**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the October 20, 2020 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

Attendees: Members Dr. Hugh McKinnon (Chairman), Mayor Richard Finan, Councilman Jeff Albrinck, Councilman Tom Sextro, David Harwood, Al Pearlman, 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).

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

BUSINESS

1. Approval of Minutes from the September 15, 2020 meeting.

Motion by Mayor Finan was seconded by Mr. Albrinck to approve the meeting minutes as submitted. There was no discussion. Motion passed by a 7-0 voice vote.

1. Approval of Bills. Account status.

Mr. Elmer reported the $50,000 contract with KMK Consulting had almost met its maximum limit, with a balance of $8,408 remaining on the contract with no further anticipated expenditures on the contract.

Motion by Mr. Albrinck was seconded by Mr. Keuchly to accept the finance report as submitted. There was no further discussion. The motion passed by a 7-0 voice vote.

1. AeroHub Update.

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

Mr. Elmer reported that Village Council approved the third extension of the land purchase contract, which expires on May 31, 2021. He noted KV is to pay a $20,000 extension fee, with $10,000 of the fee applied to the purchase price if the purchase closes prior to the deadline. Mr. Elmer stated KV appears to have a favorable financing package, though is currently working through multiple banks, but is hesitant to move forward due to COVID-19 and its impacts on occupancy at a future building.

Mr. Harwood stated that Miller-Valentine has already billed KV for over $300,000 in design services, so they remain committed and invested in the project.

Mr. Elmer reported recent interest by a third party in acquiring the existing KV buildings.

Dr. McKinnon requested an update on the OSIP Grant application.

Mr. Elmer reported the application to JobsOhio is complete and will be presented to them on Thursday, October 22. He stated Mayor Finan, Sean Balnes, and Chris Debrozzi of Neyer Properties will be making the presentation. Mr. Elmer noted the Village will request $2 million for clearing and grading of the building pads, as well as completion of Part II, Phase II of AeroHub Boulevard to construct the additional two lanes.

Mr. Balnes stated that REDI Cincinnati believes the Village has a strong case for funding and should receive an answer from JobsOhio in about a week.

Mr. Elmer stated the OSIP Grant requires a 50% match.

Dr. McKinnon thanked Mr. Balnes and Mr. Elmer for the efforts.

Dr. McKinnon requested an update on the Landmark land purchase option.

Mr. Elmer reported the matter continues to progress forward, but nothing as of yet is finalized noting the final easement language remains under review. He stated no additional news on Phase II roadway construction, noting recent issues with water service have added time and costs to the project. Mr. Elmer stated Cincinnati Water Works requested a $500,000 tap fee which would ultimately have been a temporary measure, which the Village rejected.

Dr. McKinnon requested an update on AeroHub South.

Mr. Elmer reported that ODOT is working quickly to finalize the bridge construction.

Mayor Finan noted significant improvement along The Modal Shop and St. Rita frontages.

Dr. McKinnon requested an update on the Firing Range property.

Mr. Elmer reported the issue of the firing range has garnered significant media attention, with elected officials from the adjacent communities putting substantial pressure on the City of Cincinnati to relocate and close the range. He noted the City held a public hearing regarding the future of the firing range which was attended by several local elected officials, including Mayor Finan. Mr. Elmer stated there appears to be some due diligence underway to evaluate moving the range to the Hamilton County range in Colerain Township. He also noted the City’s interest in a private indoor range for sale in Newtown, but reported the City would prefer an outdoor facility.

Mr. Balnes noted proximity of the Newtown facility to existing ball fields, parkland, and residential areas.

Mayor Finan stated the City remains on the search for a new facility, which is the primary obstacle to closing the facility in Evendale. He noted that several Cincinnati councilpersons support the move and the Village continues to pursue a purchase option for the property.

Mr. Albrinck stated in the past the Village questioned the City’s motivation to relocate the range. He noted their recent work is a step in the right direction.

Mr. Harwood noted candidates for Cincinnati Mayor support relocation of the range.

Mr. Balnes reported the Hamilton County Commissioners passed a resolution supporting the move as well.

Mr. Elmer reported the Village continues to move forward toward rezoning the firing range and QTC building to PUD-ID. The owners of the QTC building are now engaged with the Village, with more details to follow in Executive Session.

1. Other Business and Economic Development Activity Update.

Dr. McKinnon asked if there were other updates to share publicly.

Mr. Elmer reported the following:

* Silco’s new facility on Reading Road is moving quickly, noting a previously unknown underground storage tank was recently removed from the site. The Village has given approval for extended construction hours over the next 30 days to facilitate the pouring of concrete for the foundation and building walls. Inwood Drive residents were notified of the extended hours. Ace Doran Hauling & Rigging had entered into a purchase contract for Silco’s existing facility on Medallion Drive.
* The Port Authority continues to work with Formica, GE, and the City of Reading to create new access and frontage for the property they recently purchased from Formica. The additional land they are seeking to acquire is owned by GE, but would require a lot split that crosses jurisdictional boundaries. In a meeting with Reading officials, they expressed no interest in maintaining a public road serving only an Evendale business.

Mr. Albrinck asked about an unconfirmed rumor that an outdoor storage facility was planned in Reading near the location of the GE property.

Mr. Elmer responded that he too had heard the rumor, but that it was in fact unconfirmed. He offered to follow-up with Reading officials to see if the rumor were true.

Mr. Albrinck noted the person he spoke to felt the buyer had alternative ideas for the site beyond a storage facility.

Mr. Sextro asked if the company constructing solar panel supports remained interested in the Etter’s site.

Mr. Elmer responded an answer to the question was best addressed during Executive Session.

Dr. McKinnon reported The Modal Shop ribbon cutting ceremony had been pushed back and the Village is awaiting word on a new date.

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. Pearlman to enter into Executive Session. There was no discussion. The motion passed by a 7-0 roll call vote.

The CIC entered Executive Session at 8:04am.

Motion by Mr. Harwood was seconded by Mr. Albrinck to exit Executive Session. There was no discussion. The motion passed by a 7-0 roll call vote.

The CIC exited Executive Session at 8:39am.

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

The meeting adjourned at 8:40am.

Attest:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Hugh McKinnon

Chairman, Community Improvement Corporation

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