

AGENDA

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



April 26, 2023 at 3:30 pm
City Council Chambers, 745 Center Street

Call to Order

Pledge of Allegiance

Board of Trustees Roll Call

Proceedings

- Approval of December 1, 2022 Minutes
- Election of Officers

Business

- Discussion: 2022 Annual Financial Statement (GAAP Basis)
- Discussion: Open Board Seat
- Adoption: 2023 March Finance Report (Cash Basis)
- 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 Thursday, December 1, 2022 – 4:30 p.m. to 5:25 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 Thursday, December 1, 2022 at 4:30 p.m. President Ralph Vilardo called the meeting to order. The following Trustees were in attendance: Ralph Vilardo, Gary Green, Laurie Howland, Lou Bishop, Mike Green, Michael Doss, Christine Celsor, and Pat Wirthlin. Mr. Vilardo made a motion to excuse Trustees Lisa Evans and Mike Minniear from the meeting. Ms. Howland seconded. The members unanimously agreed.

Minutes

Ms. Howland moved to approve the Minutes as corrected from the July 13, 2022 C.I.C. Meeting of the Board of Trustees. Mr. Bishop seconded. All other members unanimously agreed.

Discussion: City Update Regarding 25 Main Property

Mr. Doss indicated that the City satisfied in full the \$540K outstanding obligation due and owing on the 25 Main property. The City will retain the property as a parking lot to gage parking needs now that Nation Kitchen and Cincinnati Distilling are open for business. Ms. Howland inquired as to the number of parking spots on the property with and without the building. Mr. Doss indicated that there are 30 to 32 spots with the building in place, and another eight to ten spots if the City were to demolish the building.

At Mr. Vilardo's invitation, Mr. Bishop reviewed his discussions with a local developer regarding City parking solutions involving lot development with City lease-back options.

Guest Speaker: Cory Wright

Mr. Vilardo welcomed, thanked, and introduced Cory Wright as one of the most knowledgeable and experienced C.I.C. sources in the county. Mr. Wright shared his experiences based on his current position with Loveland as Assistant City Manager and past position with Union Township as Assistant Township Administrator. He mentioned the C.I.C. advantage of "buying, holding and assembling" property to await an opportunity for the right development or for future contiguous property purchases. The Township C.I.C. would scout properties to present to the elected officials with the understanding that the Township would provide financing. If the Trustees approved of the property and the necessary financing, then the

Community Improvement Corporation of Milford



C.I.C. would proceed. In turn, the C.I.C. would return all future earnings back to the Township's General Fund, usually at a gain. Sometimes the venture was as simple as finding a strategic property and "putting a flag in the ground" to hold the property for future possibilities. Once the elected officials developed trust in the economic development advantages, competence, and guidance of the C.I.C., then the C.I.C. gained more independence. Jungle Jim's was one of the first projects. Mr. Vilardo reinforced that likewise, Council would have final approval of Milford's C.I.C. projects.

Discussion: C.I.C. Agenda and Planning for 2023

Mr. (Mike) Green offered that the C.I.C. Board, as a first priority, might want to meet with Council to determine Council's vision for the C.I.C. For example, a topic might cover Council's vision for the amount and location(s) for potential new parking spots. Mr. Vilardo agreed and suggested that the C.I.C. ask Council to meet as early as late February, perhaps in a work session before a Council meeting. All agreed that the C.I.C. would want to meet before that work session to talk about an approach. Mr. (Mike) Green suggested that C.I.C. Board members make themselves familiar with the City's Master Plan.

Discussion: Possible Open Board Seat

Mr. Vilardo noted that he is not sure if Mike Minniear will choose to continue on the C.I.C. Board. If not, a Board seat will be open. Ms. Wirthlin reminded all that in accordance with Ohio Revised Code, at least 40% the C.I.C. Board Members must be elected or appointed City officials.

Adoption: 2022 October Finance Report

Ms. Wirthlin presented the October 2022 Finance Report. The C.I.C. fund balance is ~\$64K. JEDD V (West Clermont) distributions are the main source of revenue. Ms. Howland made a motion to accept the finance report as presented; Mr. Bishop seconded; the members unanimously agreed.

