

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the July 19, 2016 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Dick Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaefer, Sean Balnes (360 Property Partners), John Vollbracht (Tree Ridge Capital), Eric Greenberg (St. Francis Group), Dick Shaffer (Resident), Caroline Duffy (Resident), Dave Elmer (staff), and Pam Morin (staff).

Dr. McKinnon called the meeting to order at 7:34 am.

Dr. McKinnon asked for a motion to approve the minutes. Mr. Kuechly asked for clarification on Council's proposal to transfer Village owned residential properties to CIC. Dr. McKinnon explained that it was a special request and typically CIC doesn't handle residential properties. Mayor Finan added that with the pipeline controversy, the sale of the properties on Glendale-Milford Road has been put on hold. Dr. McKinnon explained that the residents on Inwood Drive would like to see a buffer at the entrance into their neighborhood and the commercial district and CIC might be involved in the process of finding a resolution. Mr. Kuechly asked if there was going to be an update on the Brendamour parking issue. Dr. McKinnon said that he believed that Mr. Elmer would address that issue during the meeting. A motion by Mr. Albrinck and seconded by Mr. Harwood was made to approve the minutes of the June 21, 2016 meeting. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Balnes reported that the Mayor signed the contract with Landmark Baptist Temple for the purchase of 25 acres on the western side of their property, with Council approving the purchase at their July 12, 2016 meeting. The Village has been given the right of first refusal on Landmark's remaining property for five years with the ability to extend it an additional two years. Mr. Balnes expects the closing on the property would happen sometime in September.

Mr. Balnes and Mr. Elmer continue to receive progress reports from OPUS. They are reviewing development schedule and expectations.

A \$1.9 million grant application has been submitted for the REDI Cincinnati & Jobs Ohio Redevelopment Pilot Program. This grant money would be used to cover infrastructure development for the AeroHub development.

Mr. Elmer completed the Request for Information (RFI) for the new Hamilton County Coroner/Crime Lab Facility location. Three possible locations inside the Village were identified and submitted.

No progress has been made in regard to Brendamour Ltd., 10411 Medallion Drive, in their search for additional parking.

Mr. Elmer is still working with Kinetic Vision on the AeroHub video. CIC and GE Aviation will have a chance to review the video before it is made public.

Mr. Neyer, Mr. Greenberg and Mr. Elmer are working on a communication plan for the AeroHub. They are exploring the possibility of publishing a quarterly flyer to distribute with updates. It was suggested that CBRE should be included in their discussion.

Mayor Finan made and Mr. Albrinck seconded the motion to enter executive session to consider confidential information regarding economic development. A roll call vote was taken and the motion passed with a vote of 7 - 0. The CIC entered executive session at 8:12 am.

A motion was made by Mr. Schaefer, seconded by Mr. Pearlman, to exit executive session. A roll call vote was taken and the motion passed with a vote of 7 - 0. The CIC exited executive session at 8:35 am.

Mr. Elmer informed the committee that Watson's, 2721 East Sharon Road, will be appearing before Planning Commission tonight to present a proposed 30,000 square foot addition.

The next regularly scheduled meeting is August 16, 2016 at 7:30 am.

Mr. Harwood made and Mr. Pearlman seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 7 – 0. The meeting was adjourned at 8:45 am.

Hugh McKinnon, President
Community Improvement Corporation