

Statement from Paul Vlahakis, owner of Dublin Square, to ELi on April 13, 2021:

As you know, MSUFCU had not reached out to us, the neighboring property owner, regarding their proposed development. We took it upon ourselves to contact them and put them on notice of our concerns with their development and the negative impacts to our business. If MSUFCU still plans to execute a zero-lot line development, I do not see how that will be possible while we operate our business. Dublin Square's patio is less than a few feet from the property line, which means our customers will be sitting less than a few feet from their site and their equipment. Not only is this a major safety concern but the amount of dust and debris will likely make seating any of the patio almost impossible. Honestly, I am very surprised that an organization like MSUFCU, and the numerous outside consultants and lawyers they employ, didn't think it was important to pick up the phone and call me to open some dialog with regards to their development. They did however find it necessary to have their CEO make a development presentation to the Peoples Church which is over 100 feet from the development. Was it too much to ask to invite us to that presentation since we are zero feet from their proposed development? Instead, MSUFCU hired a law firm to prepare a 12-page complaint against us for not allowing them to violate our rights as a property owner. How did MSUFCU go from a reputable member-owned credit union to a 800-pound gorilla?

We currently can seat 120 socially distanced people on the patio since being allowed to reopen, and as you are aware, most people who choose to eat out at restaurants often feel safest in outdoor spaces, and the government strongly encourages the public to do so. While our patio customers may feel safe from Covid-19, that would be traded for dirt, dust, and potentially falling construction debris. We were told by MSUFCU's General Contractor that they plan to execute this build while not impacting our business, but I truly do not believe that is possible, and I have not received any information from MSUFCU to prove that statement.

To add insult to injury, after recently virtually attending a DDA meeting, I learned that the DDA/City voted to take down the DDA buildings (at yet another loss to the City) so MSUFCU can use the property for staging and presumably to erect a crane on the site. However, the Public alley splits the DDA site from LOT 4 and Dublin Square. I would assume (since there is still no communication), that MSUFCU will next ask the City to close the alley on their north property line. That will shut off delivery traffic to our restaurant which will further damage our business. Our delivery drivers will not be able to back up a semi-truck from behind Dublin Square to Oakhill Avenue. I would hope the City carefully weighs another decision to simply accommodate MSUFCU.

To sum it up, neither MSUFCU nor the City reached out to us to discuss any type of a development plan and its very disappointing that I have to use my lawyers to protect my property from a member-owned credit union and possibly from the City if the alley is closed or if public access to my building is impeded. It is also the City's responsibility to make sure the health, safety and welfare of my property, customers, and employees is protected. As you recall during the Convexity project on the corner of Abbot and Albert a construction form shifted while a crane was attempting to lower it in place which created a very dangerous situation, as a result that end of the City was closed down to vehicular and pedestrian traffic. Keep in mind on the MSUFCU development the stakes are much higher, there will be people dining directly below their construction site only a few feet away. Unfortunately this entire situation could have been avoided, I had proposed several solutions to problems the MSUFCU development will cause but they were unwilling to discuss or pursue any of them.