



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

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IN RE:	:	TERMINATION OF DISTRESSED
	:	STATUS UNDER SECTION 255.1
TOWN OF GREENVILLE	:	OF THE MUNICIPALITIES
MERCER COUNTY	:	FINANCIAL RECOVERY ACT

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**DEPARTMENTAL DETERMINATION AND ORDER**

1. On May 8, 2002 the Town of Greenville (the "Town") was designated a financially distressed municipality pursuant to the Municipalities Financial Recovery Act ("Act 47"), codified at 53 P.S. § 11701.101 *et seq.*.
2. On June 23, 2023, Mary Jane Kuffner Hirt, the Act 47 Coordinator for the Town, filed a final report which recommended termination of the Town's distressed status.
3. In accordance with Section 255.1(a) of Act 47, on August 23, 2023, a public hearing was held at which a designated hearing officer received evidence regarding the potential termination of the Town's distressed status.
4. In determining whether the Town's distressed status shall be terminated, Section 255.1 of Act 47 requires a consideration of whether:
  - a) Operational deficits of the municipality have been eliminated and the financial condition of the municipality, as evidenced by audited financial statements prepared in accordance with generally accepted accounting principles and projections of future revenues and expenditures, demonstrates a reasonable probability of future balanced budgets absent participation in this act.
  - b) Obligations issued to finance the municipality's debt have been retired, reduced, or reissued in a manner that has adequately refinanced outstanding principal and interest and has permitted timely debt service and reasonable probability of continued timely debt service absent participation in this act.
  - c) The municipality has negotiated and resolved all claims or judgments that would have placed the municipality in imminent jeopardy of default.
  - d) The reasonably projected revenues of the municipality are sufficient to fund ongoing necessary expenditures, including pension and debt obligations, and the continuation or negotiation of collective bargaining agreements and the provision of municipal services. Projections of revenues shall include any anticipated tax or

fee increases to fund ongoing expenditures for the first five years after termination of distressed status.

53 P.S. § 11701.255.1(c)(1)-(4).

5. With regard to the first factor, the Town has eliminated its structural operating deficit, and has exhibited sound financial practices related to cash, budgetary, service level and long-term solvency.
6. With regard to the second factor, the Town's debt service has consistently ranged from 11% to 12% of total annual general operating expenditures, and timely debt service payments are expected to continue absent participation in this act.
7. With regard to the third factor, the Town has no outstanding claims or judgments that would place the municipality in jeopardy of financial default.
8. With regard to the fourth factor, the Coordinator projects surpluses for the next five years which affirms the Town has the capacity to meet its on-going obligations after exiting distress.

AND NOW, this the 8<sup>th</sup> day of November 2023, upon review of the written recommendation of the Act 47 Coordinator, the recommendations of departmental staff, and the evidence received at the public hearing, the above-captioned request is granted.

IT IS ORDERED that the status of the Town of Greenville, Mercer County, as a financially distressed municipality under the Municipalities Financial Recovery Act, Act 47 of 1987, as amended, is terminated.

By:



Frederick C. Siger  
DCED Secretary

**ACT 47 COORDINATOR'S RECOMMENDATION TO THE  
SECRETARY OF THE PA DEPARTMENT OF COMMUNITY &  
ECONOMIC DEVELOPMENT FOR  
GREENVILLE, MERCER COUNTY, PA**

# **RECOMMENDATION TO RESCIND THE DETERMINATION OF FINANCIAL DISTRESS**

**FILED WITH THE GREENVILLE,  
MERCER COUNTY, PENNSYLVANIA  
ON FRIDAY, JUNE 23, 2023**

**TO BE FILED WITH THE PA DEPARTMENT OF COMMUNITY  
& ECONOMIC DEVELOPMENT ON FRIDAY, JULY 24, 2023**

**SUBMITTED BY  
MARY JANE KUFFNER HIRT  
ACT 47 COORDINATOR**

**CONTENTS**

	<b>PAGE</b>
<b>INTRODUCTION</b>	<b>3</b>
<b>BACKGROUND – DESIGNATION AS FINANCIALLY DISTRESSED MUNICIPALITY</b>	<b>3</b>
<b>RECOVERY PLAN, RECOVERY PLAN AMENDMENTS &amp; EXIT PLAN</b>	<b>6</b>
<b>EXIT PLAN: PROGRESS 2019 – 2023</b>	<b>8</b>
<b>FINANCIAL CONDITION: CASH, BUDGETARY, SERVICE LEVEL &amp; LONG-TERM SOLVENCY</b>	<b>12</b>
<b>ACT 47, SECTION 255.1(c) - FACTORS TO CONSIDER</b>	<b>18</b>
<b>ACT 47 COORDINATOR’S RECOMMENDATION TO SECRETARY FOR RESCISSION OF DISTRESS DETERMINATION</b>	<b>26</b>
<b>CONCLUSION</b>	<b>27</b>
<b>APPENDIX - NOTICE OF FILING AND PUBLIC MEETING</b>	<b>28</b>

## INTRODUCTION

PA Act 199 requires the Act 47 Coordinator to submit a report to the Department of Community and Economic Development (DCED) that assesses the municipality's current financial condition and overall readiness for rescission of the distressed municipality designation.

In the following pages, the criteria as outlined in Act 199 are addressed and conclude with the Act 47 Coordinator's recommendation in support of rescission. In addition, suggestions regarding continued assistance by the state to Greenville as it works to maintain short and long term financial and service-related viability are provided.

Public discussion and the solicitation of comments about the contents of this report and the DCED's process for lifting the distressed designation will occur during July and August 2023 involving both the Act 47 Coordinator and DCED representatives. Public notices of the place and time of those hearings will be advertised in accordance with Act 199 in the *Record Argus*, *Mercer County Law Journal* and posted on Greenville's website. A copy of the Act 47 Coordinator's public notice appears in the Appendix to this report.

## BACKGROUND – DESIGNATION AS ACT 47 MUNICIPALITY

Greenville Council petitioned the Pennsylvania Department of Community and Economic Development (DCED) for a determination of financial distress on February 20, 2002 under Act of 1987 P.L. 246 No. 47. The stated purpose of Act 47 is “to foster the fiscal integrity of municipalities so that they provide for the health, safety and welfare of their citizens; pay principal and interest on their debt obligations when due; meet the financial obligations to their employees, vendors and suppliers; and provide for proper financial accounting procedures, budgeting and taxing practices.”

The Secretary of DCED following a financial condition assessment and public hearing declared Greenville financially distressed on May 8, 2002. At that time, the existing financial conditions raised “serious doubts as to the ability of the then borough to (1) pay obligations to both creditors and/or employees when due, and (2) continue to provide basic municipal services to the citizens of the Borough” (Fred Reddig, Hearing Officer's Report, no page). In addition, “ineffective oversight and financial mismanagement on the part of Borough officials” were cited as contributing factors by the DCED consultant who conducted the financial assessment.

DCED's determination of financial distress was based on 4 of 11 criteria specified in Subchapter 1, Section 201 of Act 47. Greenville's financial circumstances met criteria 1, 2, 3 and 7:

- **Criteria 1:** The municipality has maintained a deficit over a 3-year period, with a deficit of 1% or more in each of the previous (three) fiscal years.  
**Greenville had deficits for six consecutive years from 1996-2001.**
- **Criteria 2:** The municipality's expenditures have exceeded revenues for a period of 3 years or more.  
**Greenville's current expenditures, as previously noted, had exceeded current revenues for six consecutive years, 1996-2001.**
- **Criteria 3:** The municipality has defaulted in payment of principal or interest on any of its bonds or notes or in payment of rentals due any authority.  
**Greenville had defaulted on payment of its Tax Anticipation Note (TAN) on 12/31/2001. The municipality had repaid only \$30,000 of the \$275,000 borrowed. Principal in the amount of \$245,000 and \$13,306 in interest was unpaid. In 2002, two local financial institutions refused Greenville's request for a TAN.**
- **Criteria 7:** The municipality has accumulated and has operated for each of two successive years a deficit equal to 5% or more of its revenues.  
**Greenville's deficit exceeded 5% for two successive years.**

DCED's assessment also identified other factors in support for Greenville's determination as a financially distressed municipality. Those factors included:

**Governmental and Proprietary Funds Deficits** – Greenville's aggregated year-end deficits for all governmental and proprietary funds ranged from 13% - 92% over the six years, 1996 – 2001. The annual deficits are presented in Table 1.

**TABLE 1. SUMMARY - ALL GOVERNMENTAL AND PROPRIETARY FUNDS  
1996-2001 REVENUE AND EXPENDITURE COMPARISON**

YEAR	REVENUES	EXPENDITURES	DEFICIT	DEFICIT AS % OF TOTAL REVENUE
1996	\$3,029,920	\$3,474,847	(\$444,927)	15%
1997	\$3,137,596	\$3,536,428	(\$398,832)	13%
1998	\$3,054,984	\$3,587,662	(\$532,678)	17%
1999	\$3,123,849	\$3,975,216	(\$851,367)	27%
2000	\$3,674,730	\$7,038,900	(\$3,364,170)	92%
2001	\$3,779,596	\$4,685,698	(\$906,102)	24%

**Projected Unfavorable Financial Position** – DCED's financial analysis projected an unfavorable financial position for calendar year 2002. The operating budget was not balanced and did not adequately address the general fund deficit, the restoration of the municipality's general obligation bond fund, the non-resident earned income tax fund nor the Greenville Sanitary Authority's capital fund. The 2002 fiscal year opened with a negative fund balance of \$1,062,066. The balance of the 2001 Tax Anticipation Loan was to be repaid as part of the general fund budget's debt service and three special real estate revenue funds were to be reconstituted for a total amount of \$1,372,337. On January 1, 2002, Greenville still owed \$667,337 to the 2000 General Obligation Bond Fund, \$325,000 to the Non-Resident Earned Income Tax Fund and \$83,000 to the Greenville Sanitary Authority Capital Fund. By December 31, 2002, the municipality was expected to have a negative fund balance or deficit in excess of \$2,700,000. (Bond funds had been misspent on payroll and fund Greenville's minimum municipal obligations (MMOs) to its pension fund.)

