

# INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

October 16, 2015

To: Mr. Thomas Vanover  
President  
Springdale City Council

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From: Derrick Parham  
City Administrator

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Re: Report on Pending and Future Legislation

**Item I**  
**An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into an Agreement with Process Plus LLC Related to Job Retention and Creation Incentives and Declaring an Emergency**

Process Plus LLC, an engineering, architectural, and construction firm specializing in manufacturing processes and equipment design, has requested the City of Springdale provide job creation incentives to assist them in relocating their operations into Springdale. Over the first year of the program, Process Plus intends to build their new Springdale employment base up to 106 employees with an annual payroll estimate of roughly \$5 million. By the third year of the agreement, the company plans to increase this number by an additional 15 employees. Combining these additional employees with the full build-out of the initial wave of employees, the company's annual payroll would rise to almost \$13 million. In exchange for Process Plus relocating and retaining the above-mentioned jobs in the City of Springdale for at least the next ten years, the City would provide Process Plus with a financial incentive under the City's "Forgivable Line-of-Credit Draw" program.

Process Plus' headquarters and primary business operations are presently located within a business park off of Kemper Meadow Road in the City of Forest Park. The company has other operations in Kentucky and Tennessee. In Springdale, Process Plus is seeking to occupy approximately 30,000 square feet of office space in the newly named "Springdale Corporate Center" (SCC). As the company continues to develop and perfect other disciplines, there is a strong possibility they may need additional space at SCC in the very near future. The former Executive Plaza III building (now under new ownership and management) recently re-branded itself as the Springdale Corporate Center. Process Plus would be one of several tenants occupying the SCC building.

An ordinance, with an emergency clause, authorizing an agreement related to job retention and creation incentives with Process Plus LLC is planned to be before Council for consideration at the **10/21/2015** meeting.

## **Item II**

### **An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into an Agreement with Macy's Corporate Services, Inc. Related to Job Retention and Creation Incentives and Declaring an Emergency**

Macy's Corporate Services, Inc. (Macy's) is looking to lease space in the building formerly owned and completely occupied by Avon. Today, the facility is owned and operated by First Highland Management and Development Corporation. The facility has roughly 1 million square feet of office and light industrial space. Although Avon no longer owns the building, they continue to lease space in the building, housing a couple of their functions while maintaining a few hundred employees. First Highland has done a tremendous job in restructuring the facility to accommodate a variety of future uses.

Macy's has requested the City of Springdale provide them with incentives to aid in this potential move to the Progress Park facility (formerly Avon) which will bring a significant number of jobs to the City. Under the agreement, Macy's would locate approximately 150 employees to this property which is expected to generate an annual payroll in the vicinity of \$8 million. In return, Springdale would provide Macy's with an incentive under the City's "Forgivable Line-of-Credit Draw" program. The authorizing legislation provides for additional consideration should Macy's decide to expand the number of employees at this location sometime in the future. Should Council approve such an agreement and Macy's proceed with locating a portion of their operations in Springdale, Macy's would occupy the space fronting Interstate 275 along the south side of the Progress Park building. This space was previously used by Avon for their packaging operations.

An ordinance, with an emergency clause, authorizing an agreement related to job retention and creation incentives with Macy's Corporate Services, Inc. is scheduled for the **10/21/2015** meeting.

## **Item III**

### **Authorizing a Preliminary Ordinance with the State of Ohio Department of Transportation for the State Route 4 Southbound Lane Addition Project and Declaring an Emergency**

This past month, the City of Springdale was awarded Surface Transportation Program (STP) Funding for the State Route 4 Southbound Lane Addition Project to add an additional southbound lane onto Interstate 275. The project is intended to provide a designated lane for southbound State Route 4 traffic traveling onto both westbound and eastbound Interstate 275.

As an initial part of accepting the funding, the City must adopt ODOT's preliminary legislation committing to cover its share of the construction (20% of the construction cost and other amounts in excess of the STP funding amount), any right-of-way costs, and all professional engineering for the project. In exchange for the City's commitments, Springdale is scheduled to receive 80% of the construction and construction engineering costs in an amount not exceed approximately \$482,780.

An ordinance, with an emergency clause, authorizing a preliminary ordinance with the State of Ohio Department of Transportation for the State Route 4 Southbound Lane Addition Project is scheduled to be before Council for consideration at the **10/21/2015** meeting.

