

RECORD OF PROCEEDINGS

Minutes of

Special Meeting

Meeting

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

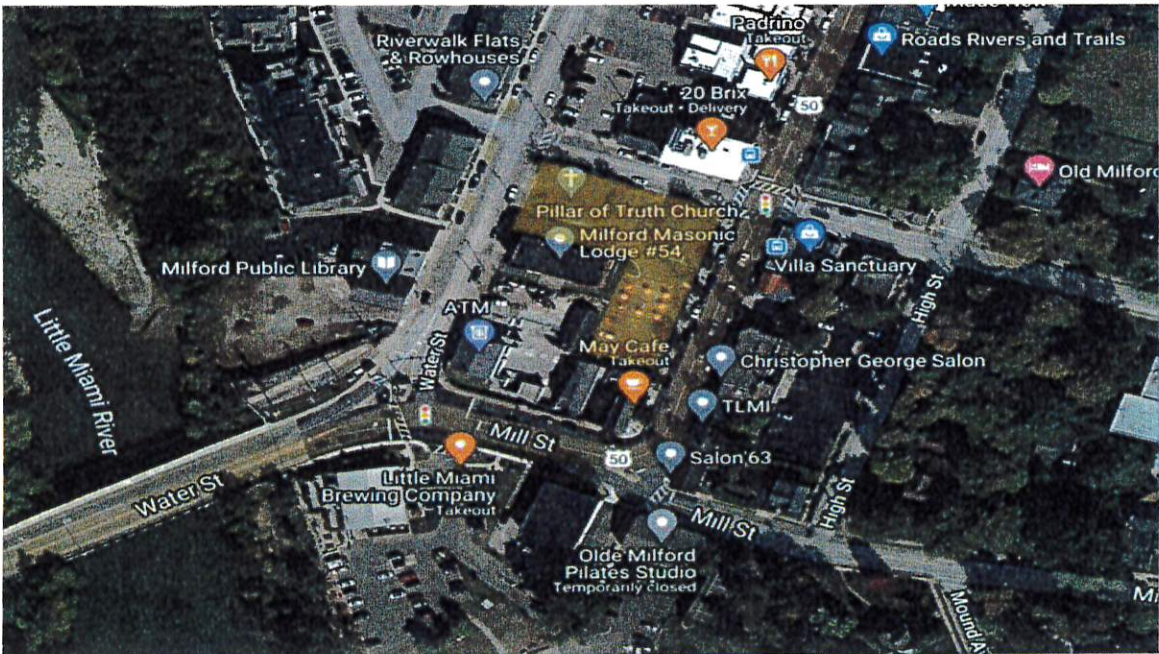
Held May 4, 2021 20

The Council of the City of Milford met in Council Chambers at 745 Center Street at 5:30pm on May 4, 2021. Mayor Vilardo called the Special Meeting – Work Session to order.

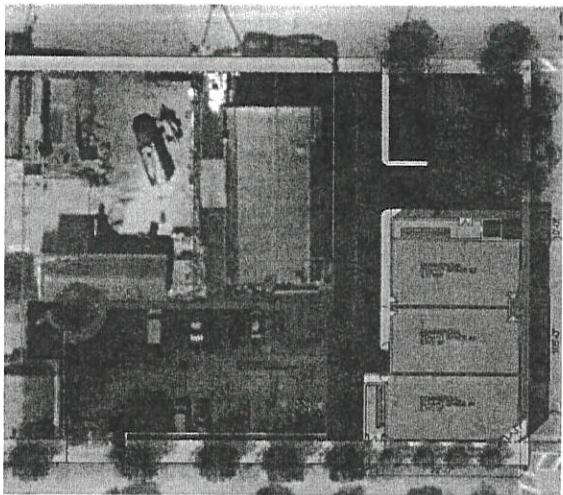
Present: Amy Vilardo, Lisa Evans, Ms. Russell, Mr. Mitchell, Mr. Redman, Ms. Chamberland and Mr. Haskins. Also present were the City Manager, Michael Doss; Finance Director, Pat Wirthlin.