**Ineffective Financial Management Practices** – Greenville's Auditor in testimony at the Act 47 public hearing reported that the municipality had: (1) a pattern of over-estimating revenues and under-estimating expenditures which produced annual general fund deficits; (2) ineffective management controls over the administration and accounting for bond proceeds and non-resident tax funds; (3) lacked adequate internal controls for financial reporting systems; and (4) elected and appointed officials who demonstrated an inability to produce or review interim (monthly) financial reports or a balance sheet in a timely manner.

**Tax base erosion** – In 1999, the closure of Trinity Industries, a major employer with about 1,800 employees, caused a decline in earned income and occupational privilege tax revenues by about \$50,000, but was not considered a significant contributing factor to the town's financial distress.

**Other concerns** -The near exhaustion of Greenville's general obligation borrowing capacity and the absence of a capital improvements plan to address infrastructure (facilities, roads, equipment and vehicles) needs were also noted by the Auditor during the Act 47 hearing. Greenville at that time had \$4,234,557 in debt; \$3,670,000 was associated with the 2000 Bond Issue, \$560,084 in short term notes and a \$31,557 liability for employee compensated absences. By 2000, only \$300,000 in general obligation borrowing capacity remained.

DCED's financial analysis concluded:

“While socio-economic and demographic trends have contributed to the financial difficulties of Greenville, we do not feel they are the determining factor.

Greenville’s tax base and revenues have remained relatively stable over the past six years with increases to accommodate inflation in the general economy.

Greenville has continued to have some flexibility to raise revenues through tax and fee increases and has in fact done so with the 2002 budget by increasing its real estate levy.

The change in the assessment ratio by the County has also provided additional taxing capacity for Greenville though there is a concern over Greenville’s competitiveness within the region in that regard.

Accordingly, it is our judgment that the major determining fact for Greenville’s fiscal distress is the multi-year operating deficits and default on the 2001 Tax Anticipation Note caused by ineffective oversight and financial mismanagement on the part of Town officials.”

DCED, in early 2002, also believed that Greenville would not have the ability to pay obligations to creditors and employees when due and could not continue to provide basic municipal services. It also indicated that emergency loans were necessary to stave off insolvency and prevent health and safety issues.

## **RECOVERY PLAN, RECOVERY PLAN AMENDMENTS & EXIT PLAN**

Greenville over the almost 22 years since 2002 has shown slow, but steady progress towards exiting distress. Actions in the early years were oriented to financial stabilization. Then, actions were concentrated on redefining and institutionalizing service level and organizational changes with actions over the past 6 years focused on creating a long-term capacity for community and economic self-sustainability. With the stability and commitment of the administrative staff over the last 12 years, council and the community have been able to undertake many changes that have and should benefit Greenville in the short and long term.

Since 2002 Greenville has operated under the original Act 47 Recovery Plan, 6 Recovery Plan revisions, an Exit Plan and a pandemic induced Exit Plan extension. A synopsis of those documents follows.

The initial Recovery Plan, adopted by Council on December 27, 2002, largely worked to stabilize negative financial circumstances by using earned income tax rate



increases as permitted under Act 47 on resident and non-resident wage earners and two DCED emergency loans to replenish misspent bond and special real estate revenue funds and repay the 2001 Tax Anticipation Loan. The increase in earned income tax revenue generated via Act 47 rates approved by the Mercer County Court was sufficient to also provide funds for some previously unmet capital needs. The practice of transferring any year-end general fund surplus to the capital reserve was established in 2006.

In accordance with Act 47, Greenville's Recovery Plan was amended 6 times from 2008-2017; in September 2008, June 2011, September 2011, November 2013, April 2015, and January 2017. The principal outcomes of the implementation of the recovery plan revisions were the professionalization of the financial accounting and reporting system, multiple upgrades to the organization-wide computerized information/management systems, and the adoption and implementation of nationally recognized financial management practices and policies. In addition, adjustments in service levels, staffing and its organizational structure to reflect what was affordable, given available resources, were undertaken. All of the changes focused on the elimination of a \$750,000 general fund structural deficit. The ten years from 2008-2017 represented a time of measured, but significant change accomplished through the cooperation of council, municipal personnel and the community.

In April 2019, per Act 199, Council adopted an Exit Plan/Recovery Plan Amendment based on a financial condition report submitted by the Coordinator to DCED in the fall of 2018. The exit plan focused on 6 principal elements in support of the rescission of Greenville's financially distressed designation. The elements included; (1) the adoption of a home rule charter, (2) the maintenance of personnel costs within the adopted workforce limitations, (3) the development, adoption and funding of a multi-year capital improvements plan, (4) the assessment of the efficacy of the continuation of the police services contract with West Salem Township, (5) the implementation of a fire service fee to support the full-time fire department and (6) the completion of a DCED grant funded community housing and economic development study.

The Exit Plan also strongly encouraged the use of the tools available through a Home Rule Charter, the Borough Code and Federal storm water regulations to diversify and broaden the municipality's revenue structure and the creation of a municipally based community and economic development agency to focus on the long-term growth of Greenville's revenue base. In April 2021, the Exit Plan's expiration date was extended for an additional 18 months to October 2023 under the authority of the Commonwealth's pandemic emergency measures.

## EXIT PLAN: PROGRESS 2019 – 2023

From 2019-2023 Greenville worked to address the Exit Plan's 6 elements. Progress has been demonstrated in regard to all items. The progress associated with each element follows.

### 1) Home Rule

Section 256 of Act 199 emphasizes consideration of *changes in the form of municipal government or the configuration of elected or appointed officials and employees as permitted by law* as part of an Act 47 Exit Plan. In addition, Greenville's recovery plan and amendments have consistently encouraged the adoption of a home rule charter to support the municipality's exit from distress. Through home rule, the municipality is able to design its governmental structure and organization, define the general powers of the governing body, alter the municipal tax structure, provide procedures or safeguards to assure due process, define a process for citizen participation, specify powers reserved to the citizenry and mandate local administrative practices.

In early 2018, Council, in accordance with Act 62 of 1972, the Home Rule Charter and Optional Plans Law, authorized a ballot question to initiate the home rule study process. In May 2018 the Greenville's voters overwhelmingly approved a referendum to establish a government study commission and elected seven commission members. The commission organized in early June 2018 and presented its recommendation to the voters in the fall of 2019. The commission proposed a home rule charter that preserved Greenville's long established, council-manager plan; provided the local legislative body with the ability to create a taxing structure to adequately support the delivery of basic services, debt service obligations and an on-going annual allocation to capital improvements; and supported nationally recognized administrative and financial practices.

The home rule charter referendum was approved by a significant margin in November 2019. Subsequent to the charter's adoption, Council in February 2021 adopted an Administrative Code. Work to assemble an Administrative Policy Manual, a third element related to the government's transition from a borough to home rule municipality, is currently in-progress.

## 2) West Salem Police Services Contract for Services

Section 256 of Act 199 also encourages the *execution, approval, modification, rejection, renegotiation or termination of contracts or agreements of the distressed municipality* as a consideration in for the Exit Plan.

When the Exit Plan was adopted, Greenville was in the midst of a multi-year agreement with West Salem Township to provide police protection services to West Salem, a 37 square mile community located west of Greenville, 24/7. In 2017, West Salem Township cited concern over potentially becoming distressed like Greenville as the rationale for reducing its annual payment from \$91,759 to \$82,000 beginning in 2018. In 2022, West Salem again refused to increase the contractual amount to a value commensurate with the cost of providing police services. Per the existing agreement, West Salem paid about 1/6 the amount per capita that Greenville's residents paid. With the costs related to personnel, equipment and vehicles on the rise and with adequate staffing becoming increasingly difficult, maintaining an agreement with West Salem on the township's terms was untenable. Greenville terminated police services to West Salem Township on December 31, 2022.

## 3) Workforce Limitations/Collective Bargaining Agreements

*The execution, approval, modification, rejection, renegotiation or termination of contracts or agreements of the distressed municipality* is an element emphasized in Section 256 of Act 199 for consideration in the Exit Plan.

At the beginning of 2023, Greenville had 32 full-time employee positions budgeted as compared to 26 in 2019 when the Exit Plan was adopted. There are 6 full-time employees in Administration, 8 in the Police Department, 6 in the Fire Department and 12 in the Department of Public Works. The use of part-time employees has significantly fallen over the past two years due to difficulties in recruiting and retaining such employees, especially in the police and fire departments. In several instances, part-time employees have migrated to full-time positions as personnel have retired or separated from employment. Decisions on staffing have been practical with a primary focus on maintaining public services within each department's respective budget. For 2023, total budgeted compensation and benefits for all departments is \$2,897,896. (Of that value, \$466,273 is associated with the sanitary authority and \$2,431,623 for all other employees covered by the general, storm water utility and fire service funds.) Employee compensation and benefits account for 65.3% of total, annually budgeted expenditures, a proportion consistent with local government organizations in general.

Greenville is currently in the 4<sup>th</sup> and final year of labor agreements with 3 employee unions; police, fire and public services. Contract negotiations with all employee groups have been initiated and are expected to be concluded before Greenville exits distress. As has been the practice in the past, Greenville will seek the advice of outside labor counsel, as needed and appropriate, during the negotiations.

#### **4) Fire Service Charge**

***Changes in the form of municipal government or the configuration of elected or appointed officials and employees as permitted by law*** is an element emphasized in Section 256 of Act 199 for consideration in the Exit Plan.

Small municipalities in Pennsylvania generally rely on volunteer fire departments to provide fire protection services. According to DCED's *Local Government Fact Sheet* (2020), 129 of 1,840 (7%) of Pennsylvania fire departments are fully paid or are comprised of a combination of paid and volunteer firefighters. Greenville is one of 98 municipalities statewide with a combined paid/volunteer fire department. The department, established decades ago when both the residential population and commercial/industrial activity within the community were greater, currently accounts for about 22% of total operating expenditures. Over the past decade, as a cost containment measure, the town has increased the number of part-time fire personnel as full-time firefighters have retired. Local citizens demonstrated their support for the fire department in 2015 when it approved a special 3 mill real estate levy for fire service. Expensive capital expenditures when urgently necessary for equipment and vehicles generally have been funded by grants and loans. The Exit Plan, like previous Recovery Plan amendments, advocated for a change in how the fire service is funded each year from real estate and earned income tax revenues to a service fee. The Exit Plan recommended Greenville officials use the model that guided the development of the storm water utility fee as an option for the adoption of a fire service fee. (User fees to fund municipal services are permitted under Section 1202 of the Pennsylvania Borough Code.) The Exit Plan also recommended that the study determine how the adoption of a fire service fee could result in a significant reduction in general purpose real estate tax. At the beginning of 2022, Greenville implemented a fire service fee of \$210 on all residential properties within the municipality. Fees for commercial, industrial, institutional and multi-family residential buildings/properties are proportionately greater. General purpose real estate taxes were initially decreased by 10 mills in 2022. Another 2.5 mill reduction occurred in 2023. A separate fire service fee fund has been created to segregate the revenue from general purpose revenues. The fee's annual collection rate has increased from 83% in 2022 to 92% in 2022 and is expected to yield \$641,237 this year.

