**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the September 10, 2019 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Mayor Richard Finan, Councilman Jeff Albrinck, Councilman Chris Schaefer, Dave Harwood, Al Pearlman, and Tom Kuechly. Also attending were Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), David Elmer (Director of Administrative Services), and Andrew Rodney (Building, Planning, & Zoning Manager).

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

BUSINESS

1. Approval of Minutes from August 20, 2019 meeting.

No action on the meeting minutes of August 20, 2019 was taken.

1. Approval of Bills. Account status.

Mr. Elmer presented the July budget and account status. A motion to approve the budget was made by Mayor Finan and seconded by Mr. Albrinck. There was no discussion. The motion passed by a 7 – 0 vote.

1. AeroHub Update.
	1. Review/Approval of Development Services Agreement (DSA) with Neyer Properties.

Dr. McKinnon updated the members on the negotiations of the Development Service Agreement (DSA) with Neyer Properties for the AeroHub North project. Mr. Schaeffer expressed general concerns with multiple recitals in the Agreement. Mr. Albrink noted litigation derives from ambiguity in a contract. He expressed a desire to minimize ambiguity in the contract.

The CIC generally discussed payments enumerated in the contract for the sale and development of property.

Mr. Schaeffer agreed to forward his comments to Tim Burke, Village Solicitor, with copies to members of the CIC.

Mr. Keuchly requested multiple minor typographical errors be corrected.

Mayor Finan stated his desire to have the final draft document approved by the CIC subject to any changes requested by Mr. Schaeffer and recommended by Mr. Burke to allow for the document to appear on the September Village Council agenda.

Mr. Keuchly motioned to approve the DSA with revisions as recommended by Mr. Burke. Mayor Finan seconded the motion. There was no further discussion. Motion passed by 6-1 vote, with Mr. Schaeffer dissenting.

Mr. Patterson summarized the Planning Commission recommendation to require all stand-alone Office uses in AeroHub North be required to build a minimum of two stories. Additionally, for mixed uses, any office component consisting of more than 25% of the gross floor area must also be a minimum of two stories.

Mr. Schaeffer recommended to set more restrictive regulations in the base zoning, leaving the overlay zoning process for specific exemptions to loosen regulations for end users on a case-by-case basis.

Mr. Elmer noted the process to amend a base zoning district and a PUD district were identical.

The CIC clarified the proposed AeroHub North PUD language will serve as the base zoning district for the property.

Mr. Albrink motioned for the CIC to endorse the language as recommended by Planning Commission. Mayor Finan seconded the motion. There was no further discussion. Motion passed by a 7-0 vote.

Dr. McKinnon requested an update on the Ohio Development Services Agency Roadwork Development (629) grant request.

Mr. Elmer reported Bayer Becker should soon deliver revised AeroHub Boulevard Phase II designs to reflect the recommendations of REDI Cincinnati and the Ohio Department of Transportation to include only those roadway elements essential to catalyze the development. He noted grant funding could not be used for stream mitigation or utility extension. Mr. Elmer introduced a letter from Kinetic Vision supporting the proposed service road and grant request.

1. Executive Session – to consider confidential information regarding business’s specific business strategy, marketing plans, personal financial statement for economic development assistance and to consider the purchase or sale of property in accordance with ORC 121.22(G)(2)(8).

Mr. Keuchly motioned to enter Executive Session. Mayor Finan seconded the motion. There was no discussion. Motion passed by a 7-0 roll call vote. The CIC entered Executive Session at 8:34am.

Mr. Harwood motioned to exit Executive Session. Mr. Schaeffer seconded the motion. There was no discussion. Motioned passed by a 7-0 roll call vote. The CIC exited Executive Session at 9:00am.

1. Other business and economic development activity update.

There was no discussion under this agenda item.

Mayor Finan motioned to adjourn the meeting. Mr. Harwood seconded the motion. There was no discussion. Motion passed by a 7-0 vote.

The meeting adjourned at 9:01am.

The next regularly scheduled meeting of the CIC is October 22, 2019.

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Hugh McKinnon, President

Community Improvement Corporation

Meeting Minutes prepared by Andrew E. Rodney, Building, Planning, & Zoning Manager for the Village of Evendale.