

COUNCIL PRESIDENT-JENNIFER WASILK
COUNCIL AT LARGE-DAVID JANIK
COUNCIL AT LARGE-MATT NAHORN
COUNCIL AT LARGE- CHUCK WINIARSKI

COUNCIL WARD ONE-BRIAN DEMBINSKI
COUNCIL WARD TWO-BECKY HARMYCH
COUNCIL WARD THREE-JAKE WACHHOLZ
COUNCIL WARD FOUR- JOHN MOWCOMBER

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Minutes of the Finance Committee Meeting held May 4, 2026, at 8:09 P.M. Present in Council Chambers were Chairman Dembinski, Mr. Nahorn, Mr. Wachholz, Mr. Janik, Mr. Mowcomber, Mr. Winiarski, Council President Wasilk, Mayor Costilow, Auditor Phillips, Treasurer Miller, Assistant Law Director Ward. Ms. Harmych, Safety Service Director Jeffreys, and Law Director Pecora were absent and were excused earlier.

A-26-24 Authorization to allow the Mayor to enter into an agreement for an Amendment to the existing Amherst Township/Amherst JEDD; emergency

The mayor explained that this is amending the existing JEDD adding about 53 acres that should include a McDonald's and an assisted living facility. It allows us to share tax revenue for those businesses. It does not require us provide any additional other services to those areas. It's simply a way to collect income taxes.

Mr. Wachholz asked if it was zoned residential or commercial and the mayor explained it's commercial. Mr. Wachholz asked about the public hearing and who attended, and the mayor explained a few council members showed but no members of the public. The township did have one resident go to their meeting.

Mr. Winiarski asked about the utility rate if we did provide utilities and the mayor explained he doesn't anticipate providing utilities. Mr. Winiarski asked for the downside and the mayor explained there aren't really any downsides aside from not annexing this part of the township. Mr. Winiarski asked if the treasurer would handle the income tax collection and the mayor answered yes.

The chair talked about the JEDD annexation portion and how this would prevent the city from annexing this land for over 100 years, and his concern for limiting growth in Amherst in the future due to this JEDD agreement.

Mr. Wachholz asked about the JEDD area about the planned revenue, but we didn't have those numbers yet. The mayor also explained part of the process for the JEDD and then explained the benefits to the township and to us.

Mr. Winiarski attempted to answer Mr. Wachholz's question about the revenue and ChatGPT suggested a potential revenue of \$40k to \$52k per year to the city.

Mr. Wachholz motioned to take this to the floor of Council with the emergency. Seconded by Mr. Nahorn. Voice vote 5-1, with Mr. Dembinski voting no.

Mr. Nahorn motioned to adjourn. Seconded by Mr. Wachholz. Vote 6-0 to adjourn. The meeting adjourned at 8:18 p.m.

Brian Dembinski, Chairman - Finance Committee