DISCUSSION REGARDING 25 MAIN PROPERTY USE

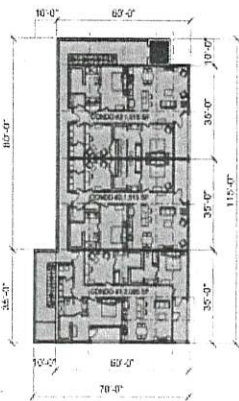
Mr. Doss reviewed with Council members that the city did solicit RFP’s for just the use of the 25 Main Street bank property itself. Six proposals were submitted. There are several parcels on the L shaped property. Ruthven Galleries, Miami Market and deli drive thru, The Turf Club, Villa Sanctuary and Kirk & Co. Jewelers, and the Porter Group. The property outline was discussed and reviewed using a power point presentation. The Porter Group mixed use proposal was discussed with retail space and to develop the rest of the property into apartments. Density, the ratio of ownership vs rental was discussed. Mr. Doss explained that a goal to flip the pendulum and encourage more ownership and less rental as part of the Comprehensive Plan was thought to be the best use for the property. We do need parking in downtown Milford, but Mr. Doss looked at this as an opportunity. From a Planning perspective, if we were to accept any of the great proposals and if the business does not succeed, we give up valuable space and we no longer have any control of the property. We would not have the building but just the lots. Before we take that step in working with a potential business that submitted an RFP, we want to capture the entire scope and capitalize and access what has been going on in Milford.



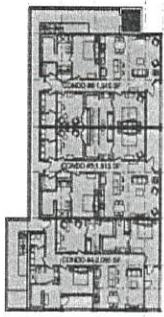
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1st FLOOR
COMMERCIAL TENANTS
& PARKING



2nd FLOOR
RESIDENTIAL TENANTS



3rd FLOOR
RESIDENTIAL TENANTS

Mr. Doss spoke about mixed use. The Porter Group proposes utilizing the entire space of the L-shaped property and not just the bank. They propose to level the bank and place a 3-story building there with the 1st floor being commercial retail with each being roughly 2,000 square feet or combined. The 2nd and 3rd floor would be divided into six condos. Three on the 2nd floor and three on the 3rd floor. The developer envisions this being ownership condos. Parking located in the back. Their vision was to have that for their tenants and for those patronage the commercial businesses on the property. The parallel area to Main Street would still be public parking. Mr. Doss was not advocating this proposal but showing a different alternative to what he feels is the better use of the property. A mixed-use for this property would garner approximately 3 to 4.5 million dollars of an investment. There was discussion regarding the interest as the RFP's wanting to purchase the bank property or to consider the potential for mixed-use for the property. There were three developers interested in the property. We would open this up to a process and then select a preferred developer. Mr. Doss stated that the goal for the administration is to look at other options available for the property and to make sure we are putting this to the best use for a long-term investment. embers did discuss the use of the retail space and those that did submit RFP's for the bank property itself as potential tenants of the mixed-use space. Parking was a key topic of discussion and how we can use the property in the best way for the downtown Milford district. Mr. Doss spoke about a different concept with townhomes. Council members discussed how they would like to see submittals from mixed use developers for the property and ownership of the property. If we sell the building would we make money from the property and with the money use the money to buy a lot for parking? Mr. Doss mentioned appraisals about the property itself. Two appraisals were done on the property:

Two Appraisals

City of Milford Appraisal

Bank Building = \$300,000

Parking Lot = \$375,000

Total = \$675,000

Park National Bank Appraisal

Bank Building = \$370,000

Parking Lot = \$215,000

Total = \$585,000

Property Purchase Price = \$540,000

City Difference = -\$135,000 less than appraisal

PNB = -\$45,000 less than appraisal

Millage

1.0 mill = \$937,771.45

1.25 mill = \$1,172,214.30

1.5 mill = \$1,406,657.20

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We would like to put another RFP out to look for another developer for mix use on the property.

