

## **JANUARY 27, 2003 – WORKSHOP FOR “NEIGHBORHOOD IMPROVEMENT DISTRICT”:**

The Mount Joy Township Board of Supervisors held a workshop this date at 8:30 p.m. in the meeting room of the Mount Joy Township Municipal Building, 902 Hoffman Home Road, Gettysburg, PA with the following in attendance: Supervisors William Chantelau, William Rogers and George Scott; Solicitor Walton V. Davis; Attorney John R. White representing The Links At Gettysburg Land Company; Richard Klein, Owner of The Links; Keenan Rice of MuniCap, Inc.; Nate Betnun of Legg Mason; and Secretary Brenda J. Constable.

Mr. White gave an overview of a “Neighborhood Improvement District” (NID), with handouts to all in attendance. He introduced Keenan Rice of MuniCap, Inc., who provides public finance throughout the whole country and specializes in NIDs. Mr. Nate Betnun, with Legg Mason, would be acting as bond underwriter. Mr. White also noted that another representative, not in attendance, is Joe Fanone, an attorney with Ballard Spahr of the Washington, D.C. office, who will be Bond Counsel, and special NID Counsel. Bond Counsel would issue the formal legal opinion for the NID. The bonds would be tax-exempt. Mr. White will be acting as the local NID Counsel.

Mr. White reviewed what the law required of the Township to create a NID. (*refer to handout*). He noted that there would be no expense liability on the part of the Township. It may take 2 or 3 public hearings, only attended by and affected by, the property owners and lessees within the NID. The creation of a “Neighborhood Improvement District Management Association” (NIDMA) would need to happen. There must be a municipal authority. Part of the creation of the NIDMA would be to create an authority. They would be recommending naming the authority “Red Rock Municipal Authority”, a single purpose authority. It would only be involved in The Links Planned Golf Community and it only stays in existence during the term of the bond.