## **5) Capital Improvements Plan and Funding**

In 2012 Greenville initiated an annual, multi-year capital planning process. Every municipal department assesses the need for the acquisition of new buildings, facilities, equipment and vehicles or major maintenance to such items. Although Council routinely has adopted a capital improvements plan (CIP) with the current plan extending from 2023-2027, it has not had sufficient financial resources to support an annual allocation to capital improvements. Instead, capital improvements have been undertaken only when an “emergency” such as the collapse of storm sewer occurs or the replacement of police or fire vehicles are “necessary” or “essential” to maintain public services. In 2006, Greenville made a commitment to transfer unobligated funds at the end of the fiscal year to the capital reserve. With the adoption of the Exit Plan there was a concerted effort to provide an annual allocation to capital projects in the operating budget. Similarly, funds each year from storm water utility fee and fire service fee budgets are allocated to the capital reserve. Although the overall target in the short term is to transfer about \$250,000 or 10% of the total operating expenditures each year to the reserve fund, the amount has varied depending on the funds’ overall budgetary performance. In 2025 when the current general obligation bond issue is fully paid, Greenville will have an opportunity to allocate about \$260,000 to capital improvements each year from its general revenues or issue \$2.5 - \$3 million in new general obligation bonds to further implement its capital improvements program.

## **6) Community Housing & Economic Development**

A common concern since Greenville was designated a financially distressed municipality in 2002 has been: Does Greenville have the capacity to expand its tax base to adequately provide basic services after exiting distress? A corollary to that question is: Are there viable community and economic development or redevelopment options available to the municipality to facilitate growth of the tax base? These questions became more urgent when Greenville entered its Act 199 mandated three-year timeframe to exit distress. Since April 2019 Greenville has embarked on several study efforts with the expectation that the results will help guide the development/redevelopment of the community. The first, a community housing and economic development assessment, funded as part of the Act 47 Coordinator’s responsibilities, was completed in the fall of 2020 by Kirby Date. Greenville now has an understanding of the condition of the housing stock and commercial business district as well as a blueprint for business development that would strengthen the town’s economic base. That assessment serves as a companion to a second study effort, the federal Environmental Protection Agency’s (EPA) multi-phase, regional brownfields assessment and remediation study of properties within the Greenville.

The Trinity Industries property (the largest parcel available for redevelopment within Greenville will soon become a municipally owned property), the former sand and gravel plant on Clinton Street, the Bessemer Building, the East Side Elementary School, a former dairy on Canal Street and the former St. Michael's School are the sites included in the EPA's brownfields study. In the second phase of the EPA study, Kirby Date became a participant to better meld the outcomes of her and the EPA's work. The EPA's phase II report was adopted in November 2022. Greenville submitted a supplemental application for funds to continue the assessment and planning for the redevelopment of the downtown business district in November 2022.

A third component in support of community & economic development was the creation in December 2022 of a municipal redevelopment authority with a 5-member board to facilitate development/redevelopment projects/programs and help identify investment options for the proceeds of the pending sale of the Sanitary Authority and Greenville Water Authority facilities. To date, the authority board has been appointed and is in the process of initiating operations.

**Conclusion** - The critical elements of the Exit Plan have been met. Many factors, though, will continue to be a work in progress as they have a role in support of the community's short- and long-term financial sustainability.

## **FINANCIAL CONDITION: CASH, BUDGETARY, SERVICE LEVEL & LONG-TERM SOLVENCY**

To exit financial distress and attain short and longer-term financial self-sustainability, Greenville must demonstrate the capacity to attain and maintain nationally recognized financial management practices related to cash, budgetary, service level and long-term solvency. The assessment of each form of solvency follows.

1) **Cash Solvency** is defined as having sufficient funds readily available to pay obligations on a month-to-month basis. In the years since DCED provided emergency loans to Greenville in 2002 and 2003, there has not been a time when a current obligation was unpaid beyond its due date as a consequence of insufficient cash. Month-to-month cash solvency has been supported through the implementation of a general operating fund balance policy that allocated a portion of the year end general fund to an operating reserve. The value of the "rainy day" reserve fund is currently \$400,000. The reserve has primarily been used to pay expenses in the early part of each year when real estate and earned income tax collections are at their lowest. In all but a couple of years from 2006-2023, the

reserve eliminated the need for a tax anticipation loan. Table 2 provides data regarding the annual year end fund balances for 2006 – 2022. At the end of 2022, the annual financial report indicated that Greenville's general fund balance was \$1,992,237. The fund balance was distributed as follows: \$400,000 to the operating reserve; \$125,000 to cover required compensating bank balances; \$681,865 to the capital reserve; \$251,754 for payroll and other liabilities, and \$3,571 was associated with the HRA fund. The unassigned portion of the general fund balance, \$530,047, was 14.4% of the total value of the general fund, storm water utility and fire service fee budgets.

**TABLE 2. GENERAL OPERATING FUND BALANCE:12/31/2006 – 12/31/2022**

YEAR	FUND BALANCE
2006	\$1,132,998
2007	\$1,310,878
2008	\$ 986,451
2009	\$ 909,455
2010	\$ 851,133
2011	\$ 901,604
2012	\$1,047,727
2013	\$1,024,257
2014	\$ 786,597
2015	\$ 724,147
2016	\$ 677,574
2017	\$ 735,138
2018	\$ 563,832
2019	\$ 823,538
2020	\$1,071,039
2021	\$1,615,707
2022	\$1,992,237

Source: Annual Audited Financial Reports

Sustaining cash solvency has been supported by the municipality's commitment to adopt budgets for general operations that do not rely on the use of prior years' fund balance to pay for operating expenses in subsequent years.

**Conclusion – Cash Solvency:** Greenville over the last 21 years has consistently met the requirements associated with cash solvency and should continue to do so, if it maintains the fund balance policy that annually allocates any year-end operating fund balances to finance future capital improvements and continues to avoid use of prior years' general fund revenues to cover subsequent year general operating expenses.

**2) Budgetary Solvency** requires a municipality to raise sufficient general operating revenue to support general operating expenditures for the 12-month fiscal year. Ultimately, the goal is to end the year with total general fund revenue in excess of the total general fund expenditures. Per nationally recognized governmental standards, financially healthy communities typically generate 2% - 5% more in revenue and spend 2% - 5% less than budgeted during the fiscal year. As noted earlier, the operating surplus at the end of 2022 is 14.4% of total operating revenue.

Greenville did not demonstrate budgetary solvency from 2003-2016 when it relied on the Mercer County Court of Common Pleas to annually authorize an Act 47 earned income tax levy in excess of the 1% permitted under PA Act 511 on resident and non-resident earned income. The difference between the revenue Greenville was able to generate from existing revenue sources and the additional tax levy permitted by the court constituted the general fund “structural deficit.” From 2003 - 2016, Greenville *incrementally* reduced the Act 47 portion of the Earned Income Tax on resident and non-resident earned income. A reduction in general fund revenue of approximately \$750,000 was achieved through a combination of revenue and expenditure decisions. On the revenue side there were two real estate millage increases; a special real estate tax levy of 3 mills for fire services approved by voter referendum in May 2015 and a general-purpose real estate tax increase of 3 mills in 2014. The combined increase of 6 mills of real estate tax was expected to annually produce about \$180,000 in additional real estate tax revenue, although the actual revenue received has been adversely affected by reductions in the municipality’s taxable assessed value and increasing real estate tax delinquency rate. The structural deficit was ultimately bridged by reductions in full-time police, fire and public works positions through attrition, the furlough of administrative staff, the elimination of the parking enforcement officer and school crossing guards and negotiation of employee contributions to the cost of health insurance.

Three other critical actions taken by Greenville in recent years have further stabilized its ability to fund operations. In 2016, the municipality, after completing the necessary engineering and allocation study, approved a storm water utility fee to fund storm water related maintenance and capital improvements. The collapse of the 48” Brackin Alley storm sewer, the subsequent reconstruction project that cost almost \$1 million and increasingly more stringent storm water management standards together acted as strong encouragement to identify a community-wide revenue source for storm water management purposes. In 2023, the storm water utility fee is expected to produce \$403,020. The annual fee is currently \$100 per single equivalent residential unit (ERU) with higher fees for larger residential, commercial and institutional parcels that contribute a greater volume of storm water runoff. The current collection rate is over 90%. The storm water utility fee and



associated operations are currently administered through the municipal sanitary authority on behalf of the municipality.

The second critical action was made possible with the adoption of home rule in 2019. Council for 2020 elected to use its powers under Act 62 to increase the resident earned income tax rate from 1.0% to 1.5% beginning as a way to partially redistribute the tax burden away from a heavy reliance on real estate tax. In 2023, the resident earned income tax rate was increased to 1.75%. Consequently, the real estate tax rate has decreased 12.5 mills from 38.08 to 25.58 since 2020. In 2022, the collection rate for the fee was 102% of budgeted revenues.

The third critical action occurred in 2022 when a community-wide fire service charge modeled after the storm water utility fee structure was adopted to fund the paid fire service. Again, the goal was to distribute responsibility for supporting a service across those in the community. Each ERU is currently charged \$210 per year and non-residential and multi-residential properties charged in proportion to their size. As noted in the separate section on the fire service charge, in 2023, the expected revenue related to the charge is \$641,237. The collection rate for the fee in 2022 was 109% of budgeted fee revenue. The fire service charge is administered as a special revenue fund.

