

Land moratorium development statement by Timothy Mitts

As you go through this process keep in mind 131. 131 is a magic number this board should always keep in mind.

131 stands for the preservation of Monroe. 131 stands for the wetlands that we have here in the community. 131 stands for the voters who have put you in office today. All of our investments in Monroe are in residential properties only.

As many of you know me, our organization has invested in this community. Our investment today exceeds \$4 million. We control over 25 acres of land.

We just recently purchased large land development down the road just across village lines. Just 4 blocks out. Everybody that has visited a property. They stood there and stated "I can't believe I'm in Monroe."

The property consists of 4 year round buildings. 16 bungalows that are being converted to year-round. Further down the road, in 2003 we purchased a property consisting of six rentals. Since then we have acquired additional buildings around our properties.

I was approached by a town official back in the day. I was asked if I was interested in knocking the buildings down and building up a stretch of townhouses. I turned it down.

I don't see land development as an important part as I see the preservation of our community. I'm only a transplant but I come from a community who treasured its history and protected its future.

You have to become the Central Park of Monroe. The Central Park of Orange County.

Repeatedly over the years I've heard complaints about things. One of the biggest complaints I heard is our infrastructure. In 2010 you began the journey of coming up with a comprehensive plan. I believe in 2017 this comprehensive plan was passed.

You now sit back at the same spot of redefining our purpose and the future of this village. You cannot and should not for the sake of this community vote against this moratorium that's before you today.

You must send a clear message to the voters and the residents of this fine community. We will not have. We will not stand. And we will not allow our community to be destroyed.

While every person who's a landowner is entitled to do what they want to do with their land within the zoning laws.

Things need to change. No more running to the ZBA because I buy a land that can be divided into two lots to only petition it too allow me for three lots. The law must read you buy a lot that can be subdivided to lots. You cannot go to the ZBA in request subdivide it into three lots and get exceptions. Not even one exception should be accepted.

You need to stop allowing the ZBA for variances. They give it at will and where they decide they want to give it not where your comprehensive plan says it should be. This organization is nothing more than a bureaucracy to sidewind and skip around your intent and purpose of a comprehensive development.

Let me give you another area problem going on here that needs to be highly enforced. You have lawyers coming before you and representing and twisting information. For instance, I just made a bid on a property that started at 5.5 million dollars here in Monroe. Our bid was up to \$12 million dollars. But I was discriminated against. The lawyers in this case convinced the seller to take a \$3 million less offer. This development will now benefit the development that everybody complains aka Gilbert Street project. Yet I had an approval from the bank for a \$12 million purchase.

You also need to outlaw "whisper listings.". You need to mandate that a property cannot be sold within the community unless it's listed on the MLS and or other organization. That all private sales need to be disclosed publicly.

You need to stop the destruction. You need to start the rebuilding. In the end you will then preserve Monroe but only if you stop the destruction.

You have the authority. You have the power. Now prove to the people of Monroe that you have the desire by passing this.

In the end you can rebuild what is there. There is no need to knock down and rebuild necessarily. A landowner should know what they're getting into when they buy the land and stay within those realms and not cry to the ZBA.

You must put requirements in place. No land development unless your water efficiency is below 75% use. You must have placed other criterias in place for infrastructure before anybody can do any type of land development or redevelopment in the community.

Therefore today I announced the newly formed not for profit organization to be known as "Preservation of Monroe"