**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the April 20, 2021 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

Attendees: Members Dr. Hugh McKinnon (Chairman), Mayor Richard Finan, Councilmember Jeff Albrinck, Councilmember Tom Sextro, David Harwood, Al Pearlman, and Tom Kuechly. Also attending were Chris Patterson (Planning Commission Liaison), Sean Balnes (Red Tiger Investments, LLC), Andrew Rodney (Building, Planning, & Zoning Manager), and Councilmember Beth McDaniels.

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

BUSINESS

1. Approval of Minutes from the March 16, 2021 regular meeting.

Motion by Mr. Harwood was seconded by Mr. Albrinck 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.

Dr. McKinnon referenced the report provided by David Elmer, Director of Administrative Services, in the CIC packet.

Motion by Mayor Finan was seconded by Mr. Harwood to approve the finance report as submitted.

Mr. Harwood noted the invoice for Red Tiger Investments and the deposit of the requested $55,000 from Village Council to the CIC account.

Mr. Pearlman asked why the Village was continuing to pay KMK Consulting.

Mayor Finan noted this will be the final payment to KMK for their services.

There was no further discussion. The motion passed by a 7-0 voice vote.

1. AeroHub Update.

Dr. McKinnon provided an update on the OSIP grant from JobsOhio. He stated that JobsOhio agreed to the Village-proposed changes to the grant agreement. Dr. McKinnon reported the revised contract would be forwarded sometime this week for final approval and signature.

Mayor Finan reported that bids were out for grading of AeroHub North. He stated they should be returned the following week. Mayor Finan relayed a conversation with the Evendale Service Director, James Jeffers, that six companies had submitted bids and that construction work was generally scarce.

Dr. McKinnon requested an updated on AeroHub South.

Mr. Balnes noted the real estate signage was up. He stated that issues are still to be worked out with Cincinnati Water Works (CWW) regarding work north of Glendale Milford Road.

Mayor Finan noted the permit from CWW should be forthcoming in the next week. He stated there were some covenants that required clarification.

Mr. Balnes reported the next permit to be obtained is from the Army Corps for the stream. He stated the permit is trending in the right direction, but the Corps is waiting for a rainy day to assess flow in the stream. Mr. Balnes stated the rezoning of AeroHub South was postponed until the May Village Council meeting.

Mayor Finan stated the attorney for the QTC Building was notified the rezoning ordinance would move forward in May. He also reported that Mr. Jeffers received word from a contractor involved with Kinetic Vision that they would like to commence grading as soon as possible.

Mr. Balnes reported that Kinetic Vision wishes to break ground in June.

Mr. Harwood noted that some questions and outstanding items require resolution prior to closing on the property.

1. Other Business and Economic Development Update.

Dr. McKinnon reported that Silco will be holding an Open House on May 21, 2021 from 3-6pm. He referenced the public meeting held the week prior for the Cincinnati Classical Academy project, noting Mr. Elmer has received over 30 questionnaires to date.

Mayor Finan noted a mixed reaction from the public to the proposal.

Dr. McKinnon stated the deadline to submit questionnaires was May 3, 2021.

Dr. McKinnon and Mr. Patterson agreed the meeting was well conducted.

Mr. Harwood requested an update on a response to a recent RFP from an unnamed company interested in relocating to Evendale.

Dr. McKinnon reported the CIC would discuss the RFP response in Executive Session.

Mr. Balnes added the company is considering two locations in the area, one of which is Evendale. He stated the subject company was looking to build a new corporate headquarters. Mr. Balnes stated the company is involved in an industry that is a good fit for AeroHub.

Dr. McKinnon listed items to be addressed in Executive Session, including a proposal from the Hamilton County Port Authority regarding Village-owned land along Reading Road, further details regarding the QTC Building, the collaboration between TechSolve and Cincinnati State for a joint project at AeroHub, review of the status of the Cincinnati Classical Academy proposal for Village-owned land, and a report on the current negotiations with Landmarks.

Dr. McKinnon noted the next meeting of the CIC would be Tuesday, May 18 at 7:30am.

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 7:51am.

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

The CIC exited Executive Session at 9:02am.

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

The meeting adjourned at 9:03am.

Attest:

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

Hugh McKinnon

Chairman, Community Improvement Corporation

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