**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the January 19, 2021 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), Michael Hauck (Fire Chief), and Andrew Rodney (Building, Planning, & Zoning Manager).

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

BUSINESS

1. Approval of Minutes from the December 15, 2020 regular meeting.

Motion by Mayor Finan was seconded by Mr. Harwood 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 that a December bank statement had yet to arrive in time for the report. He stated there are three outstanding invoices for consideration. Mr. Elmer noted changes to the KMK Consulting invoice discussed at the December meeting. He stated adjustments were made to reflect only that work conducted on behalf of the Village per the services contract. Mr. Elmer reported the final invoice amount to be $1,630.

Mr. Albrinck asked if KMK had offered any explanation for the billing discrepancy.

Mr. Elmer responded all items on the bill were related to AeroHub, but not all were attributable to work conducted on behalf of the Village.

Mr. Elmer continued by noting the invoice for KMK is to be the last in the contractual agreement. He reported total expenses related to the KMK contract to be approximately $48,900. Mr. Elmer stated the final two invoices for consideration were $3,500 for Red Tiger Investments and $100 for Plattenburg & Associates for outstanding expenses incurred in early 2020.

Motion by Mayor Finan was seconded by Mr. Albrinck to accept the financial report and authorize payment on the presented invoices. There was no further discussion. The motion passed by a 7-0 voice vote.

1. Plattenburg CPA Contract for Annual Financial Statement.

Mr. Elmer reported that each year the CIC hires Plattenburg & Associates to complete the required Annual Financial Statements to be delivered to the State of Ohio in March. He referred to a summary of services included in the CIC packet. Mr. Elmer noted this year’s contract is for $1,250.

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

1. AeroHub Update.

Mr. Elmer reminded the CIC that JobsOhio awarded the Village a $1 million Ohio Site Improvement Program (OSIP) grant for the AeroHub Phase II project, with the caveat that $500,000 be awarded at the completion of clearing and grading of lots and a second $500,000 after completion of a building of at least 30,000 square feet. He noted the Village responded to the grant award by requesting that JobsOhio reconsider the 50/50 split to a 75/25 split and to reduce the project work from $3.2 million to $1.6 million. Mr. Elmer reported that JobsOhio rejected the revised split, but agreed to reduce the expected project value to $1.6 million. He noted on-going discussions with Chris Debrozsi about the details of grant award and its impact on the AeroHub project.

Mr. Sextro asked if the Village can request grant funds from JobsOhio in future years.

Mr. Elmer responded that JobsOhio has multiple grant programs available each year.

Mr. Balnes responded the OSIP grant program is funded for four years so additional funds may be requested in the future. He stated that competition statewide was very strong and that no project received more than $1 million in funding.

Mr. Elmer stated the contract with JobsOhio accepting the grant award would be executed next week.

Mr. Elmer continued by reporting that AeroHub Boulevard north of Glendale Milford Road was open. He noted the Village is preparing to submit for grant reimbursement to JobsOhio for $438,000 and to ODOT for $150,000.

Mr. Balnes reported the Army Corps stream permit remains under review.

Mayor Finan reported receipt of a Section 401 review public notice that morning.

Mr. Elmer reported that Village Council approved the rezoning of the Cincinnati Police Firing Range and the form I-75 ODOT parcels to PUD-ID, Innovation District PUD in December. He noted that Council specifically excluded the lot containing the QTC Building for further consideration. Mr. Elmer reported the owners of the QTC Building objected to the removal of traditional manufacturing and warehousing from the list of permitted uses under PUD-ID zoning. He stated the condition of the building likely does not lend itself to these uses. Mr. Elmer stated the rezoning of the QTC Building to PUD-ID would be on the Village Council agenda for February.

Mr. Sextro asked if the building was listed for sale.

Mr. Balnes responded in the negative.

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 Mr. Sextro 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 7:53am.

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 8:35am.

1. Other Business and Economic Development Update.

Mr. Elmer stated that a meeting of the CRA Housing Council would be needed next month to review and approve the required annual reports for submittal to the State of Ohio.

Dr. McKinnon announced the next meeting of the CIC would be held at 7:30am on Tuesday, February 16, 2021.

Mr. Elmer asked if the CIC would like to memorialize the proposed sale price per acre of land in AeroHub as discussed in Executive Session.

Motion by Mr. Harwood was seconded by Mr. Pearlman to set the asking price for an acre of land in AeroHub North at $140,000. There was no discussion. The motion passed by a 7-0 voice vote.

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

The meeting adjourned at 8:41am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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