

City of Dayton  
Memorandum

TO: Mayor and Council

FROM: City Administrator, Michael Giffen

RE: City Administrators Monthly Report

DATE: March 27, 2017

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### **Overview**

The month of March was filled with a lot of budget work and contained a lot of meetings with various organizations and citizens of the community. Notably:

- The Mayor and I met with the developer of Manhattan Harbour's attorney to discuss lease payments, the closing of the next development sites, the TIF, and other topics related to the ongoing projects on site.
- Bellevue City Administrator Keith Spoeker and I sat down with interim Fire Chief Jim Richmond to discuss the upcoming fire budget.
- Interviews were conducted for the vacant part-time clerk's position. We have hired Joan Hundemer and she will begin 4/2.
- A Flood Prevention Report was turned into FEMA seeking eligible reimbursements for costs associated with flooding during late February.

### **Finance**

The Finance Committee is set to meet with The Mayor, Donna, and I on 3/28 to review first drafts of the FY2019 Budget. Van Gorder, Walker, & Company will give a brief overview of our audit at the April Council meeting.

### **Fire Department**

Eight (8) applications were received by the City of Bellevue for the open Fire Chief position. The resumes have been turned over to Mayor Boruske and Mayor Riehl for review. There is no immediate timeline on when the position will be filled.

### **April Council Meeting**

#### **Municipal Aid Projects:**

- Parking Lot for Jamestown Pike Park - Spring

- Vine Street Park Sidewalk - Spring
- 200 Block of 4<sup>th</sup> Avenue - Fall
- 400 & 500 Block of 10<sup>th</sup> Avenue - Fall
- 900, 1000, & 1100 Block of Dayton Avenue - Fall
- 700, 800, 900, 1000, and 1100 Block of 5<sup>th</sup> Avenue - Fall
- 2<sup>nd</sup> Avenue from Main St. to Benham St. - Fall
- 400 Block of Clark St. - Fall
- 500 Block of Berry St. - Fall

**Bids for Sixth Avenue Street Lighting Project:**

- Electrical/Concrete Phase
  - Charlie Knapp - \$17,366.00
  - Wiseman Construction - \$28,682.00
- Ornamental Street Light Purchase and Installation
  - Duke Energy - \$28,043.58

**Bids for Surplus Property: 207 5<sup>th</sup>**

- Neltner - \$4,000.00

**Other Council Meeting Items**

**Arlington Properties Agreement in Lieu of Taxes:**

This is related to the Industrial Revenue Bond Agreement I sent out earlier in the month to Council for review. This deals with the 14 acre multi-family development at Manhattan Harbour that was approved by the Planning and Zoning Board in January 2018.

As it reads, the developer will pay the school 65% of the taxes the school would have received as a result of the project, known as a PILOT (Payment in Lieu of Taxes) every year for the term of the bond and will also receive a lump sum payment of \$250,000. The incentive for the school is that it receives \$250,000 it can use at its discretion and the project will not be included in the schools formula for receiving funds from the state.

**The city's only involvement in the agreement is that we are acting as the sponsoring agency on the bonds. We are not responsible for the payment of any bonds, nor do we have anything at risk.**

**Redknot Homes TIF Agreement:**

Redknot Homes has been asking for the city to create a TIF agreement for their 19 single-family home project off of O'Fallon, 10<sup>th</sup> and Walnut. After their initial offer was denied, they have

since been meeting with the Mayor, myself, and the Economic Development Committee of Council off and on for the last 3 months.

The group made a final offer, which was agreed upon by Redknot. **The next step is for this proposal to come before council for a discussion and a vote.** Mark Pottenbaum of Redknot will be at the April meeting should you have any questions of him.

### **Economic Development/Grants/Etc.**

#### **Manhattan Harbour:**

Work is progressing on the Gateway Apartment Site. Arlington Properties hopes to close on the 14 acre development site for their project in April. Paving of phase II of the Boulevard should be completed any week now, weather permitting.

The Planning and Zoning Board (Video of Meeting Online) approved the vacancy of Dodd Drive and portion of Front Street at their 3/21 rescheduled meeting.

#### **Riverfront Commons (Design Phase):**

KZF is desperately trying to complete the design for Phase I of the Riverfront Commons Trail, but they are being held up by final State approval. We have a conference call scheduled for 3/29 to work out some details. The USACE also needs to give a final permit before the design can be completed.

#### **Sidewalk Improvement Project (Design Phase):**

Recommendations were taken from the Main Street Board on some of the preliminary design work along the avenue with the bump-outs. That information was submitted to GRW, Inc.

#### **Homeland Security Camera Project:**

Project should be completed and fully reimbursed in April/May 2018.

### **Upcoming Meetings**

Finance Sub-Committee Meeting – March 29<sup>th</sup>

City Council Meeting – April 3<sup>rd</sup>

Economic Development Sub-Committee Meeting – April 10<sup>th</sup> (Tentative)

Comprehensive Plan Meeting – April 11<sup>th</sup>

Michael Giffen