

RECORD OF PROCEEDINGS

Minutes of

Special Meeting Work Session

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

July 20, 2021

Held _____ 20 _____

The Council of the City of Milford met in Council Chambers at 745 Center Street at 6:00pm on July 20, 2021. Mayor Vilardo called the Special Meeting – Work Session to order.

Present: Mayor Amy Vilardo, Vice Mayor Lisa Evans, Ms. Russell, Mr. Mitchell, Mr. Redman, Ms. Chamberland and Mr. Haskins. Also present were the City Manager, Michael Doss; Finance Director, Pat Wirthlin.

DISCUSSION RFP FOR 25 MAIN STREET

Mr. Doss reviewed with Council members that several months ago the city did solicit RFP's for the property at 25 Main Street – Park National Bank. Six proposals were submitted. The RFP's that we received at that time were: Ruthven Galleries, Miami Market, The Turf Club, Villa Sanctuary, Kirk Jewelers and The Porter Group. Villa Sanctuary and Kirk Jewelers being two existing businesses in the City of Milford. There were some discussions about these and out of that meeting came a recommendation to solicit RFP's for the entire L Shaped property which would include the bank property and the two existing parking lots, one being on Main Street the other being on Garfield Avenue. We had several inquiries about mixed use for that property. We did receive one proposal from Vision Realty Group and their idea and concept is for a mixed-use of the property that would incorporate owner townhomes, restaurant and retail. The townhomes would accommodate their own parking in a garage type drive thru underneath. They would then utilize the back part of the parking lot as some shared space between to whomever goes into that restaurant/retail space and public parking as well.

This work session is designed to get some feedback from council members to get a general idea and understanding of what direction they would like for Mr. Doss to head towards as we navigate this property. We will have to renew our bond that we have for the property because we will not be able to sell that property before we have to roll that over and apply that again.

With the distillery still to open in the Fall, we do not know what parking will be in that area. The lots at 25 Main Street are usually full, at nighttime, during peak hours, especially on Friday and Saturday nights.

The Porter Group was initially one of the entities that bid on the entire L-shaped property. They were looking at 3 restaurant and retail on the first floor. And some living on the second and third floor. Even though they didn't apply under mixed use, their proposal, in the initial RFP, was for a mixed-use property.

Mr. Doss discussed with council information regarding two appraisals when we purchased the property.

Ms. Evans asked about current parking spaces and Water Street access.

Mr. Doss said there are about 34 total parking spaces at this time.

Mr. Redman asked if these are individual proposals where they are going to buy the building and the city would retain the parking lot?

Mr. Doss stated that he is correct. Aside from the mixed-use developments in the first round, they were just for the acquisition of the bank property.

Mr. Redman asked that if we were to choose one of these proposals, would we go to the table with them and negotiate the purchase price? Is that the procedure?

Mr. Doss said that is correct. The language in the RFP wanted them to make an offer and whomever council selected whether it was someone to buy the bank for themselves or a preferred developer that we were selecting to do a mixed use development that we would enter to negotiate with them on a price.

Mr. Redman asked in what ways can the city protect themselves, if we sell to an owner operator, once they bought it to then turn around and decide to sell it to a developer. Are there ways the city can protect themselves?

Mr. Doss said that was more of a legal question for Mike, but we can probably place something within the sale of the property that if it were to ever go up for sale, then we can have the right of first refusal. And that this must be part of the agreement.

Ms. Vilardo stated that she liked the idea of the mixed use but coming back to we can't risk a single parking space right now. It makes her nervous for that reason. Because we really need to maximize parking.

Ms. Evans mentioned that she still thinks that we need to work on signage for what parking we do have to make better use of what is down towards Riverside.

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There was more discussion regarding current parking at the 25 Main Street lot with the RFP information and the best use of the space.

Council narrowed down the proposals to the following top three in no particular order:

City Council Work Session RFP Tally Sheet

DATE: July 20, 2021 TIME ENDED: _____

Mayor Vilardo	Vice Mayor Evans	Ms. Russell
Kirk	Kirk	Kirk
Ruthven	Miami Mkt	Villa
Villa	Villa	Ruthven
Mr. Mitchell	Mr. Redman	Ms. Chamberland
Kirk	Kirk	Kirk
Villa	Villa	Villa
Vision	Ruthven	Vision
Mr. Haskins		
Kirk		
Villa		
Vision		

Kirk & Co. Jewelers = 7
 Villa Sanctuary = 7
 Ruthven/ Wildlife Internationale Inc. = 3
 Vision Realty Group = 3
 Miami Mkt = 1

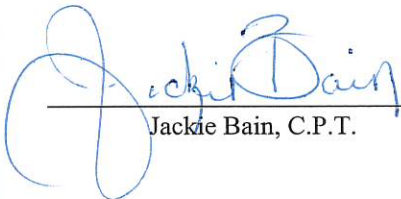
Public Comment:

Mr. Adam Weisman

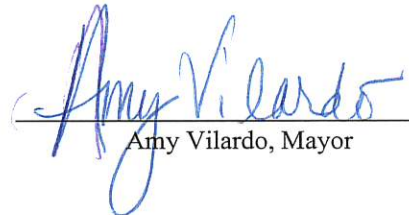
He and his brother, Matt, run Wildlife Internationale/Ruthven Gallery. He wanted to share some new information with council. They have received an incredible amount of positive feedback from the article that was written in the Enquirer regarding the building. They also received a lot of positive feedback regarding the mural. Mr. Weisman addressed a few items regarding their business. It is a business that would not take away from other downtown businesses but enhance them. They are interested in the building and they would like their building to be by the mural. Which would be a large draw for the city. This brings a lot of positive attention to the city. If there are any questions or thoughts that council may have moving forward, Mr. Weisman invited them to please reach out to him anytime.

Finance Director/Pat Wirthlin pointed out a few numbers to council regarding the rolling over of debt/One-year Bond Anticipation Note, which turns over each year.

Adjourn: There being no further business to come before the City Council; Vice Mayor Evans made a motion to adjourn from the Special Meeting/Work Session at 6:44p.m. with a second from Ms. Chamberland All yes.



 Jackie Bain, C.P.T.



 Amy Vilardo, Mayor