A parking study was brought up. And how much responsibility do we have as the city to provide private businesses with parking. Possibly have the private businesses help pay for shuttle service. We have never

It was mentioned that we don't utilize what we have and lack of wayfinding signage throughout the city was a challenge. A shuttle service from a parking area was discussed. And a parking study to be done was a good idea to see if we really have a parking issue or is it a perceived issue.

Mr. Doss will work up a RFP for the full development of the lot and report back to council with the information.

Levy - Park V Public Services

City Manager Michael Doss discussed the information with the 1% income tax and how it is distributed and to which services. With Streets, pavings and Parks being lower. Clermont County Auditor's Office provided a chart that shows the market value and assessed value of homes across ranging from \$50,000 to \$250,000. For the purposes of this discussion, this is a new levy. A proposal of a Five-Year term levy. The highlighted areas reflect the 1.01 and 1.25 and 1.5 are the actual tax rate mileages. This is a projection to the city; council and our residents exactly what type of mileage would bring as far as revenue to the city and what type of costs that would be to the homeowner based on this chart. Mr. Doss reviewed with council the chart information.

TAX RATE	1.000000	(NEW LEVY)				
LENGTH	5 yrs					
LEVY PURPOSE:	Public Services/Park					
				NEW		
MARKET VALUE		\$ 50,000.00	\$ 100,000.00	\$ 150,000.00	\$ 200,000.00	\$ 250,000.00
ASSESSED VALUE (35%)		\$ 17,500.00	\$ 35,000.00	\$ 52,500.00	\$ 70,000.00	\$ 87,500.00
COST TO HOMEOWNER		\$ 17.50	\$ 35.00	\$ 52.50	\$ 70.00	\$ 87.50
ESTIMATED ANNUAL TAX REVENUE	\$187,554.29					

TAX RATE	1.250000	(NEW LEVY)				
LENGTH	5 yrs					
LEVY PURPOSE:	Public Services/Park					
				NEW		
MARKET VALUE		\$ 50,000.00	\$ 100,000.00	\$ 150,000.00	\$ 200,000.00	\$ 250,000.00
ASSESSED VALUE (35%)		\$ 17,500.00	\$ 35,000.00	\$ 52,500.00	\$ 70,000.00	\$ 87,500.00
COST TO HOMEOWNER		\$ 21.88	\$ 43.75	\$ 65.63	\$ 87.50	\$ 109.38
ESTIMATED ANNUAL TAX REVENUE	\$234,442.56					

TAX RATE	1.500000	(NEW LEVY)				
LENGTH	5 yrs					
LEVY PURPOSE:	Public Services/Park					
				NEW		
MARKET VALUE		\$ 50,000.00	\$ 100,000.00	\$ 150,000.00	\$ 200,000.00	\$ 250,000.00
ASSESSED VALUE (35%)		\$ 17,500.00	\$ 35,000.00	\$ 52,500.00	\$ 70,000.00	\$ 87,500.00
COST TO HOMEOWNER		\$ 26.25	\$ 52.50	\$ 78.75	\$ 105.00	\$ 131.25
ESTIMATED ANNUAL TAX REVENUE	\$281,331.44					

Mr. Doss explained that whether it is a Public Services Levy or a Park Levy he did not feel in his opinion that a 1 Mil Levy would be adequate to address either the roads, streets and curbs in Milford and or the Park improvements and sustainability of the park. Mr. Doss would advocate either a 1.25 mil or a 1.5 mil levy.

