**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the December 15, 2020 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

Attendees: Members Dr. Hugh McKinnon (Chairman), Mayor Richard Finan, Councilman Jeff Albrinck, Councilman Tom Sextro, 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). Member David Harwood attended via teleconference due to COVID-19.

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

BUSINESS

1. Approval of Minutes from the November 17, 2020 regular meeting.

Motion by Mr. Albrinck was seconded by Mr. Kuechly 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 CIC fund balance at the beginning of November was approximately $7,800. He noted that a $20,000 deposit from the Village of Evendale was posted in early November. Mr. Elmer stated the fund balance at the end of November was $24,322.39 after paying the approved invoices. He reported outstanding invoices of $6,136.50 from KMK Consulting and $3,500 from Red Tiger Investments. Mr. Elmer requested authorization to pay both invoices, noting the invoice from KMK may be reduced based upon future evaluations of the work items listed in the invoice.

Mr. Pearlman requested clarification on the bill from KMK Consulting.

Mr. Elmer responded that all invoices from KMK provide a line itemization of services rendered. He stated that upon review of the invoice there appears to be services listed that were not provided to the Village.

Mr. Pearlman asked why the CIC is being asked to approve payment on an invoice that requires further clarification.

Mr. Elmer responded the requested motion is intended to allow payment not to exceed the billed amount, assuming all the listed charges are valid. He noted an approved motion would authorize expeditious payment of the invoice once all charges were clarified.

Mr. Pearlman responded that the invoice should not be paid until all charges are verified.

Motion by Mr. Pearlman was seconded by Mr. Albrinck to remove the KMK invoice from consideration until the January meeting and authorize payment on the invoice from Red Tiger Investments. There was no further discussion. The motion passed by a 7-0 voice vote.

1. AeroHub Update.

Mr. Elmer reported the Village received a response regarding the Ohio Site Improvement Program (OSIP) grant application submitted to JobsOhio in October. He noted the Village requested a total of $2 million to help fund the $5.2 million Phase 2 of the AeroHub North project which includes clearing and grading of the remaining Village-owned lots, further construction of AeroHub Boulevard, and entry signage for the development. Mr. Elmer reported that JobsOhio awarded the project $1 million broken into two parts: $500,000 toward infrastructure and $500,000 toward construction of a building. He stated that new building construction was outside the scope of the grant application submitted by the Village, but noted JobsOhio is attempting to spark a quicker economic recovery through new building construction. Mr. Elmer stated the Village is accepting of the grant terms, but is requesting a modification to the funding split.

Mr. Albrinck asked if the Village was optimistic about receiving the full grant request of $2 million.

Mr. Elmer responded in the affirmative, noting the Village originally requested $5 million from JobsOhio for a $10 million project. He stated the Village scaled back the project to meet the OSIP grant requirements. Mr. Elmer stated that no project statewide received more than $1 million in this round of funding. He continued by noting the state has shifted its priorities for the OSIP grant program which is impactful on the AeroHub project.

Mr. Albrinck asked when JobsOhio decided to alter the scope and focus of the OSIP grant program.

Mr. Elmer responded it was on or before October 22, 2020, which was the date the Village presented its application to JobsOhio.

Mr. Balnes noted that JobsOhio altered their focus to constructing speculative buildings because REDI Cincinnati believes it would result in faster job growth. He reported past feedback from REDI Cincinnati that JobsOhio would not approve grant applications exceeding $2 million, therefore the Village scaled back it’s request to meet the $2 million cap. Mr. Balnes stated that subsequent conversations with REDI Cincinnati revealed that no project would receive more than $1 million in OSIP grant funds because JobsOhio wanted to spread the money out amongst more projects. He also noted that of those applications awarded funding, only the Village application lacked construction of a new building.

Mr. Albrinck asked where does this leave the Village.

Mr. Elmer responded by referring to the CIC packet. He stated that JobsOhio agreed to fund Phase 2 of the AeroHub with $1 million, half of which may be used for infrastructure and half for new building construction.

Mr. Balnes stated that JobsOhio is not requiring construction of a building at the moment, but that the $500,000 be kept in reserve to put toward new building construction either for a defined user or as a speculative building. He stated the only requirements from JobsOhio are that the building be at least 30,000 square feet and can meet the requirements of at least one of the JobsOhio focus industries.

Mr. Elmer stated the Village is reducing the next phase of work to accommodate the grant award to clearing and grading of Parcels 4, 5, and 6 only, plus construction of the other half of AeroHub Boulevard, for a total project cost of $1.3 million.

Dr. McKinnon requested confirmation that the next phase of the project would be scaled back.

Mr. Elmer responded in the affirmative.

Mr. Albrinck asked what impact that has on the overall project when broken into smaller phases without the guarantee future phases will be completed.