Adjournment

The meeting adjourned at 5:25 p.m. with a motion from Ms. Howland, a second from Mr. Bishop, and unanimous agreement from the Board.

Respectfully submitted,

Pat Wirthlin
Secretary

BOARD OF DIRECTORS

2022

Community Improvement Corporation of Milford (C.I.C.)



Board

President:	Ralph Vilardo
Vice President:	Gary Green
Secretary:	Pat Wirthlin
Treasurer:	Pat Wirthlin

Trustees

Ralph Vilardo

Gary Green

Laurie Howland

Lou Bishop

Mike Green

Lisa Evans

Michael Doss

Pat Wirthlin

Christine Celsor

**COMMUNITY IMPROVEMENT CORPORATION OF MILFORD
CLERMONT COUNTY, OHIO**

BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2022

**COMMUNITY IMPROVEMENT CORPORATION OF MILFORD
CLERMONT COUNTY, OHIO**

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Fraunfelter Accounting Services

Sean Fraunfelter, CPA

P.O. Box 687

Owensville, Ohio 45160

513-265-3045

email:fraunfelter@yahoo.com

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

April 6, 2023

Community Improvement Corporation of Milford
745 Center Street
Milford, Ohio 45150

I have compiled the accompanying basic financial statements of the Community Improvement Corporation of Milford, Clermont County, Ohio as of and for the fiscal year ended December 31, 2022, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and the supplementary information, management's discussion and analysis, which is presented only for supplementary analysis purposes and, accordingly, do not express an opinion or any other form of assurance on them.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with applicable financial reporting framework and for designing, implementing, and maintaining internal control relevant to preparation and fair presentation of the financial statements.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Sean Fraunfelter, CPA
Fraunfelter Accounting Services

*Community Improvement Corporation of Milford
Clermont County, Ohio
Management's Discussion and Analysis
December 31, 2022
(Unaudited)*

The discussion and analysis of the Community Improvement Corporation of Milford (the "CIC") financial performance provides an overall review of the financial activities for the year ended December 31, 2022. The intent of this discussion and analysis is to look at the CIC's financial performance as a whole; readers should also review the basic financial statements and the notes to the basic financial statements to enhance their understanding of the CIC's financial performance.

The Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*, issued in June 1999. Certain comparative information between the current year and the prior year is required to be presented in the MD&A.

Financial Highlights

Key financial highlights for 2022 are as follows:

- The CIC ended 2022 with \$67,259 in cash and cash equivalents.
- The CIC received \$18,113 in local governmental contributions.

Using this Financial Report

This financial report contains the basic financial statements of the CIC, as well as the Management's Discussion and Analysis and notes to the basic financial statements. The basic financial statements include a statement of net position, statement of revenues, expenses and changes in net position, and a statement of cash flows. As the CIC reports its operations using enterprise fund accounting, all financial transactions and accounts are reported as one activity, therefore the entity wide and the fund presentation information are the same.

Statement of Net Position

The statement of position answers the question, "How did we do financially during the year?" This statement includes all assets and liabilities, both financial and capital, and short-term and long-term debt, using the accrual basis of accounting and the economic resources focus, which is similar to the accounting used by most private-sector companies. This basis of accounting takes into account all revenues and expenses during the year, regardless of when the cash is received or paid.

*Community Improvement Corporation of Milford
Clermont County, Ohio
Management's Discussion and Analysis
December 31, 2022
(Unaudited)*

Net position is reported in three broad categories (as applicable):

Net Position, Invested in Capital Assets, Net of Related Debt: This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowing that are attributable to the acquisition, construction or improvement of those assets.

Restricted Net Position: This component of net position consists of restricted assets which constraints are placed on assets by grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of net position that does not meet the definition of "Net Position Invested in Capital Assets, Net of Related Debt" or "Restricted Net Position".

Table 1 provides information on the CIC's Net Position comparing 2021 and 2022 fiscal years.

