

City of Springdale Council

May 3, 2017

President Vanover called Council to order on May 5, 2017 at 7:00 p.m.

The governmental body and those in attendance recited the Pledge of Allegiance.

Mrs. McNear took roll call. Council members Diehl, Emerson, Ghantous, Harlow, Hawkins, Shroyer and Vanover were present.

The minutes of the April 19, 2017 Council meeting were considered. Mrs. Emerson moved to adopt the minutes and Mr. Hawkins seconded. Minutes were adopted as published with seven affirmative votes.

Communications: - None

Communications from the Audience

Mr. Moses: Good Evening Mayor, President Vanover, Council Members. My name is Jeremy Moses. I reside on Arwick Lane. The reason I am speaking to you tonight is because Cincinnati Metro, The Southwest Ohio Regional Transit Authority is facing a significant deficit. Not only in 2018, but going forward; to the tune of \$194 million in capital deficit in ten years and \$54 million in operating deficit in ten years. Transit is very important not only to this city, not only to Hamilton County, but to the region as a whole. We are, quite frankly, a city that is connected by only three routes right now. The 78 Springdale-Vine going through the main corridor of the city, the route 20 Winton-Tri-County going down Northland Boulevard, and the 23 Express which is an express route that runs from Forest Park through Springdale to downtown. The last route was counted as a possibility of being cut if funding is not found to close the deficits. In the very near future, there will probably be a sales tax levy put on the ballot for the citizens of Hamilton County to consider. While I can't make up your mind for you, I do ask you take into consideration that without Metro, without sustainable transit, the City of Springdale faces, quite frankly, an elimination of a major service to this city. So, I ask that you work with OKI, with the County, with the Southwest Ohio Regional Transit Authority to make sure that service to this community is not adversely affected. Thank you very much.

President Vanover: Thank you. Anybody else? Please come forward.

Mr. Boggs: Hello, my name is Joey Boggs.

President Vanover: Can I get you at the microphone?

Mr. Boggs: I apologize.

Mr. Vanover: That's alright.

Mr. Boggs: Hi, my name is Joey Boggs and I work for Marsy's Law. I don't know how many of you have heard it. But it's a ballot initiative across Ohio that plans to amend the Ohio Constitution to get more rights to victims and victim's families of violent crimes. This is not to say that these rights are not already instated in the Ohio Code, but it's rights that aren't in the constitution that we feel are deserving just as much so as those given to those accused and convicted. What Marsy's Law plans to do is give families things like right to restitution, right to information such as if there's a plea agreement coming up for those accused. If they're out on bail, if they escape from prison or from jail. Right to fairness, right to being at the trial. No judge can say that a victim's mere presence alone is enough to sway a trial in any way. So what Marsy's Law aims to do is amend the Ohio Constitution and my job is to talk to every level of government, every possible elected official because we don't feel this is a partisan issue, nor a senatorial issue; nor a congressional issue. It is an everybody issue. So what I aim to do is go around and get endorsements of people that can stand behind Marsy's Law and agree that victim's rights are just as important as rights of the accused and the convicted. I have here information and talking points, the full summary text of what Marsy's Law plans to amend in the Ohio constitution and endorsement forms that I'd be more than happy to pass out to those who would be willing to endorse and if you have any other questions for me it also has my information. You can give me a call. I live here in

City of Springdale Council

May 3, 2017

Mr. Boggs (continued): Springdale over on Neuss Avenue. You're more than welcome to give me a call and I can meet you here at any time. If any of you are interested, I can pass it around to you at the front of the board or later on after the meeting.

President Vanover: Well, if we could get some information, I'd be happy to take it and we can pass it on. Mayor Webster?

Mayor Webster: Thank you Mr. President. Yes, I met with Joey this afternoon. I signed one of those endorsement forms and all it is is lending your name to the issue that if they want to put out some literature as who it is endorsed by Mayor Webster, councilman Tom Vanover, whatever. I think it's a good cause and I encourage everyone to firmly support that. (Literature handed out to council members)

Mr. Boggs: Alright, well I thank you all for your time. Again if you have any questions or concerns, you can reach me at that phone number, email address, or again I'm more than happy to meet with any of you here in Springdale as well. Thank you.

President Vanover: Excellent. Thank you sir. Is there anybody else that would like to address council?

President Vanover: Mr. Parham?

Mr. Parham: Thank you Mr. President. I think we have a couple of Proclamations that the mayor would like to issue this evening if we could possibly with all those fine gentleman standing back there in blue.

President Vanover: No problem.

