

# INTERNAL MEMORANDUM

Office of the City Administrator

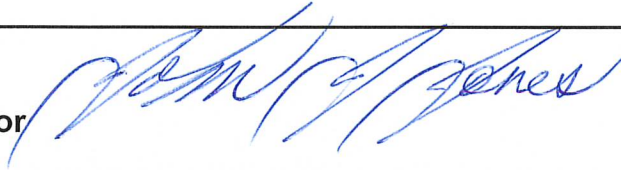
Springdale, Ohio

April 15, 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 Mayor and Clerk of Council/Finance Director to Enter into an Agreement with TEC Engineering, Inc. for the Provision of Professional Services for the Operations and Maintenance of the City of Springdale's Traffic Control System and Declaring an Emergency**

The City's current agreement for operating and maintaining the City's traffic control system is with TEC Engineering. The existing three-year agreement is set to expire on April 30, 2022. Currently, the City pays \$4,700 per month to TEC for their services. Server maintenance and software upgrades are covered under the monthly fee.

TEC has submitted a proposal for a new three-year agreement covering May 1, 2022 through April 30, 2025. The monthly rates proposed for the duration of the agreement would remain at \$4,700 per month.

An ordinance, with an emergency clause, authorizing the Mayor and Clerk of Council/Finance Director to enter into an agreement with TEC Engineering, Inc. for the provision of professional services for the operations and maintenance of the City of Springdale's traffic control system will be before Council at the **04/20/2022** meeting.

**Item II**

**An Ordinance Declaring Improvements to Real Property to Be a Public Purpose, Declaring Such Property to Be Exempt from Real Property Taxation, 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 establishes the TIF District for the project and declares 100% of new property taxes resulting from increases in assessed property value will be exempt from property taxes for 30 years.

The ordinance also establishes a TIF fund into which service payments will be made in lieu of property taxes and authorizes the execution of a school compensation agreement with Princeton City Schools and Great Oaks.

The projected increase in assessed property value will be approximately \$1 billion, which will generate approximately \$475 million in net service payments during the 30-year term of the TIF, \$168 million in compensation payments to Princeton City Schools, \$7.7 million in compensation payments to Great Oaks JVS, and \$62 million for use by the City of Springdale. The net TIF revenue (service payments) will be pledged to make payments for special revenue bonds that will be issued by the Port Authority of Cincinnati and Hamilton County and will be utilized for various projects costs such as demolition, construction, utility expansion or relocation, etc. There will be multiple series of bonds issued over time for the various phases of the project.

An ordinance, with an emergency clause, declaring improvements to real property to be a public purpose and declaring such property to be exempt from real property taxation will be before Council at the **04/20/2022** meeting.

**Item III**

**Other Items of Interest:**

1. Proclamation for Arbor Day (April 29, 2022) – **04/20/2022** Meeting.
2. Proclamation for Teacher Appreciation Week (May 2-6, 2022) – **04/20/2022** Meeting.
3. Proclamation for Police Week (May 15-21, 2022) – **05/04/2022** Meeting.

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

Law Director  
City Engineer  
Department Directors  
Recording Secretary