

**VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the August 15, 2017 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Chris Schaefer, Al Pearlman, Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), Dick Shaffer (Resident), Caroline Duffy (Resident), Dave Elmer (staff), and Pam Morin (staff).

Dr. McKinnon called the meeting to order at 7:30 am.

A motion made to approve the minutes for the July 18, 2017 CIC meeting was made by Mr. Pearlman and seconded by Mr. Schaefer. There was no discussion. The minutes approved with a vote of 7 – 0.

Mr. Elmer presented the July bank statement and bills. Mr. Harwood made and Mr. Schaefer seconded the motion to approve the CIC account ledger as presented. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Elmer presented the preliminary site plan proposed by Turnbull-Wahlert for the commercial development at the southeast corner of Inwood Drive and Reading Road. Mr. Albrinck reminded the members that during the Village's purchase of this property and the planning of Evendale Commons, the residents on Inwood Drive expressed concern about increased traffic in their neighborhood. There was a discussion about the possibility of the Village building a traffic circle/round-about on Inwood Drive to differentiate the commercial and residential areas.

Mayor Finan informed the members that he has been approached by several residents interested in purchasing the Village owned properties at 3046 and 3047 Inwood Drive. Mr. Schaefer stated that an ordinance transferring these properties to CIC had already been approved. Mr. Pearlman made a motion to table this discussion until the ordinance was available for the members to review. The motion was seconded by Mr. Albrinck. The motion passed with a 7 – 0 vote.

The ordinance was found and distributed to the CIC members. There was a discussion of an acceptable price for the properties and possible purchase conditions.

Mr. Balnes summarized the AeroHub Innovation District PUD & Master Plan:

- What is needed is to get the site shovel ready and utilities in place;
- PedCo/Emersion Master Plan proposal suggested creating a governing board for the PUD; they are currently revising their master plan proposal to be presented to Council for their approval.
- This development should exhibit flexibility and maximize land use.

A motion made by Mayor Finan and seconded by Mr. Schaefer to enter into executive session to discuss business specific strategies and real estate matters. A roll call vote was taken and the motion passed with a vote of 7 – 0. The CIC entered executive session at 8:15 am.

Mr. Albrinck left the meeting at 8:45 am.

Mr. Schaefer made and Mr. Harwood seconded the motion to exit executive session. A roll call vote was taken and the motion passed with a 6 – 0 vote. The CIC exited executive session at 9:00 am.

Mr. Elmer announced that the JobsOhio R&D Grant for road work up to Oak Road may be available.

The next regularly scheduled CIC meeting is Tuesday, September 19, 2017.

Mr. Schaefer made and Mr. Harwood seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 6 – 0. The meeting was adjourned at 9:05 am.

Hugh McKinnon, President
Community Improvement Corporation