**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the March 16, 2021 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

Attendees: Members Dr. Hugh McKinnon (Chairman), 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). Mayor Richard Finan and member David Harwood attended via teleconference due to COVID-19.

Dr. McKinnon called the meeting to order at 7:40am.

BUSINESS

1. Approval of Minutes from the January 19, 2021 regular meeting.

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

1. Approval of Bills. Account status.

Mr. Elmer reported the account ledger at the end of January showed a fund balance of $9,885.34. Three invoices paid in February to KMK Consulting, Plattenburg & Associates, and Red Tiger Investments require ratification by the CIC.

Motion by Mr. Sextro was seconded by Mr. Albrinck to ratify the payment of three invoices. There was no further discussion. The motion passed by a 7-0 voice vote.

Mr. Elmer continued by noting the current fund balance as listed in the CIC packet, with one invoice due to Red Tiger Investments for $3,500.

Motion by Mayor Finan was seconded by Mr. Sextro to pay the invoice in full. There was no further discussion. The motion passed by a 7-0 voice vote.

Mr. Elmer continued by noting that Village Council annually appropriates $75,000 to the CIC for operational costs throughout the year. He noted in November 2020, the CIC requested an advance on the 2021 allocation to cover certain costs at the end of the 2020 calendar year. Mr. Elmer reported the current fund balance is sufficiently depleted to the point where a request for the balance of the 2021 allocation is warranted.

Motion by Mr. Harwood was seconded by Mr. Pearlman to request the remaining $55,000 fund allocation for 2021 from Village Council. There was no further discussion. The motion passed by a 7-0 voice vote.

1. AeroHub Update.

Mr. Elmer provided an update on the $1 million Ohio Site Improvement Program (OSIP) grant for the AeroHub Phase II project. He noted the Village has officially received the final agreement from JobsOhio and is awaiting an electronic signature pending a final review. Mr. Elmer reminded the CIC the grant is divided between $500,000 for infrastructure and $500,000 for construction of a new building.

Dr. McKinnon requested an update on mass grading of the AeroHub parcels.

Mr. Balnes reported that Bayer Becker has completed the design drawings for mass grading of Parcels 4-6 at the northern end of AeroHub Boulevard. He noted Cincinnati Water Works is still reviewing the proposed waterline easements across the property owned by Landmarks. Mr. Balnes stated there remained a few outstanding items but it appears the matter is concluding. He stated the next step is to finalize the Army Corps stream permit, which appears to be moving in a positive direction.

Dr. McKinnon requested an update on other grant expenditures.

Mr. Elmer reported that expenditures related to the 629 Grant from JobsOhio are wrapping up, with the Village gathering the necessary documentation to submit for a first round of reimbursement. He reported the $438,000 grant from JobsOhio and $150,000 grant from ODOT will be ready to submit for reimbursements in the next week or two. Mr. Elmer stated that due to the hold-up related to the water line, the Village will likely submit a second round of reimbursement requests after demonstrating completion of those portions of the project subject to these funds.

Mr. Balnes stated that, any day, the marketing signage should be erected on the AeroHub site.

1. Other Business and Economic Development Update.

Mr. Elmer provided a synopsis of the items to be discussed in Executive Session, including multiple offers on the Etters property, two individuals interested in the Village-owned property at the intersection of Reading Road and Cooper Road, continued negotiations with Landmarks regarding the land purchase option and next steps, review of the appraisal on the QTC Building, and active prospects for new businesses in Evendale.

Mr. Elmer continued by referencing the REDI Cincinnati business retention and expansion program information in the CIC packet. He noted that REDI is ramping up their regional BR&E efforts, including visiting 19 businesses in Evendale. Mr. Elmer reported he would be participating in these meetings. He reported on two meetings to date with Crown Equipment and KDM Solutions, noting their satisfaction with Village services. Mr. Elmer did report these companies were interested in more transit access along Medallion Drive. He stated Staff will be in contact with SORTA regarding this request. Mr. Elmer also reported their desire for a traffic signal at the E. Sharon Road and Medallion Drive intersection.

Mr. Albrinck asked if the agenda differed when Evendale conducts BR&E alone versus when REDI organizes the meetings.

Mr. Elmer reported the relationship with REDI regarding these meetings is very complimentary. He stated REDI investigates needs for future expansion, while Evendale focuses on Village service delivery. Mr. Elmer stated these meetings are voluntary and some businesses have declined to participate.

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. Albrinck was seconded by Mr. Sextro 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 7:58am.

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

The CIC exited Executive Session at 9:06am.

Dr. McKinnon announced the next meeting of the CIC would be held at 7:30am on Tuesday, April 20, 2021.

Motion by Mr. Albrinck 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 9:07am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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