**Table 1
Net Position**

	<u>2021</u>	<u>2022</u>
Assets:		
Current assets	<u>\$49,974</u>	<u>\$67,259</u>
Liabilities:		
Current liabilities	<u>0</u>	<u>0</u>
And		
Net Position:		
Unrestricted	<u>\$49,974</u>	<u>\$67,259</u>

The City of Milford has agreed to transfer funds from the Joint Economic Development District (the "JEDD") related to the West Clermont Educational Complex. The City transferred \$17,074 from the JEDD to the CIC during the 2021 fiscal year and \$18,113 during the 2022 fiscal year. The CIC has no receivables or payables at year end in either fiscal year. The increases in both cash and net position come from the revenues exceeding the expenses in 2022.

*Community Improvement Corporation of Milford
Clermont County, Ohio
Management's Discussion and Analysis
December 31, 2022
(Unaudited)*

Table 2 compares the changes in net position between 2021 and 2022 fiscal years.

**Table 2
Changes in Net Position**

	2021	2022
Operating Revenues:		
Local Government Receipts	\$17,074	\$18,113
Total Revenues	<u>17,074</u>	<u>18,113</u>
Operating Expenses:		
Accounting	260	0
Insurance	1,150	1,150
Other Administration	0	50
Total Expenses	<u>1,410</u>	<u>1,200</u>
Operating Income	15,664	16,913
Nonoperating Revenues:		
Interest	<u>261</u>	<u>372</u>
Change in Net Position	15,925	17,285
Net Position, Beginning of Year	<u>34,049</u>	<u>49,974</u>
Net Position, End of Year	<u>\$49,974</u>	<u>\$67,259</u>

As stated earlier, the operating revenues the CIC receives are from pledges of JEDD collections from the City of Milford. The expenses were consistent between the years as there are very few operating costs at this point. The CIC is still evaluating the impact it can have on the community and is working through how best to use the funds that the City of Milford has pledged to it.

Capital Assets

The CIC had no capital assets at December 31, 2022.

Debt

The CIC had no debt at December 31, 2022.

*Community Improvement Corporation of Milford
Clermont County, Ohio
Management's Discussion and Analysis
December 31, 2022
(Unaudited)*

Contacting the CIC

This financial report is designed to provide a general overview of the finances of the Community Improvement Corporation of Milford and to show the CIC's accountability for the monies it receives to all vested and interested parties, as well as meeting the annual reporting requirements of the State of Ohio. Any questions about the information contained within this report or requests for additional financial information should be directed to: Community Improvement Corporation of Milford, 745 Center Street, Milford, Ohio 45150 or by calling (513) 831-4192.

**Community Improvement Corporation of Milford
Clermont County, Ohio
Statement of Net Position
December 31, 2022**

ASSETS:

CURRENT ASSETS:

Cash and Cash Equivalents	<u>\$ 67,259</u>
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TOTAL ASSETS	<u><u>67,259</u></u>
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LIABILITIES:

TOTAL LIABILITIES	<u>-</u>
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NET POSITON:

Unrestricted	<u><u>\$ 67,259</u></u>
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See accountant's compilation report

See accompanying notes to the financial statements

**Community Improvement Corporation of Milford
Clermont County, Ohio
Statement of Revenues, Expenses
and Changes in Net Position
For the Year Ended December 31, 2022**

OPERATING REVENUES:

Local Government Receipts	\$ 18,113
	<u>18,113</u>
Total Operating Revenues	<u>18,113</u>

OPERATING EXPENSES:

Insurance	1,150
Other General Administration	50
	<u>1,200</u>
Total Operating Expenses	<u>1,200</u>
Operating Income	<u>16,913</u>

NONOPERATING REVENUES:

Interest Revenue	<u>372</u>
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CHANGE IN NET POSITION

	17,285
Net Position - Beginning of Year	49,974
Net Position - End of Year	<u>\$ 67,259</u>

See accountant's compilation report
See accompanying notes to the financial statements

**Community Improvement Corporation of Milford
Clermont County, Ohio
Statement of Cash Flows
For the Year Ended December 31, 2022**

Cash flows from operating activities:

Cash received from local governments for operations	\$ 18,113
Cash payments to supplier for goods and services	<u>(1,200)</u>
Net cash provided by operating activities	<u>16,913</u>

Cash flows from investing activities:

Net Interest received	<u>372</u>
Net cash used in investing activities	<u>372</u>

Net Increase in Cash and Cash Equivalents	17,285
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Cash and cash equivalents at beginning of year	49,974
Cash and cash equivalents at end of year	<u>\$ 67,259</u>

