**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the August 18, 2020 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Members Dr. Hugh McKinnon (Chairman), Mayor Richard Finan, Councilman Jeff Albrinck, Councilman Tom Sextro, David Harwood, and Tom Kuechly. Also attending were Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger Investments, LLC), David Elmer (Director of Administrative Services), and Andrew Rodney (Building, Planning, & Zoning Manager). Member Al Pearlman was absent.

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

BUSINESS

1. Approval of Minutes from the July 21, 2020 meeting.

Motion by Mayor Finan was seconded by Mr. Albrinck to approve the minutes of the July 21, 2020 meeting as submitted. There was no discussion. Motion passed by a 6-0 voice vote.

1. Approval of Bills. Account status.

Mr. Elmer reported the CIC fund balance to be $62,794 at the start of July, including a recent dividend of $41.90. He noted the current balance is $59,336 with four outstanding invoices totaling $10,686.

Motion by Mayor Finan was seconded by Mr. Albrinck to approve the financial report. There was no further discussion. The motion passed by a 6-0 voice vote.

1. Sale of 3046 Inwood Drive – Update.

Mr. Elmer reported the Stantons remain interested in the property but have yet to confirm their intention to move forward with the purchase.

1. AeroHub Update.

Dr. McKinnon requested an update on Kinetic Vision (KV).

Mr. Elmer reported a telephone conversation with KV on the proposed offer to extend the land purchase agreement. He noted KV was not yet in a position to make an official counteroffer. Mr. Elmer stated the current purchase agreement expires at the end of August.

Mr. Albrinck asked what the issues were.

Mr. Elmer responded with the following:

* KV had issues with the financing and general concerns about building in the COVID-19 era. KV requested additional time to sort through those concerns.
* Village granted a 30-day extension through the end of August on the original purchase agreement.
* KV switched lending institutions and is working with a new institution to finalize financing.
* KV will continue to monitor the economic environment and assess the comfort of their employees to return to the office.
* Village offered KV an extension to the end of the year, but required a fee to do so.
* Village also offered to extend the agreement past the end of the year, but the purchase price would increase. KV wishes to counter this offer. The Village requested that KV draw up an offer and present it to the Village.

Mr. Balnes asked if KV was still open to the extension fee.

Mr. Elmer responded in the affirmative.

Dr. McKinnon stated that Kolar Design is requesting additional funding to complete the marketing and design project for AeroHub.

Mr. Elmer referred to the work completed to date in the CIC packet. He referenced a page showing the requested additional funds to complete the project, which totals $4,000. Mr. Elmer also reference additional work offered by Kolar Design for community-wide signage, wayfinding, and aesthetics. These additional costs were detailed in an email exchange shared with the CIC.

Dr. McKinnon noted his disappointment with the request for additional funds. He stated the Village made it clear by asking if the project scope could be covered by the original proposed budget. He recalled that Kolar Design responded yes.

Mayor Finan and Mr. Albrinck expressed their mutual disappointment as well.

Mr. Elmer noted that in past meetings with Kolar Design they mentioned potential additional costs.

Dr. McKinnon replied that when Kolar Design appeared before the CIC they stated the project scope could be completed within the presented budget.

Mr. Patterson stated the only change in scope was a third design based upon the previous two rejected designs.

Mr. Sextro asked if the third design was presented.

Mr. Balnes replied that the CIC Subcommittee provided guidance to return with a third design based upon the original two.

Mr. Harwood stated that Kolar Design acknowledged the Village’s concerns with the two designs and appeared agreeable to accommodating those concerns with a third design.

Dr. McKinnon reiterated that Kolar Design agreed to the original scope and budget as approved.

Mr. Elmer noted the purpose for Kolar Design meeting with the CIC was to agree upon a final project scope, budget, and deliverable expectations.

Mr. Balnes noted the Village is only awaiting a third design proposal.

Mr. Sextro asked if the additional charge was for this third design proposal.

Mr. Balnes responded the additional charges were not only for the third rendering, but to accommodate feedback and attend additional meetings.

Mayor Finan stated the project scope was for signage and wayfinding at AeroHub, not to redesign signage and wayfinding throughout the community.

No formal CIC action was taken.

Dr. McKinnon requested an update on Landmark.

Mr. Patterson reported that the Village is still awaiting an opportunity to meet with the Landmark Board of Trustees.

Dr. McKinnon noted the Village reached a tentative agreement to purchase additional land from Landmark and that this agreement was being converted into legal documents. He stated the Board and congregation needed to agree to the legal terms, but meetings of these bodies have yet to occur due to COVID-19.

Dr. McKinnon requested an update on roadway construction.

Mr. Elmer reported the following:

* The Village explored relocating the potable water tap to facilitate construction. He stated the fee to do so would be $550,000, therefore the tap relocation will not move forward. James Jeffers, Service Director, is to provide options for leaving the tap as is.
* An on-site meeting will occur tomorrow to review grading and balancing of the on-site soil.
* Roadway construction is at subgrade and the retaining wall on the east side is completed and backfilled.
* Work on the stormwater system continues.

Dr. McKinnon requested an update on the status of the AeroHub North covenants and restrictions document.