**Conclusion – Budgetary Solvency:** Both the Exit Plan in 2019 and Exit Plan Amendment in 2021 observed that to successfully exit distress Greenville had to adopt and implement a practical and reliable strategy that would serve as a means to consistently and truly balance its budgets for operations by raising sufficient current revenue to fully support current services over a five-year period. For purposes of this discussion, the day-to-day operations within Greenville are collectively reflected in the general fund, storm water utility and fire service fee budgets. Over the past few years, since the likelihood of significant growth in the underlying tax base was low in the short term, Greenville sought other ways to diversify and broaden its revenue structure through (1) utilization of its home rule power and authority to raise earned income tax rates, (2) adopting the model for a storm water utility fee advanced by the Federal government and (3) exercising the capacity granted by the Borough Code to charge fees for services. Those actions together have effectively addressed the prior imbalance between operating revenues and expenditures and meet the requirements for budgetary solvency. Continuation of these policies and practices should maintain budgetary solvency over the first five years following the rescission of the Act 47 distressed designation.

**3) Service Level Solvency** – Service level solvency addresses the question of whether a municipality is able to maintain basic services within the operating revenue it raises on an annual basis. To operate an array of basic, necessary services

within what the town can afford requires that it continuously monitor the nature and magnitude of services it provides and evaluate the cost of providing those services. Adjustments to increase or reduce service levels are contingent on their affordability. Greenville has been able to provide basic services without interruption, although service levels have been adjusted over time to support budgetary solvency. To this end, all services have been under review and evaluation particularly over the last 12 years as part of its budgetary management and control function.

The biggest changes in services provided by Greenville have been in recreation and leisure programs. Activities and most expenditures supported by the operating funds and related to the recreation center and swimming pool have been phased out. Alternative recreational programming was provided by the YMCA for a few years. More recently, Greenville, in conjunction with the Mercer County Area Agency on Aging, relocated the Senior Citizens Center to the former rec center. A community effort focused on developing a funding source sufficient to rehab and operate the swimming pool did not succeed. In 2015, the town subdivided the pool property from the rest of the park and sold it to Thiel College. The college subsequently removed the swimming pool and associated facilities. (Greenville recently reacquired the swimming pool property from Thiel College to maintain compliance with a 1970s era federal park/recreation grant.) In the last few months, a northern Mercer County regional community rec center opened in a former elementary school to provide recreational services to all age groups. The center is open on a membership basis and does not involve municipal funds. It currently has 900 members.

Beyond recreation and leisure services, all municipal departments have experienced reductions in resources. Overall, today there are fewer full-time employees and intermittently more part-time personnel working to provide basic services than in 2002. Changes over time in the management and supervision of public safety and public service functions and the town's administrative and financial management structure have also strengthened Greenville's capacity to exit distress.

**Conclusion - Service Level Solvency:** Greenville's ability to attain service level solvency is contingent on matching service levels within the constraints set by the town's revenue resources. If the elected officials and staff continue to monitor internal and external circumstances and act respond proactively to challenges, service level solvency should be maintained.

**4) Long Term Solvency** - Long term solvency assesses the on-going financial integrity of the municipality's pension funds, the annual level of debt service supported by the general operating revenue and the continuing commitment of funds

to the maintenance, replacement and/or acquisition of capital infrastructure consisting of facilities, vehicles and equipment. Greenville has consistently met the requirements for the long term-solvency of its pension funds and debt service obligations. Meeting the capital improvements aspect of long-term solvency has been a greater challenge due to the prolonged absence of a funding stream. Actions taken to fund capital improvements over the past several years, though, if continued should allow Greenville to attain long term solvency in all areas.

**Employee Pension Plans** – Greenville's three employee pension plans have consistently been funded through employee contributions, state pension aid and/or local revenues. All are well-funded and do not pose a financial risk at this time. At the end of 2022, all of the pension plans were funded at a level greater than 100% with the police pension funded at 122.58%, fire at 112.25% and non-uniformed personnel at 125.24%. To maintain the long-term solvency of the pension funds, the town has not authorized any significant changes to pension benefits for existing employees or retirees or granted post-retirement benefits to personnel hired after January 1, 2012. Going forward Greenville should follow the same policy to assure the long-term solvency of the pension funds.

**Debt Service** – Debt service has consistently ranged from 11% to 12% of total annual general operating expenditures and currently includes long-term bonded debt and short-term loans for the Brackin Alley storm sewer, municipal building roof, police vehicles and a fire truck. At the end of 2022, outstanding debt principal and interest totaled \$1,159,961 and \$82,674, respectively. Debt service will be \$318,532, \$306,435 and \$300,400 from 2023 through 2025 when the bond issue is fully repaid and then will range from \$40,711 to \$150,925 for the years 2024 through 2036. In 2023 debt service is equivalent to 11.6% of the total value of the general fund and storm water utility fund. In March 2023, S&P's Global Services reported an "A" rating for Greenville. From a policy perspective, local decisions with respect to short and long-term borrowing or other means of capital financing should continue to be made in accordance with the town's capital improvements program with loan and bond maturity schedules designed so that they do not exceed the expected life of the projects financed by such debt financing.

**Capital Improvements** - Of the three factors representing long term solvency, annually allocating revenue to fund capital improvements has posed the greatest long-term challenge. A commitment to systematically identify and evaluate the urgency of capital needs was initiated with the development of a multi-year capital improvements plan about 10 years ago. Until recently, town council and the administrative staff used the planning process to establish an annual capital budget,

although only facility, vehicle and/or equipment needs of an “urgent” or crisis nature were implemented. For “urgent” projects, the town generally has sought grants or short-term loans. The ultimate goal for long term solvency should be to allocate about 10% or about \$250,000 of general revenues each year to support capital projects. Greenville over the past several years has made a concerted commitment to allocate general revenue surpluses to fund future capital improvements, although the total has varied from year to year. This represents a significant step towards meeting this aspect of long-term solvency.

**Long Term Solvency Overall Conclusion:** Greenville clearly meets the standards for long term solvency as it relates to its employee pension plans and debt service obligations. A continued commitment to confining annual debt service principal and interest payments to approximately 10% of total annual, operating expenditures and preserving the financial integrity of the pension funds by restricting benefit increases should assure stability for two of the town’s three areas of long-term solvency. The third element of long-term solvency, the annual funding of capital improvements, would best be assured by Council’s formal adoption of a policy prior to the rescission of the Act 47 designation.

### **ACT 47, SECTION 255.1(c) - FACTORS TO CONSIDER**

Section 255.1(c) outlines the criteria for rescission of the Act 47 financially distressed designation. If the Secretary of the PA Department of Community & Economic Development concludes that substantial evidence exists to support the four factors, then the distressed status shall be rescinded. Those factors and Greenville’s performance in regard to each is summarized as follows:

(1) Operational deficits of the municipality have been eliminated and the financial condition of the municipality, as evidenced by audited financial statements prepared in accordance with generally accepted accounting principles and projections of future revenues and expenditures, demonstrates a reasonable probability of future balanced budgets absent participation in this act.

**Conclusion** – Greenville has eliminated its structure operating deficit and instituted financial management policies and practices to avoid repetition of the actions that led to being designated a distressed municipality.

Five-year projections for the General Fund, Storm Water Utility Fund, and the Fire Service Fee Fund for the years 2024 – 2028 indicate that the diversification of the revenue structure, given the tools available to Greenville as a Home Rule

Municipality, the Borough Code and current Federal MS4 regulations, create a foundation for the adoption of balanced general fund, storm water utility and fire service fee budgets in the short and long term. The 5-year projections for each budget are presented on the following pages (Tables 5-7). In addition, a chart indicating the tax and fee rates as well as the estimated revenue they will generate is included to further describe the current and proposed revenue structure (Tables 3 and 4).

**Table 3. Municipal Tax Rates and Fees**

<b>TOWN OF GREENVILLE TAX AND FEE RATES</b>	<b>2023 ADOPTED</b>	<b>2024 PROJECTED</b>	<b>2025 PROJECTED</b>	<b>2026 PROJECTED</b>	<b>2027 PROJECTED</b>	<b>2028 PROJECTED</b>
<b>TAXES/FEES</b>						
Real Estate Tax – General Purpose (mill rate)	12.0	9.5	9.5	9.5	9.5	9.5
Real Estate Tax – Debt (mill rate)	10.5	10.5	10.5	1.2	1.2	1.2
Real Estate Tax – Fire (mill rate)	3.0	3.0	3.0	3.0	3.0	3.0
<b>Total Mill Rate</b>	<b>25.5</b>	<b>23.0</b>	<b>23.0</b>	<b>13.7</b>	<b>13.7</b>	<b>13.7</b>
EIT – Resident (Act 511 and Act 62 %)	1.25	1.75	1.75	1.75	1.75	1.75
EIT –Non-Resident (Act 511 %)	1.0	1.0	1.0	1.0	1.0	1.0
Local Services Tax (\$)	52	52	52	52	52	52
Per Capita Tax (\$)	0	0	0	0	0	0
Real Estate Transfer Tax (%)	1.0	1.5	1.5	1.5	1.5	1.5
Mechanical Devices Fee (\$)	0	0	0	0	0	0
Rental Inspection Fee (\$)	50	50	50	50	50	50
Fire Inspection Fee (\$)	20 (per 2,000 sf)	20 (per 2,000 sf)	20 (per 2,000 sf)	20 (per 2,000 sf)	20 (per 2,000 sf)	20 (per 2,000 sf)
Fire Service Fee (\$)	210	237	237	237	237	237
Storm Water Utility Fee (\$)	100	100	125	125	125	125