Mr. Elmer responded that recognizing the full project cost is $5.2 million, the Village analyzed what could be achieved within the current financial limitations relative to the grant award. He stated the Village does not have the funding to make up the difference, and thus must scale back the project accordingly. Mr. Elmer noted that Parcel 2 was removed from the next phase of the project because it is the largest and most expensive parcel to clear and grade, in addition to outstanding issues regarding a navigable stream on the parcel. He stated that even if the full funding amount was granted, that work on Parcel 2 would have likely been pushed to a later date. Mr. Elmer stated the lots at the top of the hill were more easily accessible to perform the required site work to make them pad ready. He noted that each parcel could accommodate a 30,000 square foot building as required by JobsOhio.

Mr. Patterson noted the overall project will not be delayed, stating the grant award is sufficient to accommodate near-term development on the lots to be cleared and graded.

Mr. Albrinck asked if future funding can be expected for project completion.

Mr. Elmer responded that future requests from JobsOhio are likely, noting there is no reason to believe that future funds will not be available given the Village’s track record of leveraging grant funds for job growth. He stated the Village continues to explore other sources of funding as well.

Mr. Balnes stated there is heavy statewide competition for OSIP grant funds because the program is well funded.

Dr. McKinnon stated that the Village needs to get over the hump so the private sector and master developer can invest in the next stage of development to continue momentum toward self-sufficiency of the project.

Mayor Finan reported the Village requested a re-allocation of the OSIP grant to $750,000 for infrastructure and $250,000 for a new building to REDI Cincinnati on December 4. He stated that REDI Cincinnati seemed receptive to making the proposal to JobsOhio.

Mr. Sextro asked if KMK Consulting would assist with the ask to JobsOhio.

Mr. Elmer responded the Village has exhausted its contract with KMK Consulting, so therefore they will not partake in the reallocation request to JobsOhio.

Mayor Finan noted the performance of KMK Consulting did not result in the preferred response from JobsOhio.

Mayor Finan reported that Cincinnati Water Works is causing delays in final completion of AeroHub Boulevard. He noted that winter prep was completed pending an answer regarding water and sewer connections.

Mr. Elmer reported that Village Council reviewed the ordinance to rezone four lots adjacent to AeroHub South to PUD-ID, Innovation District PUD, including residual ODOT parcels, the Cincinnati Police Firing Range, and the QTC Building. He noted the Village has been in contact with an attorney representing the owners of the QTC Building. Mr. Elmer stated the attorney requested that the Village not move forward with rezoning the QTC Building until more analysis of the building and its market value could be conducted. He reported that as a result of the request, Village Council chose only to rezone the ODOT and Firing Range parcels, omitting the QTC Building parcel for further discussion and fact finding for a potential acquisition.

Mayor Finan responded that the intention is for Village Council to address the matter of rezoning the QTC Building at its next scheduled meeting in January.

1. Draft 2021 REDI/Evendale Business Retention/Expansion Meeting Schedule.

Mr. Elmer reported that, over the past several years, the Village of Evendale has worked with REDI Cincinnati to conduct annual meetings with local businesses to proactively learn about their needs and concerns. He noted these meetings are generically called BR&E visits. Mr. Elmer stated that recent expansion activity by Silco and Kinetic Vision were a direct result of these meetings. He referred to a list of businesses supplied by REDI Cincinnati that they would like to meet with in the coming year.

Mr. Albrinck requested a summary of these meetings be provided to the CIC and Village Council.

Mr. Elmer responded in the affirmative.

1. Other Business and Economic Development Activity Update.

Mr. Elmer reported contact from an attorney whose client is interested in splitting off a portion of the lot on which the AutoZone on Reading Road is located. He noted the property owner requested a similar action in the past. Mr. Elmer stated the owner wishes to obtain an additional access to property he owns in Sharonville just across the municipal boundary, much of which is located in the floodplain.

Mr. Harwood noted the owner in the past was very rigid and not willing to negotiate or consider alternatives.

Mayor Finan reported the owner had discussions with the Mill Creek Alliance about a land donation. He noted no further news on those discussions.

Mr. Elmer referred to a map in the CIC packet. He stated the owner has in the past offered up the lot to the Village as a donation.

Mayor Finan noted the land not occupied by AutoZone would be ideal for parking and access to a future bike path along Sharon Creek.

Dr. McKinnon asked about negatives for the Village in accepting such a donation.

Mayor Finan responded that the Village would have no real use for the property and that it was more useful to the Mill Creek Alliance.

Mr. Balnes recommended that any donation leave room for erection of a Village entry sign.

Dr. McKinnon asked if the Village Crossing shopping center was for sale.

Mr. Elmer responded in the affirmative, noting the asking price is $7.4 million.

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. Albrinck 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 8:26am.

Motion by Mayor Finan 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 8:50am.

Dr. McKinnon announced the next meeting of the CIC would be held at 7:30am on Tuesday, January 19, 2021.

Motion by Mr. Sextro 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 8:51am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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