

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

December 17, 2021

To: Mr. Thomas Vanover
President
Springdale City Council

From: Brian C. Uhl
Assistant City Administrator



Re: Report on Pending and Future Legislation

Item I

An Ordinance Approving a Major Modification to the Tri-County Mall Planned Unit Development and Approving the Preliminary Development Plan at 11700 Princeton Pike for a Mixed Use Development

At their meeting on December 7, 2021, the Springdale Planning Commission held a public hearing for the Major Modification to a Planned Unit Development for the property located at 11700 Princeton Pike. The property in this application consists of approximately 76.48 acres, which the applicant is requesting to redevelop the site as a mixed-use development.

Planning Commission moved to recommend approval of the Major Modification to a Planned Unit Development for the property located at 11700 Princeton Pike. By this recommendation of approval, Planning Commission is referring this to the City of Springdale City Council for consideration.

An ordinance approving a major modification to the Tri-County Mall Planned Unit Development and approving the preliminary development plan at 11700 Princeton Pike for a mixed use development was before Council for a first reading on **12/15/2021**. A second reading and public hearing is scheduled for the **12/22/2021** meeting.

Item II

An Ordinance Authorizing the Execution of a Development Agreement with Respect to the Tri-County Mall Redevelopment Project, the Execution of a School Compensation Agreement with the Princeton City School District and Joint Vocational School District, the Execution of Ancillary Related Documents, and Declaring an Emergency

The Tri-County Mall Redevelopment Project includes the construction of a multi-phase mixed-use project at 11700 Princeton Pike, the site of Tri-County Mall. The developer, MSC PH JV, LLC (Developer), is seeking to engage a Port Authority to provide conduit bond issuance services for various tax benefits to reduce project costs. The developer also requires the City to create a Tax Increment Finance (TIF) District to generate a revenue stream for repayment of eligible expenses related to the project.

This ordinance identifies the obligations of both the City and Developer with respect to the following project components:

- Developer commits to delivering numerous documents to the City
- Developer intends to move forward with the project following acquisition of the property from the current owners, including submitting final plans for approval and subsequently applying for building permits
- Developer commits to an approximate investment amount associated with the project
- City intends to establish a Tax Increment Finance (TIF) District, from which an agreed-upon amount of service payments will be pledged to repayment of bonds issued by a Port Authority
- City intends to establish, or support the establishment of, numerous other economic development tools such as a DORA, Entertainment District, New Community Authority, etc.

An ordinance, with an emergency clause, authorizing the execution of a development agreement, school compensation agreements, and ancillary related documents, with MSC PH JV, LLC will be before Council at the **12/22/2021** meeting.

Item III

An Ordinance Authorizing the Execution of a Memorandum of Understanding with MSC PH JV, LLC with Respect to the Possible Relocation of the Springdale Community Center and Declaring an Emergency

The Tri-County Mall Redevelopment Project includes the construction of a multi-phase mixed-use project at 11700 Princeton Pike, the site of Tri-County Mall. The developer, MSC PH JV, LLC (Developer), has expressed interest in exploring the feasibility of providing the City a location within the development to where the City could potentially relocate Community Center amenities currently located at 11999 Lawnview Ave.

To facilitate the understandings between the City and Developer, a non-binding Memorandum of Understanding (MOU) has been prepared for consideration by Council.

- The term of the MOU is 180 days, during which time period either party can terminate for any reason and have no further obligations
- Developer will provide the use of expert consultants, such as professional architectural and engineering services, at no cost to the City, for full space design and programming services

An ordinance, with an emergency clause, authorizing the execution of a Memorandum of Understanding with MSC PH JV, LLC be before Council at the **12/22/2021** meeting.

Item IV

An Ordinance Adopting the Annual Appropriations/Estimated Receipts for Fiscal Year Ending December 31, 2022

This ordinance, scheduled for the **01/05/2022** meeting, authorizes the approval of appropriations for current expenses and other potential expenditures of the City of Springdale, Ohio, for the fiscal year ending December 31, 2022. It also adopts the estimated receipts the City anticipates collecting in the fiscal year ending December 31, 2022. Generally, the appropriations and receipts will be consistent with the 2022 Budget document, which was presented to Council at the **12/15/2021** meeting. The appropriations ordinance does not require an emergency clause and will go into effect immediately after adoption by Council and execution by the Mayor.

Item V

A Resolution Authorizing the Investment of Municipal Funds

Article III, Section G, Paragraph 6, (i) of the Charter requires the Clerk of Council/Finance Director shall "Invest any such funds as Council, by resolution, declares are not needed for any Municipal purpose for more than ninety (90) days." At the beginning of the year, it has been Council's long-standing practice to adopt a blanket resolution authorizing the Clerk to invest those funds she determines not to be needed for more than 90 days. Such a resolution for the year 2022 will be before City Council on **01/05/2022**.

Item VI

A Resolution Requesting Advance Payment from the County Auditor

At its first meeting each year, Council adopts a resolution requesting the County Auditor "pay to the Clerk of Council/Finance Director of the City of Springdale all funds currently available for distribution to said City of Springdale." If we fail to adopt such a resolution, the County will hold our property tax settlements as long as they can in order to derive the interest from the investment of such funds. As a result of this resolution, the County must distribute our property tax settlements as soon as the money is collected and available. The resolution covering 2022 will be before Council at the **01/05/2022** meeting.

Item VII

Other Items of Interest:

1. The Municipal Building will be closed on Friday, December 24, 2021, and Friday, December 31, 2021, in observance of the Christmas and New Year's Holidays.
2. Introduction of Promoted Employees in the Fire Department – 01/05/2022.

Mayor
Clerk of Council/Finance Director
City Council
City Administrator
Law Director
City Engineer
Department Directors
Recording Secretary
Reading File