See accountant's compilation report

See accompanying notes to the financial statements

**Community Improvement Corporation of Milford
Clermont County Ohio
Notes to the Basic Financial Statements
December 31, 2022**

NOTE 1 - Nature of Organization and Reporting Entity

The Community Improvement Corporation of Milford ("CIC" or "the Organization") is a non-profit organization originally incorporated in Ohio in August 1977, and then reinstated as a corporation on October 17, 2013 by a State of Ohio Certificate of Continued Existence – Domestic/Reinstatement. The CIC Board of Trustees initially met on October 4, 2017 under a newly constituted board consisting of four board members selected by the Trustees. The Board of Trustees are a nine member board consisting of six appointments from the City of Milford staff or City Council and three community member appointments selected by the City of Milford Council.

The CIC purpose is to advance, encourage and promote the industrial, economic, commercial and civic development in the City of Milford, Ohio.

In prior years, the CIC board discussed possible ways it could invest in the Milford Community, including real estate development.

NOTE 2 - Summary of Significant Accounting Policies

The financial statements consist of a single-purpose business-type activity which is reported on the accrual basis of accounting using the economic resources measurement focus.

The significant accounting policies followed in the preparation of these financial statements conform to general accepted accounting principals for local government units as prescribed in the statements issued by the Governmental Accounting Standards Board (GASB) and other recognized authoritative sources as applied to governmental non-profit organizations. A summary of the significant accounting policies consistently applied in preparation of the accompanying financial statements is as follows:

Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles. Net position and revenues, expenses, gains and losses are classified based on the existence or absence of imposed restrictions. Accordingly, net position of the CIC is classified as unrestricted net position because it is not subject to imposed stipulations.

The CIC's operations are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation are included on the statement of net position. The statement of revenues, expenses and change in net position present increases (i.e. revenues) and decreases (i.e. expenses) in net position.

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made. The CIC uses the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and expenses are recognized at the time they are incurred.

**Community Improvement Corporation of Milford
Clermont County Ohio
Notes to the Basic Financial Statements
December 31, 2022**

NOTE 2 - Summary of Significant Accounting Policies (Continued)

The CIC distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses result from providing services and producing and delivering goods in connection with the CIC's principal ongoing operation. The CIC had \$18,113 of operating revenues for fiscal year 2022. Operating expenses for the CIC primarily consists administrative expenses, including insurance. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses. The CIC has \$372 of nonoperating revenues and no nonoperating expenses for fiscal year 2022.

Cash Equivalents

During the calendar year 2022, the CIC's cash balance is maintained in an interest bearing account is considered to be cash equivalents.

Accrued Liabilities

In general, payables and accrued liabilities are reported as obligations regardless of whether they will be liquidated with current resources.

Significant Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Income Taxes

The CIC is considered to be a not-for-profit tax exempt organization under the Internal Revenue Code Section 501(c)(3). Accordingly, there is no provision for income taxes in these financial statements. The CIC is required to file an annual form 990 *Return of Organization Exempt from Income Tax* with the Internal Revenue Service within five months of end.

NOTE 3 – Cash

At December 31, 2022, the carrying amount of the CIC's deposits was \$67,259. Based on the criteria described in GASB Statement No. 40, *Deposits and Investment Risk Disclosures*, as of December 31, 2022, the entire bank balance was covered by the Federal Deposit Insurance Corporation. There are no significant statutory restrictions regarding the deposit and investment of funds by the not-for-profit corporation.

NOTE 4 – Contributions

The CIC received local government contributions from the City of Milford during fiscal year 2022 of \$18,113.

**Community Improvement Corporation of Milford
Clermont County Ohio
Notes to the Basic Financial Statements
December 31, 2022**

NOTE 5 – Litigation

The CIC is involved in no material litigation as either plaintiff or defendant.

NOTE 6 – Risk Management

For 2022, the CIC contracted with McGowan Governmental Underwriters for Non-Profit Directors & Officers Liability Coverage. The City had an aggregate limit of \$1,000,000 and each claim limit of \$1,000,000.

Settled claims have not exceeded the CIC's coverage in the past three years. There was no significant decline in the level of coverage from the prior year.