**Table 4. Estimated Revenue Based on Municipal Tax and Fee Rates**

TOWN OF GREENVILLE	2023 BUDGET	2024 BUDGET PROJECTION	2025 BUDGET PROJECTION	2026 BUDGET PROJECTION	2027 BUDGET PROJECTION	2028 BUDGET PROJECTION
Real Estate Tax - Gen	\$376,093	\$297,740	\$297,740	\$297,740	\$312,627	\$312,627
Real Estate Tax - Debt	331,589	333,067	333,067	37,777	39,666	36,666
Real Estate Tax - Fire	94,023	94,442	94,442	94,442	99,164	99,164
Real Estate Delinquent	127,175	60,427	60,427	60,427	54,000	54,000
<b>Total Real Property Revenue</b>	<b>\$928,880</b>	<b>\$785,676</b>	<b>\$785,676</b>	<b>\$490,386</b>	<b>\$505,457</b>	<b>\$502,457</b>
EIT - Resident	618,216	882,812	900,469	918,469	936,848	955,585
EIT – Resident Delinquent	214,515	268,144	375,401	382,909	390,567	398,379
EIT - Non-Resident	61,000	62,220	63,464	64,734	66,028	67,929
EIT – Non-Resident Delinquent	12,656	12,909	13,167	13,431	13,699	13,973
Local Service Tax	64,200	62,467	62,467	62,467	62,467	62,467
Local Service Tax Delinquent	20,000	22,000	22,000	22,000	22,000	22,000
Per Capita Tax	0	0	0	0	0	0
Per Capita Tax Delinquent	750	210	110	50	0	0
<b>Total ACT 511 Tax Revenue</b>	<b>\$990,587</b>	<b>\$1,310,722</b>	<b>\$1,437,078</b>	<b>\$1,464,060</b>	<b>\$1,491,609</b>	<b>\$1,520,333</b>
Real Estate Transfer Tax	74,000	111,000	111,000	111,000	111,000	111,000
<b>Total ACT 62 Tax Revenue</b>	<b>\$74,000</b>	<b>\$64,200</b>	<b>\$54,200</b>	<b>\$54,200</b>	<b>\$111,000</b>	<b>\$111,000</b>
<b>Rental Inspection Fee Revenue</b>	<b>\$43,000</b>	<b>\$43,000</b>	<b>\$43,000</b>	<b>\$43,000</b>	<b>\$43,000</b>	<b>\$43,000</b>
<b>Fire Inspection Fee Revenue</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>	<b>\$17,000</b>
<b>Fire Service Fee Revenue</b>	<b>\$641,237</b>	<b>\$724,598</b>	<b>\$724,598</b>	<b>\$724,598</b>	<b>\$724,597</b>	<b>\$724,597</b>
<b>Stormwater Utility Fee Rev.</b>	<b>\$403,432</b>	<b>\$403,432</b>	<b>\$504,290</b>	<b>\$504,290</b>	<b>\$504,290</b>	<b>\$504,290</b>

**Table 5. General Fund Projections**

TOWN OF GREENVILLE GENERAL FUND PROJECTIONS	2023 BUDGET ADOPTED	2024 BUDGET	2025 BUDGET	2026 BUDGET	2027 BUDGET	2028 BUDGET
<b>GENERAL FUND REVENUE</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Real Estate Tax	825,082	785,676	785,676	490,386	505,457	502,457
Act 511 Taxes	990,587	1,310,722	1,437,078	1,464,060	1,491,609	1,520,333
Act 62 Taxes	74,000	111,000	111,000	111,000	111,000	111,000
Business Licenses & Permits	158,100	158,880	158,880	158,880	158,880	158,880
Non-Business Licenses & Permits	4,083	4,083	4,083	4,083	4,083	4,083
Fines & Forfeits	31,180	31,180	31,180	31,180	31,180	31,180
Interest Earnings	2,521	2,521	2,521	2,521	2,521	2,521
Rents & Royalties	31,050	31,050	31,050	31,050	31,050	31,050
Intergovernmental Revenue – State	38,350	38,350	38,350	38,350	38,350	38,350
Shared Revenue & Entitlements	169,792	173,456	182,852	194,214	204,000	214,000
Local Gov't Contracted Services	0	0	0	0	0	0
Charges for Services	52,715	52,715	52,715	52,715	52,715	52,715
Miscellaneous Revenue	77,991	77,991	77,991	77,991	77,991	77,991
Other Financing Sources	5,000	8,000	8,000	8,000	8,000	8,000
<b>TOTAL – GENERAL FUND REVENUE</b>	<b>\$2,465,201</b>	<b>\$2,785,624</b>	<b>\$2,921,376</b>	<b>\$2,664,430</b>	<b>\$2,716,836</b>	<b>\$2,752,560</b>
<b>GENERAL FUND EXPENDITURES</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>GENERAL GOVERNMENT</b>						
Gen. Gov't - Legislative	2,845	2,845	2,845	2,845	2,845	2,845
Gen. Gov't - Administration	175,632	206,967	217,388	218,716	212,133	221,577
Gen. Gov't - Financial Administration	44,478	47,500	50,500	50,500	50,500	50,500
Gen. Gov't - Tax Collection	31,211	32,304	32,950	33,609	34,281	34,967

Gen. Gov't - Legal Services	50,000	14,500	14,790	15,086	15,388	15,695
Gen. Gov't - Engineering Services	80,000	80,000	80,000	80,000	80,000	80,000
Gen. Gov't - Municipal Bldg.	38,100	38,862	39,639	40,432	41,241	42,065
<b>TOTAL - GENERAL GOVERNMENT</b>	<b>\$422,266</b>	<b>\$421,978</b>	<b>\$438,112</b>	<b>\$441,188</b>	<b>\$436,388</b>	<b>\$447,649</b>
<b>PUBLIC SAFETY</b>						
Public Safety – Police	979,927	984,852	989,895	995,456	1,015,365	1,035,567
Public Safety - Code Enforcement	155,179	162,683	170,216	171,781	173,377	175,004
Public Safety - Planning/Zoning	9,083	9,124	9,172	9,198	9,381	9,570
<b>TOTAL – PUBLIC SAFETY</b>	<b>\$1,144,189</b>	<b>\$1,156,659</b>	<b>\$1,169,283</b>	<b>\$1,176,435</b>	<b>\$1,198,123</b>	<b>\$1,220,141</b>
<b>PUBLIC WORKS</b>						
Public Works - Highways	288,492	303,398	318,321	333,264	348,225	349,205
Public Works - Winter Maintenance	10,350	10,557	10,768	10,984	11,203	11,427
Public Works - Traffic Lights	11,800	12,036	12,277	12,522	12,773	13,028
Public Works - Street Lights	51,650	52,683	53,734	54,811	55,908	57,026
Public Works - Sidewalks/Curbs	1,000	1,000	1,000	1,000	1,000	1,000
Public Works – Vehicle Equipment Repairs	12,000	12,240	12,485	12,734	12,898	13,249
Public Works - Alleys/Guardrails	13,450	13,719	13,993	14,273	14,559	14,850
<b>TOTAL – PUBLIC WORKS</b>	<b>\$388,742</b>	<b>\$405,633</b>	<b>\$422,578</b>	<b>\$439,588</b>	<b>\$456,566</b>	<b>\$459,785</b>
<b>PARKS &amp; RECREATION</b>						
Parks & Recreation	85,306	87,012	88,752	90,527	92,338	94,185
Railroad Park	1,450	1,450	1,450	1,450	1,450	1,450
Library	1,500	1,500	1,500	1,500	1,500	1,500



<b>TOTAL – PARK &amp; RECREATION</b>	<b>\$88,256</b>	<b>\$89,962</b>	<b>\$91,702</b>	<b>\$93,477</b>	<b>\$95,288</b>	<b>\$97,135</b>
<b>DEBT SERVICE</b>						
Debt Service - Principal	270,370	287,100	290,187	40,187	40,187	40,187
Debt Service - Interest	19,474	21,554	18,828	4,430	3,700	1,731
Fiscal agent fees	1,078	975	635	412	0	0
<b>TOTAL – DEBT SERVICE</b>	<b>\$290,922</b>	<b>\$309,716</b>	<b>\$309,650</b>	<b>\$45,029</b>	<b>\$43,887</b>	<b>\$41,918</b>
<b>EMPLOYER - PENSION CONTRIBUTION</b>	<b>\$71,326</b>	<b>\$74,563</b>	<b>\$77,844</b>	<b>\$79,318</b>	<b>\$ 80,904</b>	<b>\$82,522</b>
<b>INSURANCE - CASUALTY/SURETY</b>	<b>\$ 39,200</b>	<b>\$60,384</b>	<b>\$61,592</b>	<b>\$62,823</b>	<b>\$ 64,080</b>	<b>\$ 65,362</b>
<b>OTHER FINANCIAL USES</b>	<b>\$300</b>	<b>\$300</b>	<b>\$300</b>	<b>\$300</b>	<b>\$ 300</b>	<b>\$ 300</b>
<b>INTERFUND OPERATING TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL – GENERAL FUND EXPENDITURES</b>	<b>\$2,465,201</b>	<b>\$2,519,195</b>	<b>\$2,571,061</b>	<b>\$2,338,158</b>	<b>\$2,375,536</b>	<b>\$2,414,812</b>
<b>TRANSFER TO CAPITAL RESERVE</b>	<b>0</b>	<b>\$266,429</b>	<b>\$350,315</b>	<b>\$326,272</b>	<b>\$341,300</b>	<b>\$337,748</b>

**Note:** The Bond issue for the Sports Complex, Fire Station, and Street Scape will be paid off in 2025 which will result in a reduction of the debt service real estate tax 9.3 mills. If Council ops to incur new long term, bonded debt to undertake capital improvement projects, this tax reduction could be less than the proposed 9.3 mills in 2026.