President Vanover: Go ahead Mayor Webster.

Mayor Webster: I'll yield the floor to Chief Mathis at this point. Let's do this presentation first.

Chief Mathis: Thank you Mayor Webster, members of Council, administration. It's always a pleasure to speak to you. I've really made an effort to try to be brief in the last few appearances which is uncharacteristic of me. I'm probably going to be a little longer winded tonight. Police Week is coming up which is one week a year in May that the nation is supposed to honor the public servants of our country who go out and risk life and limb and that's coming up soon. I was very privileged on April 16th, 1986 to become a member of the Springdale Police Department and start my police career here and I've been blessed that this is where I was able to call home and feel like part of the community and be part of the community for so many years. On April 16th 1987, I completed my one year probation and to breathe a sigh of relief that same day I found that one of my police academy instructors Officer Clifford George of the Cincinnati Police Department had been killed in the line of duty. So it was a sobering day for me. Just a couple of years ago, less than two years ago, I was on my way to work and I heard a radio call come out from the Cincinnati Police Department, all county broadcast of an officer down, officer shot. That was Officer Sonny Kim of the Cincinnati Police Department, a co-worker of Captain Wells who, before Captain Wells became a Police Officer and Officer Kim became a Police Officer, they worked together as Loss Prevention Agents for Value City Department Stores. So, again, another sobering incident one towards the beginning of my career and one towards the end. Of course, unfortunately, many in between that faced similar things, about a year ago today. Almost a year ago today, we had an incident occur here in the City of Springdale which I think could've been very tragic. I know that we've spoken in front of this Council before and one incident where we recognized the Security Officer for Tri-County Mall who was involved in that incident. On May 6th of last year, Macy's stopped a shoplifter. Something that's not an unheard of occurrence here in the City of Springdale with all the retail we have and a very common call that we get. Officer Grendel was working and was dispatched to Macy's to assist them with a shoplifter. So, Jim gets down there and walks into the Security Office and this young man jumps up and shoves his hand into his pants. Officer Grendel immediately grabbed them to prevent him from doing whatever he was trying to do and a struggle began. Officer Grendel was able to quickly determine that this person had a firearm in their possession and that they were attempting to retrieve it.

City of Springdale Council

May 3, 2017

Chief Mathis (continued): Obviously this is a life and death struggle and quite honestly we could've ended up with a dead officer. We could've ended up with a dead suspect. We could've ended up with somebody in the loss prevention office getting injured or killed. So, the fight was on and fortunately Officer Grendel, and, with the assistance of the Security Personnel, were able to get this person into custody, handcuffed. Our officers responded and were able to assist them and take him into custody and discovered that he didn't have one, but actually had two firearms on his person and was wanted at the time for having committed armed robbery elsewhere here in Hamilton County. At the time that this happened, Jim had actually retired from our agency and had come back to work for us as a Reserve Officer. Apparently he couldn't get enough of us. I don't know if his wife is happy that he's come back or not, she likes the money, but you know, it can be a little bit dangerous. She likes getting him out of the house too, I'm pretty sure. I have a lot of respect for Jim, I've worked with him a long time, and we've spent a lot of years together in Investigations. He's a tremendous Police Officer, he's a tremendous person and he personifies the culture of our agency which is one of service, sacrifice, and courage. So, on behalf of the men and women of the Springdale Police Department and on behalf of the City of Springdale, we'd like to present him with a Medal of Valor for his actions of May 6, 2016 at Tri-County Mall. Captain Wells, if you'd present that to him.

Captain Wells: Jim fortunately is very down to earth and this recognition is kind of embarrassing for most police officers. He's just doing his job and he'll tell you that. So I thought we could at least get Vicki down here to help with that.

Chief Mathis: Mayor, Council, thank you and we appreciate your support which we've always felt and appreciated over the years. Thank you very much.

Mayor Webster: While we have all of you officers here, I would like to read this proclamation that I've issued today.

"WHEREAS, in 1962 President John F. Kennedy proclaimed May 15th of each year as Peace Officers' Memorial Day, and the calendar week of each year during which such May 15th occurs as Police Week; and

WHEREAS, in the United States there are more than 900,000 law enforcement officers service in communities across our great country, including 36 full and part time officers within our own department; and

WHEREAS, more than 20,800 law enforcement officers have made the ultimate sacrifice and have been killed in the line of duty, including 144 officers during 2016; and

WHEREAS, in conjunction with the observance of Police Week, May 14th – 20th, 2017, the Springdale Police Department will host the 26th annual Law Enforcement Expo at Tri-County Mall on June 3rd and 4th; and

WHEREAS, these events are to honor the men and women who have died in the line of duty to protect and serve; and

WHEREAS, the men and women of the Springdale Police Department unceasingly provide a vital public service by safeguarding the lives and property of their fellow citizens; and

WHEREAS, by the enforcement of our laws, these same officers have given our country, state, and city internal freedom from fear of the violence and civil disorder that is presently affecting other nations; and

WHEREAS, this administration joins in this special tribute to acknowledge all officers who have given the supreme sacrifice – their lives – in defense of all citizens.

