

August 1, 2022

**To:** Members of the Budget and Finance Committee

**From:** John P. Curp, Interim City Manager 202201591

**Subject:** **EMERGENCY ORDINANCE – AMENDING ORDINANCES TO REDUCE THE SPECIAL ASSESSMENTS TO BE LEVIED AT OAKLEY STATION.**

---

Attached is an Emergency Ordinance captioned:

**AMENDING** Ordinance No. 228-2012 passed by City Council on June 20, 2012, as previously amended by Ordinance No. 246-2013, Ordinance No. 179-2014, Ordinance No. 272-2015, Ordinance No. 268-2016, Ordinance No. 213-2017, Ordinance No. 244-2018, Ordinance No. 321-2019, Ordinance No. 270-2020 and Ordinance No. 311-2021, for the purpose of reducing those special assessments levied and to be collected in 2023 (with tax year 2022 property taxes) based upon a report of the administrator for bonds issued by the Port of Greater Cincinnati Development Authority related to the Oakley Station development project.

### **BACKGROUND/CURRENT CONDITIONS**

The Public Infrastructure Improvements for the Oakley Station project were funded by special obligation bonds issued against future revenue streams from a Project Tax Increment Financing (TIF) District put in place on the project site and back stopped by a Special Assessment levied on the properties within the project site. Each year, the Port Authority, as the TIF and Special Assessment Administrator, issues an annual report determining the appropriate level of Special Assessments to be certified to the properties in the coming tax year.

### **DEVELOPER INFORMATION**

The Port of Greater Cincinnati Development Authority disbursed the bonds and serves as the TIF and Special Assessment Administrator. The Developer for Oakley Station is USS Realty, LLC.

### **SPECIAL ASSESSMENT UPDATE**

The 2022 Administrator's Report determined that actual TIF revenues and projected TIF revenues for the 2022 (collect 2023) tax year are adequate to cover all bond obligations and have additional reserves on hand, so the Special Assessment for this year may be lowered to \$0.00.

### **PROJECT TEAM & TIMELINE**

The project's legislative team (listed below) is available to answer questions regarding this project.

- Assistant City Manager: Billy Weber (Ext. 3318)
- DCED Director: Markiea Carter (Ext. 1953)
- Project Attorney: Samantha Brandenburg (Ext. 4704)

The anticipated council timeline is as follows:

- August 2, 2021: Budget and Finance
- August 4, 2021: City Council for Final Approval

### **RECOMMENDATION**

The Administration recommends passage of this Emergency Ordinance to reduce the Special Assessment amounts, as recommended based on the annual Administrator's Report.

Copy: Markiea L. Carter, Director, Department of Community & Economic Development