#### **Item IV**

#### **An Ordinance Approving a Major Modification to the Planned Unit Development (PUD) and Preliminary Development Plan to Crossings at the Park PUD (Tri-County Commerce Park) and Declaring an Emergency**

Developer Vandercar Holdings Inc. submitted a major modification to the previously approved Crossings at the Park PUD (GEEAA Park) to the Springdale Planning Commission. At their meeting of July 13, 2015, the Commission voted, five to two, to recommend to City Council the disapproval of the Vandercar plan. The plan submitted to the Planning Commission by Vandercar was considered by City Council at the August 19, 2015 Council meeting. Following a Public Hearing, City Council voted and denied approval of the submitted major modification plan.

Vandercar has since presented a revised major modification plan and preliminary development plan for the same property at the September 8, 2015 Planning Commission meeting. The revised plan proposes to decrease the size of the two large industrial buildings from 442,000sf and 421,000sf to 374,400sf each; eliminate the outdoor storage yard; and increase the setback along the east property line from 125ft to 250ft.

Vandercar's revised plan still includes the development of approximately 100 plus acres of park and golf course property to construct nine new industrial and office type buildings; installation of a new traffic signal at the intersection of Crescentville Road and the new primary road into the development; and construction of a new roadway system to connect the residents at the Crossings at the Park condominiums to that same traffic signal on Crescentville Road.

At the September 8, 2015 Planning Commission meeting, the revised plan submitted by Vandercar for a major modification to the PUD and preliminary development plan for Tri-County Commerce Park was recommended for approval by a vote of six to zero. One of the members of the Commission was absent from the meeting.

An ordinance, with an emergency clause, approving a Major Modification to the Planned Unit Development (PUD) and Preliminary Development Plan to the Crossings at the Park PUD (Tri-County Commerce Park) had a first reading before Council at the **10/07/2015** meeting. A **Public Hearing** and second reading of the ordinance is scheduled for the **10/21/2015** meeting.

#### **Item V**

#### **An Ordinance Amending Chapter 94 of the Codified Ordinances of the City of Springdale Regarding Municipal Income Tax**

In December 2014, the Ohio General Assembly enacted H.B. 5 concerning municipal income tax. Following a couple of years of discussions, meetings, and hearings around and throughout the State of Ohio, the bill was adopted. With this action, the General Assembly made a determination to amend Chapter 718 of the Ohio Revised Code (ORC), setting forth statutory requirements for municipal income tax codes in Ohio. As many may recall, the premise of H.B. 5 was to provide for the administration of municipal income taxes on a uniform basis throughout the State of Ohio. Following the passage of H.B. 5, each municipal jurisdiction is required to amend their municipal income tax code by no later than January 1, 2016.

The City's Law Director and Tax Department are currently reviewing the required changes to our existing tax code to insure the City will be in compliance by January 1, 2016.

An ordinance to approve the amendments to Chapter 94 of the Codified Ordinances will be presented to Council for a first reading at the **11/04/2015** meeting. A second reading of the ordinance is planned to take place at the **11/18/2015** meeting.

## **Item VI**

### **Ordinances Authorizing Annual Contracts with the Mayor's Court Magistrate, Prosecutor, and Public Defender with Emergency Clauses**

Each year, the City contracts for legal services required to operate our Mayor's Court. The positions involved are those of Magistrate, Prosecutor, and Public Defender. The terms of the annual contracts run from 12/1 through 11/30. In an effort to maintain the Court's efficient and effective operations, the Mayor will need to make the appointment of these three positions and Council adopt legislation authorizing the contracts by no later the second meeting in November.

Three (3) separate ordinances, with emergency clauses, will be before Council for consideration at the **11/18/2015** meeting.

## **Item VII**

### **Several Resolutions Either Confirming Mayoral Appointments and/or Council Appointments to Various Boards, Commissions, and Committees**

A quick review of the Boards and Commissions document (dated 1/30/2015) reveals the terms of several members of the various boards and commissions expire either prior to or at the end of the calendar year.

Below are a number of board or commission members, according to the document, with terms expiring this year: Planning Commission – Mr. Rich Bauer, Mr. Dave Okum, Ms. Marge Boice, Mr. Donald Darby, and Ms. Carolyn Ghantous (11/30/2015); Board of Zoning Appeals – Ms. Jane Huber, Mr. Robert Weidlich, and Mr. Joe Ramirez (11/30/2015); Charter Revision – Mr. Daniel Mastrullo (12/31/2015); Civil Service Commission – Mr. Robert Coleman (12/31/2015); Board of Health – Mr. Scott Garrison, Ms. Lynn Jones and Mr. George Kellner (12/31/2015).

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Clerk of Council / Finance Director  
City Council  
Assistant City Administrator  
Law Director  
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