City of Springdale Council

May 3, 2017

NOW THEREFORE, I DOYLE H. WEBSTER, Mayor of the City of Springdale, do hereby proclaim the week of May 14th through May 20th 2017 as

“POLICE WEEK”

in the City of Springdale and urge all citizens to observe this week in ways appropriate to its significance.”

Mayor Webster: I'd just like to add a little footnote to this, I think you can't turn the television these days without seeing places like Berkeley and Portland Oregon, and lots of other cities throughout this county having just civil unrest and the poor police officers have to stand there and take the abuse and my heart just bleeds for those officers and believe me we truly appreciate everything that you guys do for us and so congratulations on a job well done and keep up the good work and our prayers are with you out there every minute so thank you very much. Chief?

President Vanover: Okay, at this point we'll move into ...one more? I'm sorry. He's got a stacked deck over here.

Mayor Webster: Since I have the floor,

“WHEREAS, the city of Springdale is committed to recognizing that our growth and strength depend on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of natural disaster; and

WHEREAS, our confidence in the structural integrity of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers and others in the construction industry—who work year-round to ensure the safe construction of buildings; and

WHEREAS, these guardians are dedicated members of the International Code Council, a U.S. based organization, that brings together local, state and federal officials that are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, worship, play; and

WHEREAS, our nation benefits economically and technologically from using the International Codes® that are developed by a national, voluntary consensus codes and standards developing organization, our government is able to avoid the high cost and complexity of developing and maintaining these codes, which are the most widely adopted building safety and fire prevention codes in the nation; these modern building codes include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquake; and

WHEREAS, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown guardians of public safety—our local code officials—who assure us of safe, efficient and livable buildings that are essential to keep American great; and

WHEREAS, “Code Officials—Partners in Community Safety and Economic Growth” the theme for Building Safety Months 2017, encourages all Americans to raise awareness of the importance of building safe and resilient construction; fire prevention; disaster mitigation, and new technologies in the construction industry. Building Safety Month 2017 encourages appropriate steps everyone can take to ensure that the places where we live, learn, work, worship and play are safe, and recognizes that countless lives have been saved due to the implementation of safety codes by local and state agencies; and

City of Springdale Council

May 3, 2017

Mayor Webster (continued):

WHEREAS, each year, in observance of Building Safety Month, Americans are asked to consider the commitment to improve building safety and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW THEREFORE, I, DOYLE H. WEBSTER, Mayor of the City of Springdale, do hereby proclaim the month of May 2017 as

“BUILDING SAFETY MONTH”

Accordingly, I encourage our citizens to join with their communities in participation in Building Safety Month activities.

Mayor Webster: Mr. Taylor, if you will step forward. Mr. Taylor accepted the proclamation.

President Vanover: We're clear? Alright. We are now at Ordinance No. 19-2017. This is the second reading. Mrs. McNear if you would go ahead and do the reading.

Ordinances and Resolutions

Ordinance No. 19-2017

APPROVING A MAJOR MODIFICATION TO THE PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN FOR THE TRI-COUNTY MALL PUD

President Vanover: Thank you Mrs. McNear. Okay at this point in time I will open a Public Hearing and anybody who wants to speak for or against, please come forward.