NOTE 7 – COVID 19

The United States and the State of Ohio declared a state of emergency in March of 2020 due to the COVID-19 pandemic. Ohio's state of emergency ended in June, 2021 while the national state of emergency continues. The financial impact of COVID-19 and the continuing recovery measures will impact subsequent periods of the CIC. The impact on the CIC's future operating costs, revenues, and additional recovery from funding, either federal or state, cannot be estimated.

The CIC's investment portfolio fluctuates with market conditions, and due to market volatility, the amount of gains or losses that will be realized in subsequent periods, if any, cannot be determined.

Pat Wirthlin

From: minco2440@aol.com
Sent: Monday, March 20, 2023 4:22 PM
To: Pat Wirthlin
Subject: [External]

Hey Pat,

Hope all is well with you and the good old City of Milford. Michael reminded me that I need to formally resign from the CIC Board. Therefore, please take notice that I officially resign from the CIC Board. After I have had some time to decompress from 44 years of public service, I may want to get back in some form of volunteer work for the City. But for now, I am just immensely enjoying my semi-retirement.

Take care and be well.

Mike

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City of Milford
Community Improvement Corporation
Statement of Cash Position
For Period Ending March 31, 2023

Fund	Description	Beginning Balance	Net Revenue YTD	Net Expense YTD	Unexpended Balance	Encumbrance YTD	Ending Balance
900	COMMUNITY IMPROVEMENT CORP	\$67,258.85	\$4,499.02	\$0.00	\$71,757.87	\$550.00	\$71,207.87

City of Milford
C.I.C.
Revenue Report
For Period Ending March 31, 2023

<i>Source</i>	<i>YTD Amount</i>
JEDD 5 - West Clermont	\$4,295.64
Interest Income	\$203.38
Total Revenue	\$4,499.02

City of Milford
Community Improvement Corporation
Encumbrance Detail
For Period Ending March 31, 2023

CONTRACTUAL & SERVICES

Vendor

Encumbrance

Fraunfelter Accounting Services
FY 2022 Compilation

\$550.00

Pat Wirthlin

From: Lou Bishop <lou.bishop.478@gmail.com>
Sent: Wednesday, April 12, 2023 4:17 PM
To: Lisa Evans; Michael Doss; Pat Wirthlin; Ralph Vilardo
Subject: [External] The Milford Revitalization Story
Attachments: Milford Revitalization Project 1996.pdf

Hello everyoneI have heard more folks ask how downtown became what it is today. And, I have heard a lot of incorrect thoughts about its renewal. Since I was the leader of council on this project I thought it a good idea to share the true, real life story of how it all began. I mention some pictures that I will try to remember to bring with me to next CIC meeting. If I forget, just ask me and I will show you pics of meeting with the Governor, and some news stories about some of the team members. Thanks. Lou

May 7, 2023

To: Mayor, Lisa Evans; City Manager, Michael Doss; Finance Director, Pat Wirthlin; CIC President, Ralph Vilardo

From Lou Bishop, Member of CIC, Former Mayor and Councilman

Subject: Milford Revitalization Project of 1996: History of

Mary and I moved to Milford around 1990. My office was in Madeira so I drove through downtown and across the Little Miami every day. I always thought the downtown could be a lot more than empty streets and no activity.

At that time, right up to 1996 when I was first elected to Milford council, downtown was ghost like. Most of the stores closed early or no later than 5PM and there were almost no cars parked on the streets. Store fronts were not very attractive and coke machines were sitting on the sidewalks. There were no restaurants and just a few merchants were open for business.

My next door neighbor was Paul Hackett. Paul was on city council and urged me to run for council. I advised him that I hardly knew anyone since I had only been in Milford for a few years. I finally decided to file for election and the thought that motivated me was trying to find a solution to Milford's vacant downtown. Milford had a beautiful location and a flowing, scenic river running through it. It was ripe for revitalization.

I was elected in 1996 and asked Mayor Craig Kolb to place me on the Community Development Committee where I could use my business background to try to find some solutions to "fixing up" downtown. Craig appointed me as chair of the committee and we went to work.

