viable for investment as is. This program offers a win to the developer and the community. TIF was discussed at length following the presentation.

**Recommendation to the Board of Commissioners:** Upon motion of Mr. Holland, the Finance Committee unanimously agreed to recommend the Board of Commissioners authorize advertisement of a Public Hearing at its regularly-scheduled meeting on January 23, 2019, to consider public comment on an Ordinance adopting a Tax Increment Financing Plan for the Elkins Estate, 1750 Ashbourne Road, Elkins Park; the concept of tax increment financing; the proposed boundaries of the District; and the potential benefits to the Township.

7. Citizens Forum – None.

There being no further business, upon motion of Mr. Holland, the Committee unanimously agreed to adjourn the meeting at 9:45 p.m.



---

Bryan T. Havir  
Township Manager

Per: Bruce Rangnow  
Director of Fiscal Affairs



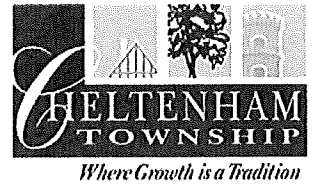
## Meeting Attendance Sheet

Public Safety Committee  
Public Affairs Committee  
Finance Committee

Wednesday, December 12, 2018

Curtis Hall

1250 West Church Road | Wyncote, PA 19095



(Please Print Clearly)

No.	Name	Address	E-mail
1	Emily Stone	101 Cliff Terrace	stone.emily@gmail.com
2	Rhonda [Signature]		
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			