Mr. Shupe: Good evening, I'm John Shupe, representing Tri-County Mall. I will say, tough act to follow with the presentations. Tri-County Mall seems to be involved in everything. Police presentation, building codes, but anyway I'm a firm believer in history. You have to know where you've been in order to plan where you're going. Real quickly, Tri County Mall opened in 1960, many years ago. The original developers were Jeffrey Lazarus and Joseph Hoffmeyer. For the princely sum of \$25 million, they built the center which consisted of open air strip center which consisted of Shillitos, Pogues, and then soon after Kroger and Kresge. Since that time, Tri County Mall has gone through many renovations and keeping up with the times and keeping up with the shopping patterns of the area. Grew and flourished with the community as well as the phenomena, the suburban mall phenomena. 1968 it became a single level enclosed mall. 1989-1991 with Bob Rich as the architect, it became a two level enclosed mall. There are three sets of structural systems at the center. Three sets of utilities and many underground features which we have yet to uncover fully. So, our challenges are many in terms of the built environment. Gregg Taylor has been kind enough to work with us through all these and we'll continue to use his services and his staff's expertise to work our way through that. Since 1990, the center grew to 1.3 million square feet, its current size and format. It rode the wave of all the tenants that were vogue at the time and progressed for the next 20 years and flourished for the next 20 years. By the time 2007 came around, 2008 came around, Tri County was at its peak in terms of its net operating income and unfortunately the peak in the terms of its debt. Over \$200 million in debt at the center at the time based upon a series of successive owners who did like every other developer did, re-mortgage, re-finance, re-mortgage, re-finance. That financial play was great and wonderful until the world stop in real estate in 2008 and then last person standing, musical chairs stopped. There was no chair left around. Tri County Mall then went through foreclosure process through the bank. CIE acquired it in late 2013. Since that time, about two and a half years we've been working on a series of successive plans and planning in order to, I don't want to say reposition, I'll say redevelop Tri County Mall. It can't change its position. It's at the corner of Main and Main in the interstate, 72 great acres, it's a great piece of real estate, but it needs to respond to the current retail

City of Springdale Council

May 3, 2017

Mr. Shupe (continued): offerings nowadays. In which Tri County at the time it was built and developed, in perfect accordance with all the normal retail nuance at the time. A mall surrounded by a ring road inwardly focusing signs, inwardly focusing tenants, very few signs on the outside with the exception of the anchors and the community embraced that style of shopping and that style of retail because they went to an indoor environment, climate control, and enjoyed the nuances the center had to offer. Well, like I said, the world came to end in terms of real estate in 2008. As a result of that, shopping patterns changed. They changed greatly. As you have noticed, if you keep up with the news, in terms of retail, retail is continually being hit and hammered. Many store closings, many store shrinkings. The internet has had an effect, but keep in mind, internet only accounts for 8.1% of all online retail sales. Retail sales are over 1.3 trillion. Still a huge number, but retail sales still grow at 3.1% per year. So, that has affected retail shopping. Also what has affected retail shopping, America has 21 square feet of retail per person. Canada is the next closest at 14, the rest of the world is at 7. So, as you can see, the demand for retail real estate is shrinking, consolidating, and with fewer choices with the tenants and the way shopping patterns are, and who your shoppers are, Tri County has to respond. Hence, two and one-half years' worth of planning, 32 budgets Eric, we believe we have a plan in place that does reflect and does adjust itself to the retail community and environment that we have today. Now, if I don't screw this up, okay, clicker forward? Bingo. There we go, thanks. Okay, in terms of the Tri County Mall as we have proposed and we have presented previously, Macy's owns their own parcel (about four acres of the 72 acres). Of course, they're staying. Dillard's has left a year and a half ago up to Liberty Town Center. JCPenny left many years ago, that corner was turned into other uses. At the present time, what we're proposing to do is, we've already started on this program about a year and a half, about a year ago by the development of the outparcels along Princeton Pike. We developed what we call OP2, OP3. OP2 is the Outback Steakhouse. OP3 is the three tenant building consisting of Starbucks, Men's Wearhouse, and Chipotle. These types of tenants, this type of positioning of the retail tenants does clearly reflect one of the shopping patterns we have nowadays. I call it the drive by outparcel shopping. Many people are in such a hurry, as evidenced by Starbucks, we have to have nine cars parking in the queue line, that's their standard, they want to drive up, get out of their car, shop what's there, and get back in the car and go. So in order to address this type of shopping phenomena, we developed the scheme along Princeton Pike. The next scheme that's developing, or has developed, you see it at other centers already, is the outward facing of tenant retail stores. Very important to the retailers nowadays. They feel like their presence demands and requires. We need signage, we need display space, and we need to show and tell on the street. Sounds familiar? Before the mall phenomenon came up, that's how downtown stores positioned themselves. Stores were facing outward, display windows, and you walked along the sidewalk and went into stores and parked. So, again, being a history fan, you have to know where you've been to know where you're going. We've addressed that already starting on one component of the outward facing shopping which is with the Dos Amigos deal, down toward Macy's, we've fine-tuned the entrance down there and through a previous Planning Commission hearing, we got approval for that and the construction, I should say the demolition of that, has started already and we're continuing on that. We did that as a test, we did that as a component to see what the design looks like. Will the tenant fit in there? Will the tenant work? Now we're ready to go with the rest of it. The rest of it is 45,000 square feet of outward facing retail and this is going to sound contrary to what I previously said, at 1.3 million square feet, Tri County Mall realistically is probably 400,000 square feet larger than it needs to be. 900,000 square is still a lot of retail space. There are not even 400,000 square feet of small shop tenants left in the current genre of retail tenants. So, why am I adding square footage? Well, it's only 45,000 square feet, but these tenants are facing outward which is very important. We've shifted the entrance slightly to the south about 30 feet, one bay width. The reason for that was to get us closer to a center court cross and to get it closer to the main entry drive into the center. It also allows us the opportunity to develop a new entrance design and a new entrance feel for the center. As you can see from the renderings, this would be the new entrance to the center. We have two tenants that we're in lease negotiations with right now; can't divulge their names, which would flank this entrance. Both these tenants, I'll say the word, demand, exterior focus. They want the shoppers to see their stores. The good news is, although they want the shoppers to see their stores and see into the stores, they don't want entrances on the exterior, great. Entrances are inside the mall, so we still push the customers inside the mall. So, the second tier of retail shopping is set up. The sidewalk, although it's not a street sidewalk like you'd experience in downtowns and communities, it is a sidewalk. It is next to a road, albeit the ring road. There is parking out front and you can walk the promenade along there and with