**Table 6. FIRE SERVICE CHARGE BUDGET PROJECTIONS**

TOWN OF GREENVILLE FIRE SERVICE CHARGE PROJECTIONS	2023 BUDGET	2024 BUDGET PROJECTION	2025 BUDGET PROJECTION	2026 BUDGET PROJECTION	2027 BUDGET PROJECTION	2028 BUDGET PROJECTION
<b>REVENUE</b>						
Real Property Taxes	103,798	103,798	103,798	103,798	108,988	108,988
Interest Earnings	965	965	965	965	965	965
Intergovernmental Revenue - State	15,000	15,000	15,000	15,000	15,000	15,000
State Shared Revenue & Entitlements	77,149	77,149	77,149	77,149	77,149	77,149
Charges for Services	658,237	724,598	724,598	724,598	724,597	724,597
Miscellaneous Revenue	500	500	500	500	500	500
Other Financing Sources	0	0	0	0	0	0
<b>TOTAL REVENUE</b>	<b>\$855,649</b>	<b>\$922,010</b>	<b>\$922,010</b>	<b>\$922,010</b>	<b>\$927,199</b>	<b>\$927,199</b>
<b>EXPENDITURES</b>						
General Government – Administration	53,788	78,788	82,788	82,788	82,788	82,788
Public Safety - Fire	776,330	796,114	811,021	826,041	841,177	844,411
Refunds – Prior Yr Revenue	0	0	0	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>\$855,649</b>	<b>\$872,902</b>	<b>\$893,809</b>	<b>\$908,829</b>	<b>\$923,965</b>	<b>\$927,199</b>
<b>TRANSFER TO CAPITAL RES.</b>	<b>\$25,531</b>	<b>\$49,108</b>	<b>\$28,201</b>	<b>\$13,181</b>	<b>\$3,234</b>	<b>0</b>

**Table 7. STORM WATER UTILITY FEE BUDGET PROJECTIONS**

TOWN OF GREENVILLE STORM WATER UTILITY FUND	2023 BUDGET	2024 BUDGET PROJECTION	2025 BUDGET PROJECTION	2026 BUDGET PROJECTION	2027 BUDGET PROJECTION	2028 BUDGET PROJECTION
<b>REVENUE</b>						
Interest Earnings	\$1,200	\$1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
Rents & Royalties	0	0	0	0	0	0
Penn Vest Loan Proceeds	0	0	0	0	0	0
Fees for Services	403,220	403,432	504,290	504,290	504,290	504,290
<b>TOTAL REVENUE</b>	<b>\$404,220</b>	<b>\$404,432</b>	<b>\$ 505,490</b>	<b>\$ 505,490</b>	<b>\$ 505,490</b>	<b>\$ 505,490</b>
<b>EXPENDITURES</b>						
General Gov't Admin.	\$51,783	\$76,783	\$ 80,783	\$ 80,783	\$ 80,783	\$ 80,783
Public Works – Street Sweeping	8,500	8,670	8,843	9,020	9,200	9,385
Public Works – Storm Sewers & Drains	269,421	276,860	284,367	291,942	299,588	303,245
Capital Projects	35,000	35,000	35,000	35,000	35,000	35,000
Debt Service – Principal	20,296	20,296	20,296	20,296	20,296	20,296
Debt Service - Interest	2,865	2,865	2,865	2,865	2,865	2,865
<b>TOTAL EXPENDITURES</b>	<b>\$404,220</b>	<b>\$436,829</b>	<b>\$448,509</b>	<b>\$456,261</b>	<b>\$464,087</b>	<b>\$467,929</b>

(2) Obligations issued to finance the municipality's debt have been retired, reduced or reissued in a manner that has adequately refinanced outstanding principal and interest and has permitted timely debt service and reasonable probability of continued timely debt service absent participation in this act.

**Conclusion** - After being declared financially distressed, Greenville received two loans with a combined total of about \$900,000 from the PA Department of Community & Economic Development to repay its Tax Anticipation Loan and reconstitute the bond and special revenue funds. Both loans have been fully repaid.

(3) The municipality has negotiated and resolved all claims or judgments that would have placed the municipality in imminent jeopardy of financial default.

**Conclusion** – The Tax Anticipation Loan that was not fully paid in 2001 was repaid in 2002 when DCED provided a loan to Greenville.

(4) The reasonably projected revenues of the municipality are sufficient to fund ongoing necessary expenditures, including pension and debt obligations and the continuation or negotiation of collective bargaining agreements and the provision of municipal services. Projections of revenues shall include any anticipated tax or fee increases to fund ongoing expenditures for the first five years after a termination of distressed status.

**Conclusion** – The charts presented in the previous pages for the General Fund, Storm Water Utility Fee Fund and Fire Service Fee Fund demonstrate that Greenville has the capacity to meet its on-going obligations for the first five years after exiting distress. It should be noted that payments in regard to pension and long-term debt obligations have not been in jeopardy since being declared distress. As of December 2021, the town's three pension funds are all funded in excess of 100% and the bonded debt will be fully repaid during 2025.

## **ACT 47 COORDINATOR'S RECOMMENDATION TO SECRETARY FOR RESCISSION OF DISTRESS DETERMINATION**

Based on the foregoing evidence, I, as the Act 47 Coordinator, recommend the financial distress determination be rescinded by the Secretary of the Commonwealth of Pennsylvania's Department of Community & Economic Development by the end of 2023.

In addition, as Coordinator, I recommend entry of Greenville by the end of 2023 into the STMP program in order to provide continuing advice/consultation and assistance as appropriate, in support of community and economic development activity, the five-year review and evaluation of the home rule charter and completion of the town's administrative policy manual.

**CONCLUSION**

Greenville's elected and appointed officials through incremental, well-reasoned actions have affirmatively addressed (1) the financial deficiencies that contributed to the determination of financial distress, (2) the factors outlined in 255.1(c) of Act 47 and (3) the critical elements of the Exit Plan. Therefore, the financially distressed designation should be rescinded by the Secretary of the PA Department of Community and Economic Development.

**APPENDIX****NOTICE OF FILING AND PUBLIC HEARING****TO THE CITIZENS OF GREENVILLE, MERCER COUNTY, PENNSYLVANIA:**

**A report to the Secretary of the Department of Community & Economic Development recommending the rescission of the financial distress determination for Greenville, Mercer County, Pennsylvania has been filed with Greenville by the municipality's Act 47 Coordinator in accordance with Section 255 of Act 47, as amended, the Municipalities Financial Recovery Act. The report is available for public inspection beginning on Friday, June 23, 2023 at the Municipal Office, 125 Main Street, Greenville PA 16125. Written comments from the public should be submitted by 4 pm, Friday, July 7, 2023 and directed to:**

**Mary Jane Kuffner Hirt  
Act 47 Coordinator  
c/o Town of Greenville  
125 Main St.  
Greenville PA 16125**

**The report includes discussion of; the factors that contributed to the original financial distress determination in 2002, progress in regard to Greenville's 2019 Exit Plan, consideration of Act 47, Section 255 rescission factors, 5-year financial projections, and the Act 47 Coordinator's recommendation to rescind the financial distress determination.**

**Public comments will be taken at a public hearing on Thursday, July 13, 2023 at 6:30 pm at the Greenville Municipal Building, 125 Main St., Greenville, PA 16125 to review the report and receive public comments.**

**Mary Jane Kuffner Hirt  
Act 47 Coordinator  
Greenville, Mercer County PA**

## **NOTICE**

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, Department of Community and Economic Development has scheduled a public hearing to receive testimony presented on behalf of the Town of Greenville, Mercer County, Pennsylvania with respect to the recommendation from the Act 47 Coordinator to consider a termination of the Town's Act 47 determination pursuant to the Municipalities Financial Recovery Act, Act 47 of 1987 as amended.

The hearing on the request will be held on August 23, 2023, at 6:30 p.m., in the Town of Greenville Municipal Building, 125 Main Street, Greenville, PA 16125 before a hearing officer duly appointed by the Department. The public is invited to attend. Those individuals requiring special accommodations to attend the hearing should contact the Department. For further information contact Terri Cunkle, Local Government Policy Specialist, at (412) 584-6416.

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF COMMUNITY AND ECONOMIC  
DEVELOPMENT

\* \* \* \* \*

IN RE: Greenville, Pennsylvania Act 47  
Exit Hearing

\* \* \* \* \*

BEFORE: Kelly J. Robertson,  
Hearing Officer  
George Newsome

HEARING: Wednesday, August 23, 2023  
6:31 p.m.

LOCATION: 125 Main Street  
Greenville, PA 16125

WITNESSES: Jason Urey, Mary Jane Hirt,  
Andrew Sheaf, Tracy Beil, Evan  
Hereford, Jean Carr

Reporter: Benjamin Morrow

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## A P P E A R A N C E S

ANDREW SHEAF

Local Government Policy Manager

Governor's Center for Local Government  
Services

400 North Street

4th Floor

Harrisburg, PA 17120

## I N D E X

## OPENING REMARKS

By Hearing Officer 5 - 8

## TESTIMONY

By Jason Urey 8 - 10

## TESTIMONY

By Mary Jane Hirt 10 - 19

## TESTIMONY

By Andrew Sheaf 20 - 22

## TESTIMONY

By Tracy Beil 23 - 24

## TESTIMONY

By Evan Hereford 25 - 26

## TESTIMONY

By Jean Carr 27 - 29

## CLOSING REMARKS

By Hearing Officer 29 - 30

## CERTIFICATE

31

## E X H I B I T S

<u>Number</u>	<u>Description</u>	<u>Page</u> <u>Offered</u>
	NONE OFFERED	

## P R O C E E D I N G S

HEARING OFFICER:

On August 23rd, 2023, I call to order this administrative public hearing, which is being held pursuant to Section 255.1A of the Municipalities Financial Recovery Act also known as Act 47. The sole purpose of this hearing is to receive evidence and testimony regarding the potential termination of the Town of Greenville's status as a financially distressed municipality. We cannot respond to any questions or challenges at this hearing.

My name is Kelly Robertson. I'm the Executive Director of the Governor's Center for Local Government Services for the Department of Community and Economic Development, and I will be serving as the hearing officer today.

For the record this hearing was advertised in the Sharon

1     Herald on August 7th, 2023 and written  
2     notice was provided to the Municipal  
3     Secretary, the Mayor, the Municipal  
4     Solicitor, each member of the  
5     governing body of the municipality  
6     prior to this meeting.

7                     As background for the  
8     members of the public with us today,  
9     on July 24th, 2023 the recovery  
10    coordinator for the town, Mary Jane  
11    Kuffner Hirt, submitted a final report  
12    in accordance with Section 255 of Act  
13    47. The coordinator's report reviewed  
14    the town's financial condition in  
15    conjunction with the statutory factors  
16    listed in Section 255.1C of Act 47 and  
17    concluded that the town's status as a  
18    depressed municipality should be  
19    terminated.

20                    Per Section 255.1A of  
21    Act 47, the Department is required to  
22    hold a public hearing within 30 days  
23    of receiving the final coordinator's  
24    report. Once again, the sole purpose  
25    of this hearing is to receive evidence

1 and testimony regarding the potential  
2 termination of Greenville's status as  
3 a financially distressed municipality.

4 Individuals representing  
5 Greenville, the town's Act 47  
6 coordinator and the Governor's Center  
7 for Local Government Services will be  
8 presenting evidence and testimony  
9 tonight. After the Department has  
10 received evidence and testimony from  
11 the previous mentioned parties, I will  
12 invite any other interested party in  
13 the audience to provide evidence or  
14 testimony.

