

# AGENDA

## Community Improvement Corporation of Milford (C.I.C.) Board Meeting



**July 13, 2022 at 1:30 pm**  
**City Council Chambers, 745 Center Street**

Call to Order

Pledge of Allegiance

Board of Trustees Roll Call

Proceedings

- Approval of May 10, 2022 Minutes

New Business

- Discussion: 2021 Annual Report / Charitable Registration

Other Business

- Discussion: Appointment of Mike Green as New Board Member
- Discussion: Sale / Use / Development of Property – 25 Main
- Discussion: Property Acquisition
- All additional matters that may properly come before the C.I.C. Board

Adjourn

# Community Improvement Corporation of Milford

745 Center Street | Milford, OH 45150



## *Minutes of the Community Improvement Corporation of Milford Annual Meeting Tuesday, May 10, 2022 – 3:30 p.m. to 5:05 p.m.*

The Community Improvement Corporation of Milford (C.I.C.) Board met in City Council Chambers at the Milford Municipal Building, 745 Center Street, on Friday, May 10, 2022 at 3:30 p.m. Ralph Vilardo called the meeting to order. The following Trustees were in attendance: Ralph Vilardo, Laurie Howland, Lou Bishop, Gary Green, Lisa Evans, Mike Minniear, and Pat Wirthlin. Ms. Wirthlin made a motion to excuse Trustee Michael Doss from the meeting. Ms. Evans seconded. The members unanimously agreed.

### ***Minutes***

Ms. Howland moved to approve the Minutes from the April 8, 2022 C.I.C. Meeting of the Board of Trustees. Mr. Bishop seconded. All other members unanimously agreed.

### ***Discussion: Resignation of Pam Holbrook – Appointment of New Board Member(s)***

Mr. Vilardo moved to appoint Christine Celsor, the City's Planning and Community Development Coordinator, to the Board. Mr. Minniear seconded. All unanimously agreed. The Trustees discussed filling the next Board seat with an individual who has a background in economic development. The Board agreed to ask Mike Green if he would be interested in joining the C.I.C. Board due to Mr. Green's knowledge and skillset in this area.

### ***Discussion: Sale / Use / Development of Property – 25 Main***

The Trustees reviewed two properties as potential investors in 25 Main -- Kirk Jewelers and Vision Realty. (Council forwarded these Requests for Proposal to the C.I.C. for further vetting yet left the process open-ended – the C.I.C. is free to entertain or solicit additional options.) Mr. Vilardo emphasized that any new owner will have the envious advantage of being located within the City's Community Reinvestment Area (C.R.A.) – a vastly understated benefit. Mr. Vilardo and Ms. Howland pointed out that once the Distillery opens for business, the property value could markedly increase and drive people to want to live in the area ... it might be best to wait that out. Mr. Minniear allowed as to

## Community Improvement Corporation of Milford



how the City purchased the property for \$540,000 which was below its appraised value of \$675,000 ... the City would need to justify selling the property for less than what it paid (unless its new use is otherwise beneficial to the City). Ms. Evans offered that most on Council are interested in mixed-use with right of final approval of the developer or development. Mr. Bishop emphasized, and all agreed that maintaining and exploring some manner of parking is important. The Board agreed to spend time exploring other developers and developments.

### ***Adjournment***

The meeting adjourned at 5:05 p.m. with a motion from Mr. Minniear, a second from Ms. Howland, and unanimous agreement from the Board.

Respectfully submitted,

Pat Wirthlin  
Secretary

## Pat Wirthlin

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**From:** CharitableRegistration@OhioAGO.gov  
**Sent:** Monday, May 16, 2022 10:40 AM  
**To:** Pat Wirthlin  
**Subject:** [External] Submitted: Charitable registration annual report

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Organization: Community Improvement Corporation of Milford Ohio  
EIN: 83-1448002  
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City of Milford has submitted an annual report for fiscal year end 2021 for Community Improvement Corporation of Milford Ohio on 5/16/2022 at 10:39 AM. Please review the information listed below and print for your records. If there are any errors, please contact us.

**Not all organizations are required to file a full annual report. If your organization was not required to file a full annual report you will see several blank fields in the filing summary below.**

### Step 1 Details -

Report Year:	2021
Did you hire a professional solicitor?	No
Did your organization solicit charitable contributions from the general public on its own behalf?	No
Gross revenue (does NOT include governmental grants and funding from other 501(c)(3) organizations)	\$261.66
Total assets:	\$49,973.44

### Step 2 Details -

Name of Organization: Community Improvement Corporation of Milford Ohio  
EIN: 83-1448002  
Phone: (513)248-5083  
Fax: (513)248-5099  
Web Address:  
Secretary of State charter number: 502661  
Bingo License Number:

### Business location

Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150

Mailing address

Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150

### **Step 3 Details -**

Individual contributions: \$17,073.28  
 All other revenue: \$261.66  
 Total revenue: \$17,334.94  
 Program service expenses: \$0.00  
 All other expenses: \$1,410.00  
 Total expenses: \$1,410.00  
 Total assets: \$49,973.44  
 Total liabilities: \$0.00

### **Step 4 Details -**

#### Directors and trustees information

First Name:	Laurie
Last Name:	Howland
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	President
Average Weekly Hours:	
Compensation:	\$0.00

  

First Name:	Ralph
Last Name:	Vilardo
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Vice President
Average Weekly Hours:	
Compensation:	\$0.00

First Name:	Pat
Last Name:	Wirthlin
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Secretary / Treasurer
Average Weekly Hours:	
Compensation:	\$0.00

First Name:	Lou
Last Name:	Bishop
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Board Member
Average Weekly Hours:	
Compensation:	\$0.00

First Name:	Gary
Last Name:	Green
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Board Member
Average Weekly Hours:	
Compensation:	\$0.00

First Name:	Amy
Last Name:	Vilardo
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Board Member
Average Weekly Hours:	
Compensation:	\$0.00

First Name:	Mike
Last Name:	Minniear
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Board Member
Average Weekly Hours:	
Compensation:	\$0.00

First Name:	Michael
Last Name:	Doss
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Board Member
Average Weekly Hours:	
Compensation:	\$0.00

First Name:	Pam
Last Name:	Holbrook
Country:	United States
Address Line 1:	745 Center Street
City:	MILFORD
State:	Ohio
Zip:	45150
Title/Position:	Board Member
Average Weekly Hours:	
Compensation:	\$0.00

Board meetings in last fiscal year: 1  
 Conflict of interest policy? No  
 Was organization Audited this year? No

#### **Step 5 Details -**

DBA names

Coventurers and specific terms

**Step 6 Details -**

**- Section 1**

Is primary office in Ohio? Yes

Primary business address:

Form of the charitable organization:

**- Section 2**

Chapters

**- Section 3**

Financial records custodian

**- Section 4**

Schedule of activity description:

Charitable Purpose:

When will solicitation be conducted:

Ohio counties where solicitation will be conducted:

**- Section 5**

Custodian of contributions

Custodian of distributions

Agencies

**- Section 6**

Organization enjoined?

Organization registration or authority denied / suspended / revoked / enjoined?

Organization had voluntary agreement with government authority?

Organization received cease and desist order?

Explanation

**- Section 7**

Amount by Ohio residents in the preceding fiscal year including Bingo proceeds:

Amount of distribution to ohio residents for national / out of ohio organizations:

Amount of gross bingo proceeds generated in State of Ohio:

Charitable purpose for previous year contributions used:

Office of Ohio Attorney General Dave Yost

[CharitableRegistration@OhioAGO.gov](mailto:CharitableRegistration@OhioAGO.gov) | 800-282-0515

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