INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

August 10, 2018

To: Mr. Thomas Vanover
   President
   Springdale City Council

From: Derrick Parham
   City Administrator

Re: Report on Pending and Future Legislation

Item I
An Ordinance Assessing Property Owners for Improvements Made Related to Their Drive Aprons for the 2017 Street Program and Declaring an Emergency

As the City has been getting back into the neighborhoods making improvements by upgrading our streets, curbs, catch basins, and other infrastructure features, the City has adopted a policy of requiring residents to replace their defective drive aprons. Not all drive aprons are automatically included in this requirement. Only those drive aprons meeting one of the following criteria are required to make the improvements: 1) if more than 1 inch of vertical separation exists between the apron and any adjoining concrete (apron, curb, or sidewalk); 2) if there is deterioration of more than 50% of the apron’s surface; or 3) if there is a crack or cracks greater than ½ inch in width in the surface of the apron.

As a part of the 2017 Street Program, thirty-three of the one hundred and sixty-two property owners were required to make improvements under the policy. As of the printing of this memorandum, all but fourteen property owners have fulfilled their financial obligation. Of that total, three have made some sort of payment toward their total cost owed for their drive apron improvement. If this ordinance is passed by Council, the City will send a letter to each of the remaining property owners notifying them of the legislation and their ability to avoid the assessment.

An ordinance, with an emergency clause, assessing property owners for improvements made to their drive aprons for the 2017 Street Program is scheduled before City Council at the 08/15/2018 meeting.
Item II
An Ordinance Reducing and Recertifying Special Assessments Levied for the Purpose of Constructing Certain Improvements at Pictoria Island and Declaring an Emergency

Under the terms of the Tax Incentive Cooperative Agreement entered into between the City of Springdale, the Greater Cincinnati Redevelopment Authority (formerly the Port Authority), and MEPT (the original owner) in August 2006, a special assessment district was established to levy an assessment fee on the ten-story office building at the Pictoria Island development. Under the terms of the TIF agreement, the special assessment amount may be reduced annually based on the amount of funds collected through TIF service payments in the previous year. The purpose is to set the special assessment payments at an amount that will meet the debt service payments in the upcoming year. The Pictoria building was sold by MEPT to Fairbridge Partners out of Skillman, New Jersey in May of 2016.

An ordinance, with an emergency clause, to reduce the amount of the special assessment levied on the office building at Pictoria Island for the next twelve months is scheduled to be before Council at the 08/15/2018 meeting.

Item III
A Resolution Authorizing the Filing of Continuing Disclosures Related to the March 2017 Street Improvement Bonds

As part of the issuance of the $8,200,000 of Street Improvement Bonds in March of 2017, the City has a continuing disclosure requirement under the Securities and Exchange Commission Rule 15c2-12. This rule requires that certain disclosures be made annually to the Municipal Securities Rulemaking Board under the Electronic Municipal Market Access system or EMMA. The filing required to EMMA is an update to certain information and tables that were originally included as part of the Official Statement document from the Bond issue. The information included in this filing is updated through 12/31/2017. The filing must be made to EMMA by September 1, 2018.

The City passed, as policy, the documents outlining the post issuance continuing disclosure requirement on 02/15/2017. As part of the requirements, City Council is to review the document to be filed with EMMA before the filing due date of 09/01/2018.

A Resolution authorizing the filing of continuing disclosures related to the March 2017 Street Improvement Bonds is scheduled to be before Council for consideration at the 08/15/2018 meeting.

Item IV
An Ordinance Authorizing the Execution of a Cooperative Agreement with Strategic Capital Partners and the Greater Cincinnati Redevelopment Authority and Declaring an Emergency

At its 06/20/2018 meeting, Council adopted Ordinance 35-2018, essentially establishing a Tax Increment Equivalent Fund (TIF) for the former GEEAA Park (Springdale Commerce Park) project with Strategic Capital Partners (Strategic). The project will consist primarily of an office and industrial park. As a part of the TIF, the parties, including the Greater Cincinnati Redevelopment Authority (Authority), will need to enter into a Cooperative Agreement outlining the terms, conditions, and financial responsibilities between the three parties.
Strategic has indicated their intention is to close on the purchase of the property next Friday, August 17, 2018. In the meantime, the Authority’s Board of Directors is scheduled to meet next Wednesday to hopefully address the Cooperative Agreement. All parties, including the City Administration, are currently working through the details of the agreement in an effort to help Strategic have a successful closing of the property.

If the City Administration is able to become satisfied with the language found within the document, it is the Administration’s recommendation that Council consider an ordinance, with an emergency clause, authorizing the execution of the Cooperative Agreement with Strategic Capital Partners and the Greater Cincinnati Redevelopment Authority at its 08/15/2018 meeting.

**Item V**
**Other Item of Interest**


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