

RECORD OF PROCEEDINGS

Minutes of

Meeting

Special Meeting

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

Held April 19, 2022 20

The Council of the City of Milford met in Council Chambers at 745 Center Street at 5:30pm on April 19, 2022.

Mayor Evans called the City Council Special meeting/Work Session to order

Present: Mayor Lisa Evans, Vice Mayor Sandy Russell, Ted Haskins, Kyle Mitchell, Janet Cooper Kim Chamberland. Benjamin Redman absent (vacation). Also Present Was City Manager Michael Doss, Assistant City Manager Pam Holbrook and Law Director Mike Minniear.

A Work Session: 25 Main Street Property Proposal Discussion.

Mr. Doss started the discussion with discussing the parameters of this work session. stating that in the last City Council Work Session (March 5, 2022) there were six (6) proposals. At this time Mr. Doss went over the information from those proposals and that we cannot vote in this work session but can only discuss. The 7pm Regular City Council agenda contains:

COUNCIL COMMITTEE AS A WHOLE AGENDA 25 MAIN STREET PROPERTY

If there are any council members that feel, coming out of this meeting, feel that there is a consensus, then make a nomination for a specific development/developer. You have the ability to make a motion as a Committee as a Whole at the Regular City Council meeting and to publicly vote on it.

Ms. Cooper asked if the next step is for the information from this Work Session to move to the CIC (Community Improvement Corporation). Mr. Doss explained that out of this Work Session and at the next meeting (Regular City Council Meeting at 7pm), if there is some consensus and Council votes that they are wanting particular developers, then his recommendation is to be that the information move to the CIC. This will then give the CIC an opportunity to vet and recommend the preferred developer and then coming back to council with their recommendations. Council would then take their recommendations and select a final preferred developer and which time Mr. Doss and Mike Minniear and possibly a representative from the CIC would then start negotiating a sale of property, keeping the intentions of council in mind as they proceed. Ultimately if there is a deal that is reached, then they would report back to Milford City Council by utilizing the CIC, the conveyance of city property, there is a lot less red tape involved. It is a clearer process. The City and the CIC would enter into a cooperative agreement building the parameters moving forward. The developer would then do their due diligence and go through the process with the city. Then they close on the property and any proceeds that would advocate would go to the City of Milford. Mr. Doss discussed the payment and processing of funds. Any proceeds made above and beyond the sale of the property, clear of what was borrowed, to transfer to the CIC. The CIC to build and eventually have the ability to acquire properties and do some things on behalf of the city.

Ms. Evans asked if the CIC processes information but that they must come back to Council for a final decision. Ms. Cooper agreed that council is to have the final decision. Mr. Haskins asked who was on the CIC? Mr. Doss stated that the following were members: Mayor Evans, Laurie Howland, Ralph Vilardo, Gary Green, Lou Bishop, Michael Doss, Pat Wirthlin, Pam Holbrook and Mike Minniear. Ms. Evans also discussed how the CIC would have the right to negotiate more with one of the developers. Mr. Doss confirmed and also mentioned that he would like this work session discussions to move to the Regular Council meeting at 7pm for a firmer direction from council and take that back to the CIC. The CIC could possibly then cast a bigger net out and see if anyone else is interested and then make a decision to present to council.

Mr. Haskins asked if Vision Realty proposed any parking information with their presentation.

Ms. Chamberland did recall that Ms. Wirthlin provided council with a chart that noted for Vision Realty, that the buyer would lease the parking as an option. Mr. Doss discussed with council the options for the parking and responsibility of the parking lot. And that the property is in a CRA (Community Reinvestment Area) which is essentially any new construction that is in a CRA, that is 100% property tax abatement for fifteen years.

Ms. Cooper asked if the bids that were placed were the actual final total on each bid. Mr. Doss discussed how if council were to go with a particular development or developer, the price could be negotiated. It is important that we get our \$540,000 back. This did include the parking lot. We could possibly work out negotiations as well since some developments want just the building.

Ms. Chamberland asked how many spaces does the new parking area have currently? Mr. Doss said there were about 8-10 spaces in the little area because of the bump out section.

Mr. Doss wanted to clarify that Development is just the building/Developer is the mixed use. Once the bump is cut out and there is a clean slate of parking, there could possibly be 27 to 31 spaces of parking available from the same 8-10 spaces. Mr. Haskins asked if we find other ways to park people and we do not

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need this parking area, can we try and develop that area again or go through this process again to build something, is it possible? Or once we make it a parking lot, it must stay a parking lot? Mr. Doss said that it will be an open space and probably, not from the development standpoint, because of the stand alone building, mixed use standpoint, the city would go to the developer and ask if they have interest in the space to expand. Mr. Haskins asked if we were locked into the space always being a parking lot and nothing else permitted. Mr. Doss said it is free to develop to change.

Ms. Cooper said that if you compare business vs. housing, traffic has been a discussion. If it becomes some type of housing, there is more traffic. And the parking has to be continued to be in mind since it is a big concern. She has heard that people want to keep the charm of Milford and she also believes this. If we are putting up higher elevation and developing more density, in her opinion, we are going to lose that charm. And she is concerned with the congestion vs housing

The units in each proposed development was reviewed and discussed.

The committee members discussed the financial, invested interest in the city and parking pros and cons from proposals.

Public Comments:

Sarah Doepke Milford Ohio

Ms. Doepke spoke about how she believes in Family owned businesses and to support our local businesses and she does. She is on the Milford Library Board. They are very concerned about parking lot at the 25 Main Location and how it affects them. She would like to see the city hold onto the parking portion of the property.

Joe Kirk Kirk & Company Jewelers Milford Ohio

Mr. Kirk seconded what Ms. Doepke said. He was also concerned with the parking on the site.

Matt Hoeksema Edward Jones Milford Ohio

Mr. Hoekzema spoke about the parking considerations in the area.

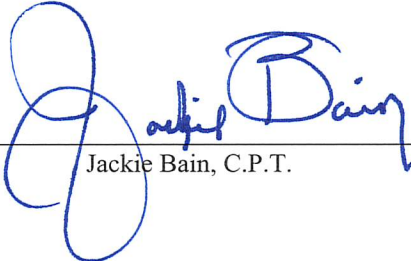
Mr. Doss explained additional information regarding processes for the property at 25 Main. We are in infancy stages of a long process.


Ms. Chamberland asked if we chose a developer (which is just the building), then we have a parking lot and a parking lot essentially. Are those considered three separate parcels? Mr. Doss said that by the Auditors site, there are approximately 7 parcels.

Ms. Russell asked if they were limited to just choosing two proposals and not three. Mr. Doss stated that they could pick however many they chose to. They could choose none if they would like and keep the property a parking lot or raise the building.

Mr. Mitchell asked about the feasibility of building a Parking Garage on the site. Mr. Doss said that if we did not have the lodge, the garage would have to be built straight up to provide 100 spaces. You would likely need ¾ of an acre. The committee took into consideration the height of some of the buildings currently in the downtown area.

Adjourn: There Being No Further Business to Come Before the City Council; Mayor Evans Adjourned the Meeting At 6:47pm With A Motion from Ms. Chamberland Seconded by Ms. Russell All Yes.


Jackie Bain, C.P.T.


Lisa Evans, Mayor