

Committee of the Whole
June 29, 2020
6:00 p.m.
Via Zoom and Streamed on Facebook Live

Council members in attendance: Thaddeus Hoffmeister, Al Delgado, Zach Green, Jim O'Reilly, Sarah Stankorb Taylor, Jeff LeRoy, and Nancy Averett

Staff members in attendance: Lynn Tetley – City Manager, Megan Statt Blake – Community Development Director, and Emily Supinger – City Solicitor

Others present: Sara Aschliman – Owner Wyoming Community Coffee and Chris Harmon – EDC Chairperson

The meeting video is archived on the City's Facebook page and on the City's Zoom account.

Mayor Hoffmeister provided an overview of what Committee of the Whole is and its purpose. Tonight's meeting is a Special Committee of the Whole meeting, meaning it is not the regular monthly version of this meeting. The meeting tonight is strictly to remain on the topic listed on the agenda. Participants will be able to comment on the agenda item, and those comments will be taken after participants raise their hand (virtually via Zoom) and are called on to speak by the Mayor. City Council does not take a formal vote at any Committee of the Whole, rather the matter will be referred on to a regular City Council meeting for formal consideration and a vote, as applicable.

432 Springfield Pike Proposal

Ms. Aschliman presented a proposal for the reuse of the property at 432 Springfield Pike, which is owned by the Wyoming Community Improvement Corporation. This property is under existing direction from City Council and the purpose of this meeting is revisit that existing direction. Ms. Tetley introduced Chris Harmon who is the Chairperson of the Economic Development Commission. This property is currently in a two year residential lease, which was entered into in May 2020.

Ms. Aschliman is proposing to purchase this property from the CIC and redevelop the existing structure into a commercial capacity. A copy of the proposal is available. Ms. Aschliman currently owns the building at 434 Springfield Pike which is the location of Wyoming Community Coffee. Ms. Aschliman is interested in converting the front yard area of the property at 432 Springfield Pike for outdoor dining and gathering space and converting the existing home over the course of a two to three years into shared meeting space and possibly upstairs apartments or private office space. The rear yard would remain as parking area. There is also a component for a walk way between 432 and 434 Springfield Pike for access to the rear portions of each lot and the installation of a walk up service window at 434 Springfield Pike.

Ms. Aschliman shared that she does not see a financially viable option of the existing structure being removed and a new commercial structure built on this site without a substantial financial subsidy from the City. Rather, preserving the existing structure is in line with historic preservation and ecological stewardship goals outlined in the Master Plan. The CIC purchased this property one year ago for \$280,500 and has made very minor repairs to the property to make it residentially rentable in the amount of approximately \$8,000. The current lease expires in May 2022. The CIC also pays property taxes on the property in the approximately amount of \$7,000 per year. The property is undervalued given its location, as compared to a similar home in a truly residential setting. The previous Request for Proposals on this property was issued in late 2019 and at that time only Ms. Aschliman submitted a proposal, which was comparable in nature to the proposal today. There had been plans for a public parking lot behind the existing structure, but it is currently cost prohibitive. If a private developer were to install a parking lot, it would be significantly less expensive. Mr. Harmon commented that the proposal is spot on in terms of the goals and objectives of the Master Plan. However, there is a more grand vision of the property in that plan, but it's clear a tear down rebuild is not viable in the current economy and perhaps will never be. Given all of this, the EDC tabled the proposal at that time. The EDC has not received the current proposal for review and Mr. Harmon asked that the matter be referred to the EDC for another review. The short term use of the front yard property would require a sub-lease negotiation with the current tenant.

A motion was made to go into Executive Session by Ms. Averett, seconded by Ms. Stankorb Taylor. All ayes by voice vote.

Council resumed regular session and meeting was resumed via Zoom and Facebook Live. The Mayor requested a motion to move this matter to EDC for further review and to work with Ms. Aschliman to work through this proposal. A motion was made by Ms. Stankorb Taylor, seconded by Mr. LeRoy. All ayes by voice vote.

Miscellaneous

Ms. Averett asked for detail regarding how the upcoming Public Safety Committee meeting will be conducted. Ms. Supinger commented that this is off the topic for this Special COTW meeting and that she will work directly with the Public Safety Committee regarding the process for that upcoming meeting.

Ms. Stankorb Taylor and Mr. LeRoy thanked Ms. Aschliman for her proposal.

Adjourn

The meeting was adjourned.

Approved:

Thaddeus Hoffmeister, Mayor