

Record of Proceedings

Public Hearing

April 28, 2022

1 Presiding Officer, Mayor Nicholas Molnar called the April 28<sup>th</sup> Public Hearing to order at 7:15 p.m.

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3 **Present:** Council members Jessica Brandt, Dave Finley, Jeff Garvas, Jan Tulley and Vini J.  
4 Ventura. Also present: Law Director Mark Guidetti and Clerk of Council Jon Hoover  
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7 **PURPOSE OF HEARING:**

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9 **ORD. NO. 25-2022**

10 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A REAL ESTATE PURCHASE  
11 AGREEMENT FOR THE REAL PROPERTY KNOWN AS PERMANENT PARCEL NO. 33-11015  
12 FOR THE AMOUNT OF \$625,000, AND APPROPRIATING THAT AMOUNT  
13

14 Relative to ORD. NO. 22-2025, the Mayor referenced the Future Growth Committee from years prior  
15 which had developed future plans for the City, many of which had not yet been implemented. Recently,  
16 the Mayor has taken up some of those plans including the mural on Route 82 underneath the 271  
17 overpass, as well as the ‘welcome’ signs when people enter the City. One of the bigger plans includes the  
18 purpose of this public hearing, which is the purchase of property on Valley View Road next to Park  
19 Avenue, to serve as a town center district. Over time, there has been a lot of interest in the property, but  
20 the City has no control over what happens on the property, as long as it conforms to the zoning. After an  
21 assessment of the property came in at \$675,000, the Mayor has had preliminary negotiations with the  
22 property owner for a sale at \$625,000. By making this purchase, the City has leverage over what goes in  
23 at the property. The key to this is taxpayer contributed dollars are not being used to buy this property.  
24 Rather, the sale of the property at the former Bedford Anodizing site would be invested in this purchase.  
25

26 **PUBLIC COMMENTS:**

27  
28 ~ **Lori Byrne** e-mailed the Clerk of Council expressing support for the purchase of the land, but  
29 expressed reservation of the land being an extension of the retail chains on Route 82 and would like the  
30 focus to be on local businesses.  
31

32 The Mayor expressed his intention is to have the “mom and pop”-type establishments in this space, not  
33 the big box stores, per se.  
34

35 ~ **Scott Wallenhorst, 8451 Redwood Ct., (member of the Planning Commission)** is 100% in favor of  
36 this land purchase. He thinks it would be a great addition to the City, would be well-used, and thinks the  
37 vision for the area being a “downtown” district and gathering place near the City Center is a great idea.  
38

39 Ms. Brandt highlighted the proximity of the proposed “downtown” area to residential areas, and stated  
40 that many of the big box chain stores located on or near the highways are geared towards those traveling  
41 through the City on their way to somewhere else. This proposed area would be a pointed development  
42 towards serving the people of Macedonia. She also stated that buying this property does not guarantee  
43 that the City will develop it, but does give the City the ability to begin talking about developing the  
44 property.  
45

46 The Mayor added that this is only the first huge step in working towards fulfilling the vision of the Future  
47 Growth Committee.  
48

49 Mr. Garvas added that even if the City decides not to develop something on the site, there is the option  
50 down the road to sell the property, perhaps at a profit. He encouraged residents to still give their input as  
51 Council will likely not be taking action until the next Council meeting on May 12.  
52

53 There being no further comment, Ms. Tulley moved, second by Mr. Garvas, to adjourn the Public  
54 Hearing. The motion passed unanimously by a voice vote and the Public Hearing was adjourned at  
55 approximately 7:27p.m.  
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64 Approved: \_\_\_\_\_

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68 Mayor: \_\_\_\_\_

69 Nicholas Molnar

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Attest: \_\_\_\_\_

Jon Hoover, Clerk of Council