City of Springdale Council

May 3, 2017

Mr. Shupe (continued): skillful design and placement of certain amenities, seating, benches, landscaping features and all that, we can create a streetscape that we're planning along the Princeton Pike. The issue with the design of Princeton Pike is a new design. Stores face outward, the design face outward and the whole point is to appeal to the public as they drive by, they enter the site, we set up this tier of shopping. Now you have the drive by shopping, with the outparcels up front. We hope you park, shop, and you walk the sidewalk and with the two lead tenants on this development having interior entrances, we now pull the people inside the mall. So, as we pull people inside the mall, retail shopping uses have changed as well too. It's not just retail shopping you have to create a space for experience for the tenants and that is why we have the retail space. Dillard's, in this plan, is proposed to be taken down and replaced with a theater. We're in negotiations with a theater company right now. Again, we're working on the negotiations right now. So Dillard's will be replaced with a theater. So, we're replacing approximately 275,000 square feet of theater space with a 50,000, actually 45,000 square foot theater. The theater that we're entertaining right now is a dine-in concept. Again, the newer theater brands, food and beverage at your seat, food and beverage in the café area. So, again, a theater use would promote after hours use, extending the shopping hours, extending the shopping experience. As you can see from the placement, it's off the center court area. The good news about the theater is with a massive parking deck behind it, customers can park in there and have access to the theater thereby not crowding up the front parking space, which is at a premium right now. The bottom part starts us showing the elevation as our designs have changed to show the tenants facing outward. Just more further development of the elevations along the Princeton Pike façade as you work your way down the line there. We will start at the Macy's end, which we've started at already. We'll work our way down and work our way all the way to the south service court which is adjacent to BJ's. Mr. Mayor, BJ's stays there as you requested. That's the Princeton Pike elevation. On the Kemper side, again, trying to get the square footage of Tri County mall down to a proper size, we're going to aggregate. We're planning to aggregate a number of the small shops that are currently right now on the Kemper Road side and aggregate them into large format retailers. Which is another genre or type of shopping. Big box phenomena, I prefer to call them large format retailers; there's a consolidation going on right now in that program with respect to those, that type of shopping. We have the space, we have the height to do the overbuild that we can accommodate these tenants in there. Nobody knows what Sears is doing and I can honestly say I don't know what Sears is doing either. So, they stay at the end until they decide the end is the end. This is just a blow up of the elevation, one of the boards we have here, of what the imagery would look like along Princeton Pike. The reversed image of that, looking from the other side. Another vignette a little further down showing the sample of materials creating a different scale and a different look to the center. Imaging along Kemper Road. Showing the large format retailers. Again, the current architecture in place and the current structure in place allows us to expand and add on the storefronts to the existing structure. Thereby, minimizing the expense of completely tearing down certain parts of the center. Another image taken from the other direction. What would be the interior image of what the center would look like from the new entrance? Trying to keep up the themes that the original design of the two level mall had in place are a good bones about the center. It's tall, it's bright, it's light and we're just trying to re-emphasize that. Part of the plans in planning that was required by the Planning Commission showing a landscaping design showing where our walkways are, tree count, how we're servicing these tenants and the areas and how we're trying to work the existing design, existing facilities into the new design. Again, more detail around the corner as we work our way down, again, Planning Commission and submission requirements. Again, along Kemper Road, how we continue the sidewalk motif. Change of light fixtures, change of street scape, and the whole point is to unify Kemper with Princeton Pike with different pedestrian amenities, including lighting, seating, as well as landscaping. Gregg, I think I broke your clicker. The button doesn't pop back up. It clicked, it moved, it moved. Go back. Can you go back one? Okay, there we go. Preliminary plan for the theater. This is not the theater plan that would be used here. This is the prototypical theater plan. We're working with the theater to develop a plan. They will have an entrance and an exit from the mall from the first level of the mall. They will also, we will also reposition the lobby such that it can be accessed from the parking deck so the customer that parks in the parking deck doesn't have to walk all the way around. Just keep in mind when Dillard's building is dropped, there's no more second floor access to the mall from the parking deck. So, the first floor access would walk in to the theater, so you could walk through the theater, hopefully you stay and buy a ticket for the theater and get in to the mall that way as well. So,

