

Board of Supervisors:
Edward Latuska, Chairman
Alan Smallwood, Vice Chairman
, Supervisor
Kenneth Frenchak Jr, Supervisor
Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

Center Township Board of Supervisors
Tax Increment Financing/Rezone Workshop Minutes
November 24, 2015
6:00 p.m.

CALL TO ORDER:

Chairman Edward Latuska called the Tax Increment Financing/Rezone Workshop, of the Center Township Board of Supervisors, to order at 6:03 p.m. The meeting was held at the Unionville Volunteer Fire Company Firehall, 102 Mahood Road, Butler PA 16001.

ROLL CALL:

In addition to Chairman Latuska, present were Vice Chairman Alan Smallwood; Supervisors Kenneth Frenchak and Phillip Wulff; Township Solicitor Michael Gallagher; Township Engineer Ronald Olsen; and Township Secretary/Treasurer Anthony Amendolea.

PUBLIC TO BE HEARD (3 Minute Limit): None

NEW BUSINESS:

1. Tax Increment Financing: Mr. Art Cordwell, Butler City Redevelopment Authority, presented information on the Tax Increment Financing plan. The Center Township Comprehensive Plan needs reviewed for growth and possibly amended. If designated property within the Tax Increment Financing area is sold to a nonprofit entity, an agreement that includes the statement "payment in lieu of taxes" to ensure the Tax Increment Financing may be paid. The Township has presented basic information to the Butler Area School District and Butler Township. The Township will make a presentation to the Butler County Commissioners. A contract must be entered into with the Butler City Redevelopment Authority to proceed further. An agreement must be signed between Center Township and Cambridge Healthcare Solutions PA with Cambridge posting a \$10,000 nonrefundable deposit. upon completion of those items a Tax Increment Financing Committee would be established to review projected infrastructure costs and form an authority to control the Tax Increment Financing funds. Center Township will need to sign a guarantee agreement. ***Frenchak motioned authorizing Township Solicitor Gallagher and Township Engineer Olsen to coordinate the Tax Increment Financing plan with the Butler City Redevelopment Authority.***

Frenchak motioned authoring Latuska, Wulff and Supervisor Elect Ronald Flatt to work with Township Solicitor Gallagher. Smallwood seconded. Motion carried.

Township Solicitor Gallagher will schedule a meeting, Tuesday, December 1, 2015 with Mr. Hefferin, Latuska, Wulff and Supervisor Elect Flatt at his office.

2. Rezone North Duffy Road (T-509) and Lions Road (T-694) Properties: Latuska received a telephone call from Mr. Mark Hefferin, Cambridge Healthcare Solutions PA, to discuss the possibility of rezoning the Herold property (Center Township Map 060-3F43-31BA), Young property (Center Township Map 060-3F43-30) and Bocci property (Center Township Map 060-3F43-30U). There was discussion in creating a new zoning district designation of C1-B for business parks. Township Solicitor Gallagher suggested an overlay district to encompass Whitmire property (Center Township Maps 060-2F104-10X and 060-2F104-11). The overlay district would permit:

- a. Hospital.
- b. Clinic, other than a methadone clinic.
- c. Nursing home.
- d. Group care facility or transitional dwelling.
- e. Independent-living facility or assisted-living facility.
- f. Life care community.
- g. Professional or business offices
- h. Federal, state, county or municipal government offices.

Latuska motioned authorizing Township Solicitor Gallagher and Township Engineer Olsen to draft an overlay district and present to the Planning Commission on Wednesday, December 23, 2015. Frenchak seconded. Motion carried.

ADJOURNMENT:

Latuska motioned to adjourn at 6:17 p.m. Smallwood seconded. Motion carried.

Anthony A. Amendolea
Township Secretary/Treasurer

Edward G. Latuska
Chairman

Alan H. Smallwood
Vice Chairman

Supervisor

Kenneth J. Frenchak Jr
Supervisor

Phillip B. Wulff
Supervisor