

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

April 1, 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 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 was before Council for a first reading at the **03/16/2022** meeting. A second reading and public hearing is scheduled for the **04/06/2022** meeting.

Item II

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 was before Council for a first reading at the **03/16/2022** meeting. A second reading is scheduled for the **04/06/2022** meeting.

Item III

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.

This ordinance was originally on Council's agenda for the **03/16/2022** meeting. The amended development agreement to be used as the exhibit for the legislation was unable to be finalized in time for Council's consideration; therefore, the item was removed from the agenda at the meeting.

An ordinance, with an emergency clause, authorizing the execution of a development agreement, and ancillary related documents, with MSC PH JV, LLC is now anticipated to be before Council at the **04/06/2022** meeting.

Item IV

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 V

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 VI

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