The levy timeline was reviewed. If there is reception to this and interest, we would as a staff have intentions to take this to committee to discuss the levy further and have public comment. If this is received by the committee, they would then make a recommendation to draft Ordinance #1 which the State calls an Ordinance of Necessity. It would then be on the May 18, 2021 City Council agenda to be voted on. If adopted the next day the Ordinance of Necessity would then be submitted to the Auditor's office. The County Auditor then has roughly ten days to provide that certificate of revenue back to the city as essentially saying that this is the anticipated revenue that they project us receiving and formalizes that process. Between June 7 and June 11th, we would have another committee meeting to advance the previous Ordinance of Necessity where they would take the information that they receive from the County Auditor and consider recommending Ordinance #2 which is the actual levy Ordinance. June 15th, City Council summer meeting they would vote on the levy ordinance and potentially approve it that night. The next day the ordinance would be brought to the County Auditor's office and provide them with that ordinance. We will have July as open. The ordinance must be received by the Board of Elections 90 days prior to the election – November 2, 2021. That is when our citizens would vote on the levy.

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June

Date	Time	Event	Purpose	Ordinance
Between 6/7/2021 and 6/11/2021	TBD	Committee Meeting	Recommend Ordinance #2 Levy Ordinance	Ordinance #2
6/15/2021	7:00 PM	Council Summer Meeting	Vote on Ordinance #2 Levy Ordinance (1 Vote, Adopt Same Night)	Ordinance #2
6/16/2021		City Staff Action	Submit to County: Ordinance #2	Ordinance #2

July

Date	Time	Event	Purpose	Ordinance
7/20/2021	7:00 PM	Council Summer Meeting	Open	
Between 7/21 or earlier and 7/30/2021		City Staff Action	Submit to County: 1. Auditor Certificate of Revenue 2. Ordinance #1 3. Ordinance #2	Ordinances #1 & #2

This would be categorized as a Special Purpose Levy and must be used for specified purposes. Mr. Doss went over information for section G, section H and section OO and identified under the levy ordinance to go before the Board of Elections and Milford’s registered voters.

Type of Levy—
Special Purpose
Levy

- Special purpose levies must be used for the specified purpose.
- Ohio Revised Code Section 5705.19 – Resolution Relative to Tax Levy in Excess of Ten-mill Limitation states specific purposes.
 - (G) For the general construction, reconstruction, resurfacing, and repair of streets, roads, and bridges
 - (H) For parks and recreational purposes
 - (OO) For construction, rehabilitation, repairing, or maintaining sidewalks, walkways, trails, bicycle pathways, or similar improvements, or acquiring ownership interest in land necessary for the foregoing improvements.

