

1 **VILLAGE OF EVENDALE**  
2 **COMMUNITY IMPROVEMENT CORPORATION**

3 Minutes from the November 16, 2021 Regular Meeting  
4 Evendale Municipal Building, 10500 Reading Road  
5

6 Attendees: Members Dr. Hugh McKinnon (Chairman), Mayor Richard Finan,  
7 Councilmember Jeff Albrinck, Councilmember Tom Sextro, David Harwood, Tom  
8 Keuchly, and Al Pearlman. Supporting the CIC were Chris Patterson (Planning  
9 Commission Liaison), David Elmer (Director of Administrative Services), and Andrew  
10 Rodney (Building, Planning, & Zoning Manager). Councilmember-elect Steve Burke was  
11 also in attendance.  
12

13 Dr. McKinnon called the meeting to order at 7:30am.  
14

15 **BUSINESS**  
16

- 17 1. Approval of Minutes from the October 19, 2021 regular meeting.  
18

19 Motion by Mr. Keuchly was seconded by Mr. Sextro to approve the meeting  
20 minutes as submitted. There was no discussion. The motion passed by a 7-0  
21 voice vote.  
22

- 23 2. Approval of Bills. Account status.  
24

25 Mr. Elmer reported the CIC started the month of October with a balance of  
26 \$34,703.44, with two payments posted to the account for Red Tiger Investments.  
27 He noted a dividend of \$8.49 and a deposit of \$12,126. Mr. Elmer stated the  
28 deposit was made in error as it should have posted to the Fire Department  
29 account. He stated that error will be corrected. Mr. Elmer offered one invoice  
30 from Red Tiger Investments for approval.  
31

32 Motion by Mr. Harwood was seconded by Mr. Albrinck to approve the financial  
33 report and payment of the outstanding invoice. There was no discussion. The  
34 motion passed by a 7-0 voice vote.  
35

- 36 3. AeroHub Update.  
37

38 Mr. Elmer reported on the \$500,000 reimbursement request submitted to  
39 JobsOhio under the OSIP grant. He noted reticence from JobsOhio to reimburse  
40 the Village for some expenses related to the road construction. Mr. Elmer stated  
41 communications continue with JobsOhio, but there should be no issue with  
42 receiving full reimbursement given the project costs far exceed the grant amount.  
43

44 Dr. McKinnon reported that Service Director James Jeffers met with Duke Energy  
45 and Cincinnati Bell about extending utility services further north along AeroHub  
46 Boulevard. He also reported the Village will apply to Hamilton County for a

47 revitalization grant to demolish the former Aberdeen Trucking facility adjacent to  
48 AeroHub.

49  
50 Mr. Harwood reported title issues with the former ODOT cloverleaf land that is to  
51 be sold to the Village for the AeroHub project. He stated that ODOT is continuing  
52 to research the best way in which to transfer a clean title to the Village.

53  
54 Dr. McKinnon thanked the CIC for their review of the updated AeroHub marketing  
55 materials. He requested additional time to allow the CIC Subcommittee to adjust  
56 the language and provide a final version of the materials for full CIC approval. Dr.  
57 McKinnon noted some confusion remains in the market about the focus of  
58 AeroHub and these materials will help the Village better communicate its vision  
59 for the development.

60  
61 Mr. Albrinck expressed concern with an overly descriptive tag line. He noted  
62 many companies have tag lines that relate to the business but do not describe  
63 everything they do. Mr. Albrinck suggested a tag line that flows better with  
64 AeroHub.

65  
66 Mr. Harwood responded the Subcommittee is working to do just that to create a  
67 more welcoming environment for potential end users.

68  
69 Mr. Patterson added the tag line will be specific but not too precise to  
70 accommodate future market conditions.

71  
72 4. Other Business and Economic Development Update.

73  
74 Dr. McKinnon requested an update on the HCDC agreement.

75  
76 Mr. Elmer stated the agreement was reviewed and approved by legal counsel,  
77 but that some information needed to be added by HCDC to the agreement prior  
78 to final CIC approval.

79  
80 Dr. McKinnon asked if the application procedures remained the same, including  
81 limiting the pilot program to three companies.

82  
83 Mr. Elmer responded in the affirmative.

84  
85 Mr. Elmer reported meetings with representatives from the villages of Woodlawn  
86 and Lincoln Heights. He stated conversations are on-going in an effort to work  
87 toward improving the economic outlook for the communities neighboring  
88 AeroHub.

89  
90 Mr. Albrinck asked about how the new leadership at the City of Cincinnati views  
91 relocation of the firing range.  
92

93 Mayor Finan stated that all but two Cincinnati councilmembers will be new so it  
94 will take time to develop relationships and get the new members and Mayor up to  
95 speed.

96  
97 Dr. McKinnon reported on a meeting to be held later in the morning with  
98 representatives from Miami University regarding a potential partnership with  
99 AeroHub. He stated this is a follow-up to a prior meeting in September.

- 100  
101 5. Executive Session – to consider confidential information regarding a business's  
102 specific business strategy, marketing plans, personal financial statements for  
103 economic development assistance, or to consider the purchase or sale of  
104 property in accordance with ORC 121.22(G)(2)(8).

105  
106 Motion by Mayor Finan was seconded by Mr. Sextro to enter into Executive  
107 Session. There was no discussion. The motion passed by a 7-0 roll call vote.

108  
109 The CIC entered Executive Session at 8:21am.

110  
111 Motion by Mr. Harwood was seconded by Mayor Finan to exit Executive Session.  
112 There was no discussion. The motion passed by a 7-0 roll call vote.

113  
114 The CIC exited Executive Session at 8:56am.

115  
116 Dr. McKinnon announced the next scheduled meeting of the CIC would be December  
117 21, 2021 at 7:30am.

118  
119 Motion by Mr. Albrinck was seconded by Mr. Harwood to adjourn the meeting. There  
120 was no discussion. The motion passed by a 7-0 voice vote.

121  
122 The meeting adjourned at 8:58am.

123  
124 Attest:

125  
126  
127 \_\_\_\_\_  
128 Hugh McKinnon  
129 Chairman, Community Improvement Corporation

130  
131  
132 Meeting Minutes prepared by Andrew E. Rodney, Building, Planning, & Zoning  
133 Manager.