

LEASE FINDINGS (orig Bantam lease w school): requires 3 years notice to terminate; all improvements made to property by Bantam are owned by school corp.

TRANSFER TAX: Such methods arose in other states because communities' hands are tied ... funding for recreation comes only from property taxes (soon to be capped here) and RIFs (rec impact fees~which slow during slow new home building rates) whereas property sales are ongoing and it provides a reliable revenue stream that rarely hits any individual taxpayer. It is a recognition of a need ... a need for ongoing funding of these sorts of urban amenities, demanded by citizens, but often under funded.

This is not something that could likely be implemented in the timeframe of this merger study (if pursued statewide as many states do), but some form of it may, or may not, be in our "general recommendations". Real estate transfer taxes are used by some states to provide an additional revenue stream that is portioned out to community needs by a statute-determined formula. They are normally state-wide taxes, but the reorganization law gives wide enough latitude that we believe it could be instituted in our zone-of-influence alone. Such laws have been, in at least one instance, made palatable to the rural community by committing some portion of the revenue to agricultural land preservation in a defined "agricultural land preservation area". The caution, however, is to be sure not to tie a community's hands re development that may want to come its way.

One example discussed was Maryland ... where 97% of the revenue goes to Parks/Trails, has Yz% going to agricultural land preservation, and the rest to other concerns. Such tax, too, could be made to differ in the rural vs urban districts. Such taxes are typically Yz% to 1 %. If we were to make a recommendation for a transfer tax as a funding mechanism, we would recommend much less, only 0.2% (equivalent \$200 on the sale of a \$100,000 home).

COMPREHENSIVE PLAN INPUT: In addition to the sources noted in the past (Center Grove Trails, City of Greenwood connectivity, and a citizen-driven destination survey), a trails plan should also take advantage of the existing work already done in the county via the "Johnson County Bike-Ped Plan"; the MPO Pedestrian Infrastructure Plan, and the Greenwood Trails Advisory Board's "Trails Friendly Ordinance Proposal".

Submitted by: Don Cummings

Date: 4-27-09

_Eric Kapke _____ (1.0)	Tom Traut _____ (1.0)	_____ (1.0)
_Dennis Sherfy _____ (1.0)	Pat Sherman _____ (0.5)	_____ (1.0)
_Don Cummings _____ (1.0)		
Laura Hilden _____ (1.0)	Don Hanlin _____ (0.5)	

TOPICS DISCUSSED:

- 1) Observations from reading lease Bantam League has had with school corporation. _____
- 2) Report on what other states are doing re real estate transfer tax as potential funding source for recreation, its potential to preserve farmland; but also the potential pitfalls of using. _____
- 3) Important viewpoints to consider in any subsequent comprehensive plan for trails _____
- 4) Latitude we have, relative to current state law, regarding makeup of new municipality's Parks Board
- 5) Proper communication plan needed relative to trails to communicate that it is multi-use (not just recreational for the fitness buffs, but also connectivity for non-motorized means of transportation- that is, it would have a wide-range of user types-from children, to the elderly).

RECOMMENDATIONS:

- 1) Governance needs to look at the Bantam lease; to-date have found no document that properly and legally transferred leasing rights of the property to WRT when it should have (orig lease cannot be transferred without a Bantam signatory-if none exists, lease may be invalid since neither party to the lease owns the property.)
- 2) Further expand previous recommendation for Parks Board make-up to include a member from each of the other 2 community school boards (total now 3) _____
- 3) _____

ASSIGNMENTS:

- 1) Laura will scan county and city sidewalk ordinances to investigate current state of affairs; and will call city Planning Dept relative to any current open space requirements. _____
- 2) Laura will attend J.e. Bike-Ped Plan meeting week of April 20th, and report back _____
- 3) Don will report back with the sidewalk, trail and open space requirements proposed in the Trails Advisory Board's "Trails Friendly Ordinance Proposal" from several years ago (never implemented) _____
- 4) _____

ATTACHMENTS:

PUBLIC MEETING NOTICE	YES
PUBLIC MEETING VERBAL TESTIMONY	YES