City of Springdale Council

May 3, 2017

Mr. Shupe (continued): we're working on the design with the theater operator right now. That's backwards. There we go. This is the prototypical elevation of the theater, not site specific yet to the site. This is what it could; this is what their prototypical theater looks like when it's on in a similar environment to what we have. The theater, because of its theater height to the auditoriums; will still be seen. Will still have a height that's approximates the current Dillard's building height. Theater wall, parapet walls 45 feet tall, the Dillard's wall is about 47, 48 feet tall. So, even though the theater is in the back, it will be visible. Signage will be applied to the theater façade. So we'll have its visibility on from the interstate as well as when you're; see the theater, when you enter the site as well too. What? That's the last, okay. Anything else I missed Bob? Questions? Comments? Details?

President Vanover: Mrs. McNear?

Mrs. McNear: Thank you Mr. President. I just had a couple of questions. You are leaving the roof on, correct?

Mr. Shupe: What? Yes, the roof stays on, yes.

Mrs. McNear: Okay, good.

Mr. Shupe: Yes, due to the complexity of the structural system that's in place in the mall. To do massive demolition requires a massive demolition program because the; Bob's team designed it back in 1989. The second floor for the mall is suspended by huge trusses that pass over the mall, so you could literally take a bobcat in on the first floor of the mall, and knock everything down, the second floor of the mall remains. So, if we were to do anything structural to the second floor, it's a huge undertaking.

Mrs. McNear: I remember shopping with all the scaffolding inside the mall. It was great fun, but I do like the roof. I don't like the shopping these lifestyle centers that you have to walk outside because I don't want to be out in the cold or the heat or the rain or the snow. So, I really prefer to have it.

Mr. Shupe: I appreciate that. We have a little vignette of the sidewalk there.

Mrs. McNear: Yes, and that's fine. Now that's where the theater is going to be. Now, you're taking the bridge down, but the two story garage will remain?

Mr. Shupe: All the garage structures remain.

Mrs. McNear: Okay

Mr. Shupe: We do not want to give up the parking garage space. The parking garages are structurally sound and in good shape. That's too valuable of a structure to do any demolition.

Mrs. McNear: Okay. Thank you. It looks beautiful.

Mr. Shupe: Thank you.

President Vanover: Mr. Diehl.

Mr. Diehl: Thank you. I have a couple of questions for you. First of all, what's your timetable?

Mr. Shupe: Timetable on that, at the present time, working with CIE, the owner of the mall, we are aggressively seeking financing for this. We hope to have financing in place within short order. So that we can break ground early 2018, and then 18 months later, re-open the center. I shouldn't say re-open. Grand opening of the new image for the center.

Mr. Diehl: Okay. You mentioned in the very beginning you're in negotiations with two tenants that you can't divulge the. . .

City of Springdale Council

May 3, 2017

Mr. Shupe: Yes

Mr. Diehl: name? Can you kind of broadly describe what type of tenants they are?

Mr. Shupe: Fashion forward. Very active in the markets. Very popular tenants.

Mr. Diehl: Okay. Lastly, I know you skipped over this, but I think this is real critical. What happened with Sears?

Mr. Shupe: What happened with Sears?

Mr. Diehl: No, I know what happened with it, but I mean. What's going to happen because they are going to go away?