Mr. Elmer reported the document was approved by both Planning Commission and Village Council. He also noted that the rezoning of the QTC Building and Cincinnati Firing Range are on the evening’s Planning Commission agenda. Mr. Elmer stated that notices had been emailed to representatives of the land owners.

Mr. Balnes reported that Colliers International appears to have tracked down the owner of the QTC Building and will share that with the Village.

Dr. McKinnon invited Chris Debrozzi of Neyer Properties to address the CIC.

Mr. Debrozzi reported the following:

* Colliers International was selected as the brokerage firm for AeroHub. He noted their focus on manufacturing users and international presence.
* A draft marketing plan from Colliers is currently under review.
* The first marketing flyer is ready to be pushed out to the market.
* Working to finalize the fee structure and marketing signage with Colliers.
* Working with the Cincinnati Business Courier as part of the project marketing plan. The initial press release was issued in July and received a strong, positive response. Two additional releases are planned for the Courier.
* Brokerage events will be conducted in the future once the COVID-19 pandemic subsides.

Dr. McKinnon requested an update regarding a ribbon cutting for The Modal Shop.

Mr. Elmer responded the ribbon cutting is tentatively scheduled for September 24 or 25.

Mr. Debrozzi noted the Courier story would be timed with the ribbon cutting.

Mr. Debrozzi continued:

* Completing the clearing and rough grading is important to help potential users see the vision for the development.
* AeroHub is listed as #1 on the REDI Cincinnati list for manufacturing sites in the region.
* Stated optimism that the Ohio Site Improvement Program (OSIP) funds will be approved in September, noting JobsOhio wants to invest in sites that can bring jobs to Ohio. JobsOhio is looking for local matches and the Village match is strong.
* Reported the need for an entry feature at AeroHub Boulevard to compliment the bridge over I-75.
* Stated the importance of acquiring additional lands, noting movement on the Firing Range has been slow. Efforts are underway to meet with the new City of Cincinnati leadership to discuss the acquisition.

Mayor Finan inquired about the advantage of signing a Memorandum of Understanding (MOU) with the City of Cincinnati rather than going straight to a purchase option.

Mr. Debrozzi responded that City legal representatives desire an MOU to first layout the terms of purchase.

Mayor Finan asked if a meeting is scheduled to sign the MOU.

Mr. Debrozzi responded that a meeting is scheduled for August 24 to sign the MOU and organize an action plan to move toward a land purchase agreement.

Mr. Debrozzi continued:

* The QTC Building lease does not expire until the end of 2022. Contact information for the building owner was recently received and Neyer will be reaching out to determine their future plans for the building.
* Colliers International will assemble a list of comparable sales in the area.
* Communications with St. Rita’s are on-going to determine their future plans.
* Construction on the street was very important to help target users for development.

Mr. Elmer asked if Bayer Becker had adjusted the Lot 4 grading.

Mr. Debrozzi responded that discussion will part of tomorrow’s on-site meeting.

Mr. Debrozzi reported good conversations with potential users interested in building at AeroHub.

Mr. Harwood reported the final course of asphalt will be installed on AeroHub Boulevard south of Glendale Milford Road concurrently with the final course of asphalt on the portion of the roadway north of Glendale Milford Road. He noted the Village is completing punch list items.

Dr. McKinnon thanked Mr. Debrozzi for appearing before the CIC and providing a comprehensive update. He requested that Mr. Debrozzi next appear at the October meeting for a project update.

Mr. Debrozzi agreed to appear in October.

1. Silco Relocation – Community Reinvestment Area (CRA) – Project Update.

Mr. Harwood stated that Silco wishes to close on the property by the end of the month. He noted the upcoming CRA Housing Council meeting agenda includes an agenda item to waive the application fee.

Mr. Elmer concurred with Mr. Harwood that Silco intended to close on the property by month’s end. He stated, however, that the property survey will not be ready until September and that Silco wishes to delay closing until the first week of September. Mr. Elmer noted the only outstanding item to address was the utilization of parking on the property by Raffel’s Catering and if there were any written agreements related thereto. He recalled prior conversations at CIC that the Village allowed Raffel’s to use the lot but did not sign any formal agreements.

Mayor Finan reported that Silco had a potential buyer for their existing facility on Medallion Drive. He stated that representatives of the Village visited the business, noting they are a good company that would be welcomed in Evendale.

Mr. Elmer stated the owner of the business would appear before the Planning Commission later in the evening to introduce the business to the community. He noted it is a conditional use but did not appear controversial.

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

Motion by Mayor Finan was seconded by Mr. Harwood to enter into Executive Session. There was no discussion. The motion passed by a 6-0 roll call vote.

The CIC entered Executive Session at 8:20am.

Motion by Mr. Harwood was seconded by Mr. Albrinck to exit Executive Session. There was no discussion. The motion passed by a 6-0 roll call vote.

The CIC exited Executive Session at 8:54am.

1. Other Business and Economic Development Activity Update.

No business was discussed.

Motion by Mr. Harwood was seconded by Mr. Albrinck to adjourn the meeting. There was no discussion. The motion passed by a 6-0 voice vote.

The meeting adjourned at 8:54am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

Meeting Minutes prepared by Andrew E. Rodney, Building, Planning, & Zoning Manager.