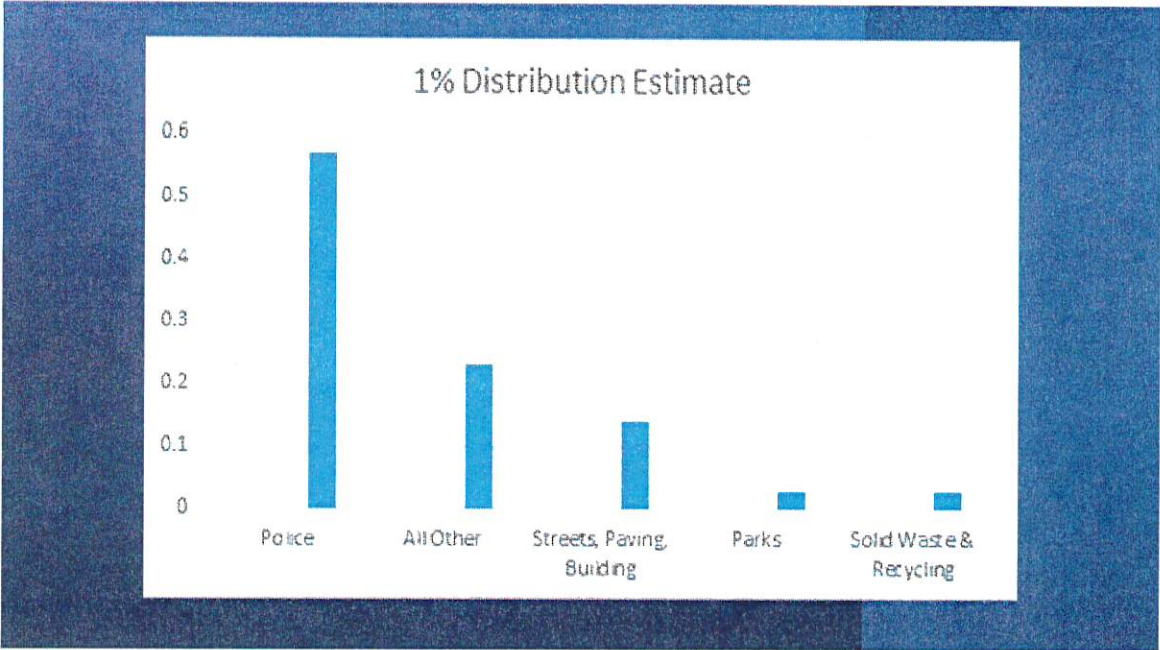
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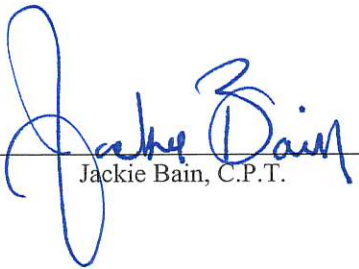
Mr. Doss spoke about a Public Services Levy. Our roads are in fairly decent condition at this time but long-term where are we at in the next three to five years from now. We are getting a lot of traffic in Milford. The projects for the roads are expensive projects. The chart shows where the 1% goes. Streets, Paving, Building as well as Parks are at the bottom of the 1% distribution Estimate. This helps in justifying the potential to put a levy on the ballot for November to provide the city and council with the opportunity to again to do some very pro active capital planning when it relates to our streets and also relates to our parks as well. Even at 1.25 mil brining in 1.1 million, shy of 1.2 million and the 1.5 mil bringing in 1.4 million, you can do a lot of roads and streets and park improvements as well. Discussion continued regarding the Milford Main site and a study done. There is flexibility with this levy.

Ms. Vilardo would like to call this a Parks Levy. Ms. Evans would like to call this a Park Levy and to decide whether the citizens would like something done with the property or if we should sell the property and make it condos and move on. Discussion of possible Grants for the projects was also discussed. The park as designed would make us a destination point. And would also enhance the businesses past Five Points that are not located downtown. Ted Haskins stated that it will be very important that the public knows that if the park levy passes, not all items featured in the Five Points Landing Information from 2018 will be of the final plan. Council would like to revisit the plan at this time.


Mr. Doss will take this information and advocate in the Community Development Committee meeting, which was determined to be on Monday, May 10, 2021 at 4:30pm. Mr. Doss will ask for 1.25 or 1.50 mil levy.

Ms. Vilardo questioned if any feedback regarding the size of the outdoor dining area downtown. Mr. Doss has not received any information. Ms. Evans asked about a temporary portable bathroom trailer to be placed in a parking spot in that area. Also Welcome to Milford banner at the entrance around the Bob Evans, 275 area was discussed. Mr. Redman brought up information regarding a Pride Month Resolution. Mr. Doss spoke briefly about an upcoming presentation for our next City Council meeting regarding Medical Marijuana Dispensaries. Mr. Haskins asked about the Jonas Park Sand Beach Resort location. Ms. Evans asked about widening the path in that location so that it becomes more visible to visitors of where the entrance in that site. Mr. Doss explained that they are going to clean up the site and possibly place a few picnic tables in that location.

Adjourn: There being no further business to come before the City Council; Mayor Vilardo adjourned the meeting at 6:52p.m. with a motion from Mr. Redman; Seconded by Mr. Mitchell. All voted yes.



Jackie Bain, C.P.T.



VICE
Amy Vilardo, Mayor
LISA EVANS