Mr. Shupe: There's okay. For the last two Christmases, they've had to borrow money to supply their store. If it happens a third time, there are industry experts that say that'll be the last time. Sears could go into bankruptcy. However, I hate to use the phrase "they're too big to fail", they have over 1900 stores. They own two thirds of their real estate. So, the value of them, because they're not an active retailer anymore. The value of Sears is in the real estate. It could take years to unwind all the real estate. There are a number of developers out there that have acquired a number of Sears stores because they don't want to wait for Sears to fall apart. They're trying to buy the Sears store. At the present time, we've been in discussions with Sears. We can accommodate what we want by having Sears stay there. Ownership knows that the Sears parcel on Kemper wing is a big building. It's over almost 300,000 square feet. The Sears format can operate probably in 100,000 square feet. Would love to have that building back.

Mr. Diehl: Okay. Thank you.

Mr. Shupe: Thank you.

President Vanover: Anybody else? We're still in the midst of the Public Hearing, so is there anybody else in the audience that would like to speak either for or against? Second call? Third and final call. Okay we'll close the Public Hearing. Council this is second reading. You have got it. What is your pleasure?

Mr. Hawkins made a motion to adopt; Mrs. Harlow seconded.

Ordinance 19-2017 passed with seven affirmative votes.

Mr. Shupe: Thank you very much.

President Vanover. Thank you.

Ordinance 20-2017

AUTHORIZING THE CITY OF SPRINGDALE'S PARTICIPATION IN THE OHIO MUNICIPAL LEAGUE 2018 WORKERS' COMPENSATION GROUP RATING PROGRAM AND DECLARING AN EMERGENCY

Mrs Emerson made a motion to adopt, Mrs. Harlow seconded.

President Vanover: Discussion?

Mrs. Zimmerlin: Thank you Mr. President. The City of Springdale was invited to participate in this program last year and we've been invited again this year. This will save the city roughly 16% on our premiums. Thank you.

President Vanover: Any further discussion?

Ordinance 20-2017 passes with seven affirmative votes.

City of Springdale Council

May 3, 2017

Ordinance 21-2017

AUTHORIZING A FINAL ORDINANCE WITH THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR THE STATE ROUTE 4 URBAN PAVING PROJECT FROM CAMERON ROAD TO INTERSTATE 275 AND DELARING AN EMERGENCY

Mr. Diehl: made a motion adopt, Mr. Hawkins seconded.

Ordinance 21-2017 passes with seven affirmative votes.

Old Business - None

New Business

Mr. Parham: Thank you Mr. President. Just one comment on that last piece of legislation. That project is also included into the funds that we borrowed earlier this year. So that and what you see in the ordinance is slightly lower than what we estimated previously, but the actual cost will not come forth until the project is out for bid. Which is scheduled to go out to bid on May 25th. New Business. Council, the, normally every three years the City entered into an agreement with Hamilton County and the Housing for Urban Development, or HUD, for participation for funds for the Community Development Block Grant Program. Over the years, the City has received generous funds from this program ranging from \$20,000 annually, the last three years \$15,000 for our Home Improvement Program. I think just over \$100,000 for the improvement to add the Senior Center at the Community Center a number of years back. As well as \$300,000 was granted to the community for the assistance for the demolition of the Sheraton Hotel, which, I'm glad to report, is back underway. The rules for HUD has changed. What we understand now, previously, usually around this time we come to Council and ask that you adopt a resolution to indicate that the city wished to continue to participate in the program. The rules now have changed to indicate that no longer do they require that the legislative body of a community adopt legislation to enter into an agreement. They simply indicate that a representative, the chief executive of the community can make that decision. We still think that it's wise to include council into the decision making process here so that these are sometimes major investments that we're involved in. So, what we wanted to do tonight is to get a feel from you so that we can make a determination and respond back to the Hamilton County Community Involvement company as to whether or not we wish to continue the program. As I said, the 2015-16-17, which is the current cycle, three year cycle, we were awarded the \$15,000 for the Home Improvement Program. Then last year, the \$300,000 for the demolition. Generally, this program would move forward later this fall with us identifying programs and projects for the years of 2018 to 2020. Right now, the current administration has indicated that in 2018, they may not add anything into the budget for community development block grant funds. They are unsure, at least the county is unsure whether or not they will receive the funding for 2017, but we have been approved for 2017 in case they come forward. Nevertheless, I think, this has been a very worthwhile opportunity for the city. Just the projects that I identified, if nothing else, the \$300,000 of assistance that we're getting for the demolition of the hotel, I think is worthwhile the community participating in the program. So, we would like to get some sense from you whether you wish to continue as well.

President Vanover: Mrs. Emerson?

Mrs. Emerson: Thank you Mr. President. I think we should continue in the program.