15 Please note there is a  
16 sign in sheet that has been  
17 circulating or should be circulating  
18 to verify attendance at the hearing  
19 tonight. I will ask that all in  
20 attendance please sign in even if you  
21 are not providing evidence or  
22 testimony. If you change your mind  
23 later and you do decide you want to  
24 provide testimony, please know that  
25 all witnesses will be required to be

1 sworn in by the stenographer prior to  
2 testifying.

3 At this time I would  
4 like to ask Jason Urey to come to the  
5 witness stand.

6 ---

7 JASON UREY,  
8 CALLED AS A WITNESS IN THE FOLLOWING  
9 PROCEEDING, AND HAVING FIRST BEEN DULY  
10 SWORN, TESTIFIED AND SAID AS  
11 FOLLOWS:

12 ---

13 MR. UREY:

14 I want to thank you all  
15 for coming. This is a pretty  
16 monumental moment for our community.  
17 I use this statement often. You know  
18 what got us here is not that great but  
19 the process that lead us to the point  
20 where we're at today is actually our  
21 story. How we kind of reinvented  
22 ourselves as a community to create a  
23 stable foundation to then build off  
24 of.

25 I've been the manager

1 here for about 12 years now. The  
2 stuff that we've done to create a  
3 stable foundation for our community  
4 through employees and wages and  
5 community development, our taxing  
6 structure, we have really looked at  
7 every piece of the puzzle to figure  
8 out what pieces need to go together to  
9 create that stable foundation and we  
10 have done so.

11 It has not been without  
12 a lot of discussion, without a lot of  
13 thought and time put into it and  
14 community discussion, but we think  
15 we've created a foundation that is  
16 something that we can now build upon  
17 to stay sustainable for the  
18 foreseeable future.

19 How we've looked at our  
20 revenue that we generate, our taxing  
21 structure, our fees and stuff that we  
22 use to help offset some of those  
23 costs. Again, all those play a piece  
24 in creating that sustainable  
25 foundation. So it's been a lot work.



1                   We've had a great board  
2           that has been very supportive with  
3           those efforts as a community and I  
4           think we've created a very strong case  
5           for why we are now sustainable for the  
6           future and again, that base that we've  
7           built to keep that sustainability  
8           going on for years to come.

9                   HEARING OFFICER:

10                  Thank you. Now we will  
11           have testimony from Mary Jane Hirt.

12                   ---

13                   MARY JANE HIRT,  
14           CALLED AS A WITNESS IN THE FOLLOWING  
15           PROCEEDING, AND HAVING FIRST BEEN DULY  
16           SWORN, TESTIFIED AND SAID AS  
17           FOLLOWS:

18                   ---

19                   MS. HIRT:

20                  One of the things that I  
21           wanted to emphasize is that in the  
22           future it is not going to be any  
23           easier than it has been over the last  
24           20 some years. There has not been any  
25           magic put into play here. A lot of

1 hard work, a lot of difficult  
2 decisions and I think in a lot of ways  
3 some creative energy to do some of the  
4 things that now have allowed  
5 Greenville to stand on its own two  
6 feet.

7 We were limited by the  
8 tools that were available.  
9 Pennsylvania does not have the most  
10 modern, let's use that as a nice term,  
11 structure for our borough governments.  
12 We have things that were rooted in the  
13 late 1800s, early 1900s still in our  
14 borough code today. We don't have a  
15 legislature that's aggressively trying  
16 to help local governments by  
17 recreating structures or taxing  
18 capabilities. So Greenville had to  
19 look around and say what is it we can  
20 work with?

21 When the exit plan was  
22 developed there were six things that I  
23 talked about that were critical to  
24 exiting distress. The first was to  
25 look at home rule. Home rule had been

1 in the plan from 2002. They really  
2 didn't get serious about home rule  
3 until we got serious about home rule  
4 and then the ball started to roll and  
5 the people who were involved in the  
6 government study commission put  
7 together a charter and it was approved  
8 by the citizenry. Approved probably  
9 more strongly than a lot of other  
10 things that happened in town. There  
11 was a real support for that. So that  
12 was a major undertaking and I think it  
13 has served as a deciding factor when  
14 you think about what's going to happen  
15 from here on in.

16 We talked about making  
17 sure that you were in the workforce  
18 --- within the workforce limitations.  
19 That's in Act 199 and everybody had to  
20 pledge loyalty to workforce  
21 limitations. But Jason has kept  
22 Greenville in line. If something is  
23 given, something is rearranged to pay  
24 for it. There has not been a time in  
25 the last dozen years that he's been

1 here and we've had workforce  
2 limitations that he's called and said  
3 we're going to violate this and what  
4 are we going to do. No, he's worked  
5 hard with counsel and the staff to  
6 make sure that they stay within their  
7 parameters.

8 Economic development has  
9 been something that's been out there  
10 but a little further than their reach  
11 until just recently. Greenville took  
12 the step of going to the borough's  
13 association and saying why can't we  
14 have a redevelopment authority. We  
15 don't have a county that's going to be  
16 supportive in a way that we need right  
17 now.

18 So we had a change in  
19 the law that allows small communities  
20 to have their redevelopment  
21 capabilities and they have formed an  
22 authority. We have had studies down  
23 about community housing, the  
24 commercial area and through EPA  
25 funding they have looked at brown

1 fields all in a very small amount of  
2 time when you think about the horizon  
3 and I think that's going to serve them  
4 well.

5 They used to provide  
6 policing to West Salem, but that fell  
7 to the wayside so that's no longer  
8 part of the exit strategy.

9 I'm trying to think what  
10 was the last one. Oh, fire  
11 department. How could I forget? Fire  
12 department in a community this size is  
13 unusual if you look across the state.  
14 We do not see communities of this size  
15 with full time, even combined, fire  
16 departments. There is a sentiment in  
17 the community that says we need to  
18 keep the fire department. Okay, if  
19 you need to keep the fire department,  
20 we need to find a way to fund it.

21 I have to admit that I  
22 was driving down the road one day and  
23 thought special districts in the  
24 western part of our country provide  
25 services that are needed or urgent in

1       some manner. If this is urgent and  
2       needed in Greenville, let's act like a  
3       special district and find a way to  
4       fund the fire department separate from  
5       everything else.

6                       In the borough code you  
7       can charge for services. It doesn't  
8       define which services. It says you  
9       can charge for services. So I called  
10      Jason and said fire service charge.  
11      Let's look into it. I think the  
12      closest fire was West Virginia that  
13      had a fire service charge. It took  
14      some doing, some study, some thinking.  
15      But the storm water utility fee that  
16      was put in place several years ago  
17      became a template and as a consequence  
18      of that, they worked to put the fire  
19      service charge in place.

20                     Not only did the storm  
21      water utility fee and the fire service  
22      charge produce new revenue, it spread  
23      the responsibility across the  
24      community. Greenville in my mind has  
25      always been a mini Pittsburgh. The

1 same demands, if you look around the  
2 community, there's a college, there's  
3 a hospital. You have the schools.  
4 You have all these things that draw  
5 but not contribute. So you have a  
6 fire service charge and storm water  
7 utility fee now that is being --- part  
8 of the contribution comes from places  
9 that don't necessarily pay taxes.

10 All these things I think  
11 are good for the future for other  
12 communities. If you're going to be  
13 working with other communities that  
14 run into financial problems, I would  
15 hope you would look at Greenville and  
16 say this is what happened in this  
17 town, \$750,000 of a structural deficit  
18 existed. They cleared that out and  
19 then started on doing more. I think  
20 there are a lot of lessons that can be  
21 learned.

22 Andrew, were you in  
23 Harrisburg last fall whenever I did my  
24 thing? It was kind of --- what did  
25 you do with Greenville? All these

1 things are going on and they can be  
2 successful. People have to have the  
3 political will, courage to take the  
4 steps necessary to put themselves back  
5 in order and able to operate.

6 Secondly, what I would  
7 like to say is I have been here long  
8 enough --- and unfortunately Roz isn't  
9 here. And she says that it's like  
10 sending your kid to college. I've  
11 been here for 17 years and now it's  
12 ready to go to college. And I think  
13 that they're well on their way. The  
14 people who work here are the kinds of  
15 folks that I would hire. And since  
16 I've worked in two municipalities and  
17 had that responsibility, I've seen the  
18 good, I've seen the indifferent, I've  
19 seen the bad. But the folks that are  
20 working here today are very strong and  
21 very committed and if the community is  
22 able to keep them, I think they will  
23 be okay.

24 And then lastly, the  
25 community at large has to understand



1        what has gone on.    You are not going  
2        to pay less.    Nobody pays less today.  
3        We've had too many forces at work  
4        against us.    You cannot cut something  
5        and expect it to operate in the same  
6        manner as it did 20, 30 years ago.  
7        You have a different set of financial  
8        responsibilities.    But if you want to  
9        be part of the community, you should  
10       be ready to --- was it Thomas  
11       Jefferson that said you had to pay  
12       your taxes?    Maybe it was Ben Franklin  
13       says death and taxes are the only two  
14       things for sure.    But I think the  
15       community has to understand you're not  
16       going to keep stability unless there's  
17       an understanding that you have to pay  
18       for it.

19                                And then lastly, my own  
20       personal comment.    I don't pay  
21       attention to Facebook but Jason said  
22       that once the announcement was made  
23       that they're heading towards exit, it  
24       was like the first time there wasn't  
25       any kind of abusive comment about me.

1 I haven't done this to them. I have  
2 worked with them and if I have any  
3 recommendation to Andrew and you, when  
4 you choose people to work with  
5 communities, you should have people  
6 who are committed to understanding  
7 everything 24 hours a day seven days a  
8 week. I can look at their financial  
9 reports now and probably see as much  
10 as Jason can or Dave or Council. When  
11 you read the reports or have the  
12 quarterly reports given in public, you  
13 have to be able to do that in order to  
14 succeed.

15 And I think sometimes we  
16 have people spread thinly and they  
17 don't have that deep understanding and  
18 so they don't have as good an outcome  
19 because you're just trying to do too  
20 many things at one time. Thank you.

