

INTERNAL MEMORANDUM

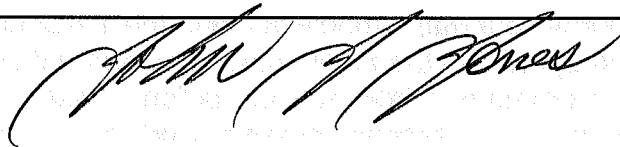
Office of the City Administrator

Springdale, Ohio

March 11, 2022

To: Mr. Thomas Vanover
President
Springdale City Council

From: John J. Jones
City Administrator



Re: Report on Pending and Future Legislation

Item I

An Ordinance Authorizing the Execution of the First Amendment to the Development Agreement with Respect to the Tri-County Mall Redevelopment Project, 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.

Ordinance 48-2021, passed by Council in December 2021, authorized execution of the Development Agreement and ancillary related documents. It was determined the legal description and deeds incorporated in the Development Agreement were not complete, and since that time a more accurate description of the property has been obtained.

The type of TIF being implemented requires the property to be briefly conveyed to the City of Springdale and then back to the Developer, prior to the City implementing the legislation to create the TIF district. This ordinance authorizes execution of the First Amendment to the Development Agreement, which incorporates the accurate legal descriptions and updated deeds, so the property transfers can proceed.

An ordinance, with an emergency clause, authorizing the execution of a development agreement, and ancillary related documents, with MSC PH JV, LLC will be before Council at the **03/16/22** meeting.

Item II

An Ordinance Approving a Major Modification to the Tri-County Commons Planned Unit Development and Approving the Preliminary Development Plan for the Property Located at 600 Kemper Commons Circle

At their February 8, 2022, meeting, Planning Commission held a public hearing and moved to recommend the approval of a major modification to the Planned Unit Development for the property located at 600 Kemper Commons Circle. Planning Commission is now referring this major modification to City Council for consideration. The application is requesting to modify the existing PUD at the approximately 13.13 acre property to allow for proposed uses by U-Haul, which would include truck and trailer rental, box storage, self-storage facility, company offices, and vehicle repair facility.

An ordinance approving a major modification to the Tri-County Commons Planned Unit Development and approving the preliminary development plan for the property located at 600 Kemper Commons Circle will be before Council for a first reading at the **03/16/2022** meeting. A second reading and public hearing will follow at the **04/06/2022** meeting.

Item III

An Ordinance Authorizing the Mayor and Clerk of Council/Finance Director to Enter Into an Agreement with the Ohio Attorney General's Office for the Collection of Unpaid Funds Owed to the City of Springdale

The Ohio Attorney General's Office offers a no-cost program to political subdivisions in Ohio for delinquent debt collection. Types of debt able to be certified include amounts over \$100 which are owed for taxes, fees, and court costs.

The Tax Department has previously utilized a third party for delinquent collections, however the results have not been as fruitful as hoped in recent years. As a result, the City would like to explore this opportunity with the Ohio Attorney General's Office. Any delinquent debt submitted to the previous company will remain with them for collection. Any new delinquent debt will be certified under the new agreement with the Ohio Attorney General's Office. This is not a replacement for sending delinquent tax cases to Mayor's Court, rather it is an additional method of attempting to collect unpaid amounts due.

An ordinance authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with the Ohio Attorney General's Office for the collection of unpaid funds owed to the City of Springdale will be before Council for a first reading at the **03/16/2022** meeting. A second reading is scheduled for the **04/06/2022** meeting.

Item IV

Other Items of Interest:

1. Proclamation for National Public Health Week – **04/06/2022.**

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