THE REVITALIZATION TEAM MEMBERS AND WORKING GROUP

Loretta Rokey, City Manager, Chris Anderson, Asst City Manager
Lou Bishop, Chair, Community Development Committee, City Council

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Phil Gatch, City Council and member of committee (one other council member and my memory is a bit vague but believe it was Charlene Hinners.

Downtown Harmony private citizens and invaluable members of the effort were Tracey Meade , landscape designer; and Mary Ward, president of downtown merchants and shop owner.

Linda Fitzgerald, was appointed as a consultant to guide us along and find money for the project. Linda had a degree from Miami in Public Administration (or similar) and a Master's from the UC College of Design and Architecture. I believe Loretta Rokey knew her and recommended / hired her for the project (after several meetings with the committee.)

Linda was a great find for us and is still a consultant for local cities and governments. In the recent past she was also an adjunct professor at UC in the School of Design and Architecture.

All the members mentioned met on several occasions , and with Linda's help and direction, finally agreed to seek funds from the State of Ohio to revitalize our downtown. And, we were SUCCESSFUL. Ohio granted Milford \$450,000.00 from a special fund for projects such as ours. Craig Kolb and I drove to Columbus and had a picture session with Governor George Voinovich announcing our grant. Picture attached. We also received \$150,000.00 from Clermont County (based on our matching funds to receive).

Please note, these events happened 27 years ago and most of my story is based on my recollections. There may have been some other local citizens that were helpful but the ones mentioned were most prominent.

IMPLEMENTING THE PLAN

Once we had the funds, we had several meetings to decide how best to proceed. We all agreed that we needed a complete re make of our downtown's visual impact. Our objective was to appeal to new businesses and make them want to come to Milford.....so.....

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Using Linda's knowledge and familiarity with UC's DAAP, students in the program designed and laid out a plan for:

1. Improving our sidewalks including brick pavers and other amenities
2. new street furniture including new benches, etc (the old ones looked like military tanks and were atrocious)
3. new Cleveland Pear street trees that definitely improved the "look" and had a more pleasant "aroma" than the old ones.

There were other improvements but these were the ones I remember best.

Included in the funds from Ohio was a program to improve the facades of the buildings. If the merchants would improve their facades, according to the new zoning plan, the state would contribute \$10,000.00 to each merchant if the merchant would match the \$10,000.00. This was a very popular program and did as much as anything to make Milford shine.

As previously mentioned, the committee knew we had to improve the visual "look" to attract new businesses. In addition, we knew we had to develop a special Old Mill District zone in our zoning regulations to assure new businesses coming in that their investments would be protected from haphazard development around them. The zoning, among other things, restricted building height, colors, signage and demolition (you couldn't demolish a building without city approval.)

Once all the beautification work was completed and the building facades were completed, Milford took on a new look. The area news began to tell our story and the word spread. Our first big success was the opening of Latitudes on Main, a community bar and restaurant. It was crowded most all the time. Then, came 20 Brix and more shops, Then Padrino's and on and on. Within a few short years (5-6) there were more restaurants and shops. Boom.

I am personally very proud of the work we did starting in 1996. I applaud all the folks who spent a lot of time on this work. There were many more

things we did to improve our image including Welcome signs at our city entrances. It all came together because we had a vision and outstanding guidance from a professional city planner.

Today, we have trouble finding a parking spot because business is booming. We need to fix this situation ASAP. Lots of thoughts and suggestions have been made. All we need is action.

One final thought is our CIC program. I think we have some good talent on this committee. I have spent a good amount of time researching CIC's across the state. Many are very successful in helping their cities with commercial development. Why not do some research on your own.

How can our CIC help Milford? With the city's assistance and approval we can tackle eye sores in our downtown area and around the community. How? By approaching these property owners as the CIC and offering to buy their property. A strategy could be developed as to how to approach these owners. Once the property has been purchased, look for the right buyer to improve the property according to our vision.

What does the CIC need? Approval and support from the council as to our purpose (which is to help the city). And, helping us to obtain loans for the purchase of the properties. It has been outlined at previous CIC meetings that council has to approve our plans and purchases and the city reaps all the rewards in terms of resale value....and the added tax income from the new business that is developed. No brainer? You decide.

I have enjoyed giving you the true story of Milford's revitalization. You might want to call some of these folks that were involved and get their memory inputs. Thanks Lou Bishop