21 HEARING OFFICER:

22 Thank you. Now Andrew  
23 Sheaf.

24 ---

25 ANDREW SHEAF,

1 CALLED AS A WITNESS IN THE FOLLOWING  
2 PROCEEDING, AND HAVING FIRST BEEN DULY  
3 SWORN, TESTIFIED AND SAID AS  
4 FOLLOWS:

5 - - -

6 MR. SHEAF:

7 Okay, thank you. My  
8 name is Andrew Sheaf. I'm a local  
9 government policy manager at the State  
10 Department of Community and Economic  
11 Development. I supervise the team  
12 that works statewide to help with  
13 local government issues. And the Act  
14 47 program is one of the programs that  
15 I manage in that capacity. It's a  
16 pleasure to be here providing  
17 testimony tonight on behalf of the  
18 department for Greenville's Act 47  
19 exit hearing.

20 In 2002, Greenville  
21 Borough had six years of deficits,  
22 defaulted on payment of its debt and  
23 needed to be in Act 47. In the  
24 subsequent 21 years, the town has made  
25 steady progress to be on the precipice

1 of exiting the state's program for  
2 financially distressed municipalities.  
3 Act 47 outlines four criteria boxes  
4 that a town has to check in order to  
5 be able to get out of Act 47 and they  
6 have checked them.

7 Operational deficits  
8 have been eliminated. Timely debt  
9 service payments are being made.  
10 There are no claims or judgments that  
11 will place Greenville in imminent  
12 jeopardy of default. And projected  
13 revenues of the municipality are  
14 sufficient to fund ongoing  
15 expenditures.

16 And it's not just those  
17 boxes that Greenville has checked.  
18 Some other recent accomplishments  
19 include adopting the Home Rule  
20 Charter, which institutionalized the  
21 modern council manager form of  
22 government and allowed more  
23 flexibility in balancing the budget.  
24 Implementing a fire service fee which  
25 has allowed for sustainable fire

1 service in the borough. Dedicating  
2 funding to the town's capital  
3 improvement program, being lead on EPA  
4 Brownfield's grant projects and  
5 creating a Municipal redevelopment  
6 Authority to facilitate development  
7 and redevelopment.

8 Through hard work by  
9 council, staff, with a special thanks  
10 to Jason Urey and the Act 47 recovery  
11 coordinator, Mary Jane Hirt,  
12 Greenville has undoubtedly moved  
13 forward. The distress criteria  
14 Greenville experienced in 2002 to  
15 enter Act 47 are no longer precedent.  
16 The Town of Greenville is solvent in  
17 the long term and the future is  
18 promising. And we believe the  
19 distress designation should be  
20 rescinded. Thank you.

21 HEARING OFFICER:

22 Thank you. I would now  
23 like to invite any other interested  
24 parties in the audience who would like  
25 to present testimony to please come up

1 and be sworn in by the stenographer.  
2 And if you've not signed in, please do  
3 so now.

4 ---

5 TRACY BEIL,  
6 CALLED AS A WITNESS IN THE FOLLOWING  
7 PROCEEDING, AND HAVING FIRST BEEN DULY  
8 SWORN, TESTIFIED AND SAID AS  
9 FOLLOWS:

10 ---

11 MS. BEIL:

12 My name is Tracy Beil  
13 and I sit on Council. I'm in my  
14 fourth year. I feel like there are  
15 two things about Greenville, that we  
16 are small, but we are mighty. I know  
17 that sounds a little cliché, but it's  
18 the truth. And I think we came from a  
19 very spoiled past. So we had to  
20 really change our mindset to come this  
21 far. I think there are still times  
22 when we look back, and that's where we  
23 want to be. But I think that we've  
24 also grown and grown up and learned  
25 that life is not what it used to be.

1 And you have to make a new pathway.

2 So I think with the hard  
3 work as council and Jason and Mrs.  
4 Hirt, that we have made those strides.  
5 It's been a lot of learning, a lot of  
6 education. And I think every step of  
7 the way, you hit a roadblock, you just  
8 have to think it out, work out, talk  
9 it out, and make those decisions.

10 Are they always popular  
11 public decisions? We've had to  
12 overcome that as well. But I'm proud  
13 of our town and where we are now. And  
14 I feel like we are stronger and better  
15 for our past. And we have certainly  
16 learned from our past. And I think  
17 that moving ahead, we see a bright  
18 future for Greenville. The work isn't  
19 over. We're still moving on, but I  
20 feel like we are well on our way.  
21 Thank you.

22 HEARING OFFICER:

23 Thank you.

24 ---

25 EVAN HEREFORD,

1 CALLED AS A WITNESS IN THE FOLLOWING  
2 PROCEEDING, AND HAVING FIRST BEEN DULY  
3 SWORN, TESTIFIED AND SAID AS  
4 FOLLOWS:

5 - - -

6 MR. HEREFORD:

7 My name is Evan  
8 Hereford. I spent four years as mayor  
9 here in Greenville, and I've spent the  
10 last two years on council. When - - -  
11 as I've watched us move through and  
12 try and guide through this fog that we  
13 are coming out of, there were a lot of  
14 decisions that were really hard to  
15 make, and some didn't please people,  
16 but you can never please them all.  
17 But we tried our best to do what was  
18 for the whole community. And I  
19 believe by Greenville coming up  
20 through not only did we improve  
21 Greenville, but we've improved the  
22 whole area around us.

23 It's been a testament to  
24 Jason's work. And I'm sorry, yeah,  
25 Mrs. Hirt and Council, and especially



1       when I saw that coming out of the  
2       pandemic, that we survived that and we  
3       had to make some decisions at that  
4       point that we were actually able to  
5       sit back and say, okay, this is what  
6       we have to do to move forward, and how  
7       do we keep everything stable?

8                       And there was always the  
9       question that through the work of  
10      everybody and working together, we  
11      were able to come up with the answers.  
12      And I don't think that we would have  
13      made it this far if it wouldn't be for  
14      Mr. Urey and staff upstairs.

15                     We've been in and out  
16      how many councils in 12 years that  
17      Jason has been manager. Not always,  
18      like I said, not always pleased  
19      everybody. But we've done what it  
20      takes to get us to where we can thrive  
21      in the future and it's a new world and  
22      I think we're going to do it again.

23                     HEARING OFFICER:

24                     Thank you.

25                     ---

1                   JEAN CARR,  
2       CALLED AS A WITNESS IN THE FOLLOWING  
3       PROCEEDING, AND HAVING FIRST BEEN DULY  
4       SWORN, TESTIFIED AND SAID AS  
5       FOLLOWS:

6                               ---

7                   MS. CARR:

8                   Hi, I'm Council also.  
9       My name is Jean Carr. I'm fairly  
10      pleased to be on council. When I came  
11      to council four years ago I was very  
12      much like some of the people in town  
13      who were not always happy with what  
14      was going on. I've run businesses my  
15      whole life. I was pretty sure that I  
16      could fix things. And then I came to  
17      council and I found out that not one  
18      person can fix this. It took all of  
19      us. And that with Jason and Roz and  
20      the council --- I can only speak to  
21      the councils I've been on. And we've  
22      worked very hard and we've worked as a  
23      group and we've worked and pulled  
24      together. Sometimes we were pulling  
25      in different directions to get what

1       needed done but that was what we  
2       needed. We needed to make it work.  
3       And I'm very proud of all the work we  
4       do.

5                   I'm very proud of this  
6       town. I love this town. This is my  
7       town. We're doing a lot to make the  
8       town look better and feel better and  
9       be a more pleasant place to be. We've  
10      had redevelopment down in Riverside  
11      Park already. We have central park  
12      redevelopment. We're working on  
13      getting the buildings in town that  
14      needed to be taken down. And we're  
15      working towards bringing new  
16      businesses.

17                   And Dr. Hirt put a lot  
18      of faith in us, I think, that she  
19      could see that were willing to do what  
20      needed done and we have. And I'm  
21      proud of these people. I'm proud of  
22      this town. I'm even proud of the  
23      people who don't like us in town  
24      because it is our town. And so I just  
25      want to say thank you to everybody for

1       letting me be part of this. And it's  
2       not always easy but it's not going to  
3       change. We're still going to do the  
4       hard work because we know now what it  
5       takes to make us successful. Thank  
6       you.

7                   HEARING OFFICER:

8                   Is there any other  
9       testimony? Seeing no other witnesses,  
10      I would like to take this opportunity  
11      to thank those in attendance and those  
12      who have provided evidence and  
13      testimony at today's administrative  
14      public hearing.

15                  Today's evidence and  
16      testimony will be presented to  
17      Secretary Rick Seager for his final  
18      determination as to whether the Town  
19      of Greenville's status as financially  
20      distressed municipality should be  
21      terminated pursuant to section 255.1B  
22      of Act 47.

23                  The determination will  
24      be issued within 90 days of today's  
25      hearing. I thank you very much for

1        your time, and this hearing will be  
2        adjourned at 6:58. Thank you.

3  
4                    \*   \*   \*   \*   \*   \*   \*

5                    HEARING CONCLUDED AT 6:58 P.M.

6                    \*   \*   \*   \*   \*   \*   \*

## CERTIFICATE

I hereby certify, as the stenographic reporter, that the foregoing proceedings were taken stenographically by me, and thereafter reduced to typewriting by me or under my direction; and that this transcript is a true and accurate record to the best of my ability.  
Dated the 30 day of August, 2023

A handwritten signature in cursive script, reading "Benjamin Morrow", is written over a horizontal line.

Benjamin Morrow,  
Court Reporter

# Department of Community and Economic Development

Act 47 Public Hearing

August 23, 2023

Time: 6:30 pm

Town of Greenville, Mercer County

Name (Please Print)	Affiliation/Title	Phone / Email	Would you like to offer public comment?
Andrew Shof	PLED	717-720-1405	Yes
Michael Rohnick	PLC Herald	—	—
EVAN HERFORD	Council	724-659-3838	Yes
Jean Carr	Council	724-4520-3180	—
Tracy Beil	Council	724 588-4982	—
Jesson Urey	Town manager	724-588-4193	Yes
Caleb Stright	Rec'd - Arty	724-588-5000	No
Paul R Hamill	Mayor	Paul.R.Hamill@gmail.com	—
Joel Rinella	Citizen	joelrinella@yahoo.com	No
Amy Hollowell	Administrative Assistant	ahollowell@greenvilleborough.com	No
David Hetrick	Financial Assistant	dhetrick@greenvilleborough.com	No
Mary Jane Kufnerth	Act 47 Coordinator	myk26@gmail.com	Yes