

CITY OF BLUE ASH
Interoffice Memo - City Manager's Office

TO: City Council
FROM: City Manager and Department Directors
SUBJECT: Agenda Items for the May 26 Council Meeting
DATE: May 24, 2011
COPIES: Department Directors, Press, Clerk of Council, Solicitor

This memo offers a brief description of the topics included on the May 26 Council agenda.

9.a.1. Ordinance No. 2011-31 - Repealing Ordinance No. 2007-18, declaring a parcel of real property to be exempt, and authorizing execution of agreements and other actions associated with a tax increment financing (TIF) project on property located on the south side of Osborne Boulevard between Reed Hartman Highway and Kenwood Road

The City has been working with Duke Realty Ohio, Sycamore Schools, and legal counsel on economic development efforts involving the tax increment financing (TIF) tool on Duke's 29 acres south of Osborne Boulevard between Reed Hartman Highway and Kenwood Road. These efforts began several years ago, with a TIF agreement addressed within previous legislation passed in early 2007 (Ordinance No. 2007-18).

As Council is aware, the most recent development approach planned at this location now involves a tech company, itelligence, who has plans to develop its U.S. headquarters upon eight acres of that property (a development called Legacy Pointe) – property which they intend to purchase from Duke Realty. This company is a leading international full-service provider for solutions in the software management and technology market. This site would be their U.S. headquarters and data center site, and is expected to employ 125 to 150 highly-paid, computer-related professionals. Ordinance No. 2011-10 passed by Council in February authorized the City Manager to enter into an economic development agreement with itelligence.

In order to facilitate this project, the City needs to construct a new road as well as relocate and bury existing utility lines along Reed Hartman Highway. Both of these public improvements will encourage the entirety of the 29-acre south Osborne site to be developed, not just the intelligence facilities. It is anticipated that four to six additional office buildings and related facilities (hotel/supportive retail) could also be developed over the next few years by Duke Realty as a result of this investment in public improvements. (itelligence is not requesting any public assistance or subsidy for their headquarters – just the completion of these public improvements.) Blue Ash is also pursuing a \$250,000 roadway grant to assist in road construction.

This project involves various steps for completion, with the first step completed via passage of Ordinance No. 2011-10 related to the development agreement with itelligence. This ordinance represents the next step in the complicated TIF process, including repealing of the prior 2007 ordinance related to initial efforts which occurred four to five years ago as well as declaring the appropriate portions of this 29-acre site as exempt from property taxes. Duke's legal counsel has worked with the Solicitor's Office, Administration, and schools towards authoring of this legislation.

Please direct questions regarding this ordinance to the City Manager or the Treasurer.

9.a.2. Ordinance No. 2011-36 - Authorizing professional services contract for review and update of police policies

Ordinance No. 2011-36 addresses a recommendation relating to the review of the City's Police Department Policies.

It is customary to periodically review various City policies and procedures to ensure they are up to date. To that end, the City is proposing to contract with Management Partners, a consulting firm specializing in helping local government organizations to improve efficiencies while

continuing to meet service demands. Management Partners will review the current organization in the Police Department, assess policies and procedures, and evaluate management and hiring practices.

Please direct questions regarding this ordinance to the City Manager.

9.a.3. Ordinance No. 2011-37 - Authorizing transfer of equipment

Several years ago, the City acquired via donation from Mr. Robert Draut an historic steam tractor and thresher. These items were donated with the thought that they would be restored and placed on display at the Hunt House. The equipment has been protected and insured against loss by the City since that time. The tractor and thresher have been in storage at the Parks Maintenance facilities for these years, and the recommendation is that the City transfer ownership of the tractor and thresher to the Franklin County Antique Machinery Club, Inc. in Brookville, Indiana.

Section 113.01 of the Code of Ordinances clearly delineates the method under which equipment may be sold by the City; however, it does not address transfer of ownership (involving no cost). Given that this section clearly outlines the need for Council approval for items valued over \$10,000, it is the Administration's recommendation that Council approval for transfer of this equipment also be secured.

Ordinance No. 2011-37 grants the City Manager the authority to secure an Agreement or letter of understanding outlining this transfer to the Club, including the requirement that this equipment's ownership be transferred back to Blue Ash should the Club disband, become insolvent, or otherwise cease to exist. Another requirement to be made clear in this Agreement will be that the equipment shall not be sold, transferred, or disposed of without written consent of the City of Blue Ash.

Please direct questions regarding this ordinance to the Treasurer.

9.a.4. Motion setting Thursday, June 2, 2011, Noon, as Special Council Meeting (Executive Session only – Personnel Matters - to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official)

This motion would establish a special Council Meeting for Thursday, June 2, at Noon. We will plan to hold this meeting in the Blue Ash Conference Room. This meeting will entail only an Executive Session related to personnel, as described above.

Please direct questions regarding this motion to the City Manager.

9.b.1. Ordinance No. 2011-38 - Authorizing payment for temporary trailer expenses associated with construction at the golf course

Ordinance No. 2011-38 authorizes payment for temporary trailer expenses associated with the construction now underway on the Cooper Creek Event Center at the Blue Ash Golf Course. Because of the heavy spring rains and delay of completion of the project to the fall, it now appears that this expense in 2011 will exceed the ordinance threshold. The ordinance authorizes an amount not to exceed \$30,000 to Modular Building Consultants for the temporary facilities in 2011 (a modular unit, or double-wide), including removal of the unit later this year upon project completion.

Please direct questions in advance of the meeting to the Parks & Recreation Director as he will not be in attendance at the meeting.