President Vanover: Mr. Diehl?

Mr. Diehl: I definitely believe we should continue. That's been a great program for the city over the years.

President Vanover: Mr. Hawkins?

Mr. Hawkins: Thank you Mr. President. I think we should continue with the program. I do want to ask, "Is there any downside that the administration sees in participating in it"?

Mr. Parham: There's none whatsoever.

City of Springdale Council

May 3, 2017

Mr. Hawkins: I didn't think so.

President Vanover: Mrs. Harlow?

Mrs. Harlow: I also support continuing the program.

President Vanover: I do too. Thumbs up for me, so, Mrs. Ghantous gives us the thumbs up. Mr. Shroyer thumbs up also.

Mr. Parham: Thank you and we will notify the county tomorrow that the city will continue. Thank you very much.

President Vanover: Very good. Alright, we're still on New Business. Any other New Business to bring forward?

Meetings and Announcements

Mrs. McNear: Thank you Mr. President. This is last call for filing your 2016 Financial Disclosures with the Ohio Ethics Commission. This will be the last time I'll be reminding you and it is due May 15th. Thank you.

President Vanover: Mrs. Harlow?

Mrs. Harlow: Thank you Mr. President. Planning Commission will meet May 9th and May 23rd at 7:00 pm in these chambers and then Spruce Up Springdale. Our rain date is set for Saturday, May 6th and please pray for sunshine that day, because we certainly got washed out last weekend. All of you, we'd love to have you come out and help us and if you just want to come out and party, we're going to picnic at 3:00 in the picnic grove and all of our residents are welcome and it's free and open to everyone.

President Vanover: Mrs. Zimmerlin?

Mrs. Zimmerlin: Thank you Mr. President. Registration has begun for Youth Fall Soccer ages four and up and Volleyball for children entering grades 3-8. You can contact the Community Center for details. The Springdale Sailfish Swim team is now accepting sign ups. They will host a "Meet the Coach" night on Wednesday, May 10th at 6:30 pm at the Community Center. It's a great opportunity to meet their new Head Coach, Ben Carnihan and learn all about the team and the upcoming season. The Springdale Community Center Pool will be open for the season on Saturday, May 27th and details regarding membership and hours of operation can be found on the city's website. Make sure you and your family are safe in and around the pool this summer by signing up for swim lessons at the Community Center. Lessons are offered for children and adults. Classes begin June 5th and you can contact the Community Center for details.

President Vanover: Mr. Diehl?

Mr. Diehl: Thank you. The Finance Committee will meet on June 7th at 6:00 pm.

President Vanover: Mrs. Ghantous?

Mrs. Ghantous: Thank you. Board of Zoning Appeals will meet on Tuesday, May 16th at 7:00 pm.

Communications from the Audience

-

None

President Vanover: Mrs. Emerson?

Mrs. Emerson: Thank you Mr. President. I'd like to make a motion that the Council go in to Executive Session as a committee as a whole to discuss Economic Development. (Mr. Hawkins seconded the motion and Council voted 7—0 to go into Executive Session and departed chambers at 7:57 p.m. Council returned to chambers at 8:19 p.m.)

City of Springdale Council

May 3, 2017

President Vanover: Council is back in session after an Executive Session. At this point in our agenda we are in update of legislation still in development.

Update on Legislation Still in Development

Mr. Hawkins: Thank you Mr. President. As you review your internal memorandum, we had Item 1 that was addressed with Ordinance No. 19-2017 an ordinance approving a Major Modification to the Planned Unit Development and Preliminary Development Plan for the Tri-County Mall PUD which, after a Public Hearing this evening, passed with a 7-0 vote. We also had Item 2 which was addressed with Ordinance No. 21-2017 an ordinance authorizing a final ordinance with the state of Ohio Department of Transportation for the state Route 4 Urban Paving Project from Cameron Road to Interstate 275 and declaring an emergency which passed with a 7—0 vote. We also had Item 3 that was addressed with Ordinance No. 20-2017 an ordinance authorizing the City of Springdale's participation in the Ohio Municipal League 2018 Workers' Compensation Group Rating Program and declaring an emergency which passed with a 7—0 vote. All other matters were forthcoming.

Recap of legislative items requested for next Council meeting

Mr. Hawkins: - None

Adjournment

Mr. Hawkins motioned to adjourn. Mrs. Emerson seconded and council adjourned at 8:20 p.m.

Respectfully submitted,

Kathy McNear
Clerk of Council/Finance Director

Minutes Approved:
Tom Vanover, President of Council

_____, 2017