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3 **VILLAGE OF EVENDALE**  
4 **COMMUNITY IMPROVEMENT CORPORATION**

5 Minutes from the January 18, 2022 Regular Meeting  
6 Evendale Municipal Building, 10500 Reading Road  
7

8 Attendees: Members Dr. Hugh McKinnon (Chairman) by-phone, Mayor Richard Finan,  
9 Councilmember Jeff Albrinck, Councilmember Tom Sextro, David Harwood, Tom  
10 Keuchly, and Al Pearlman. Supporting the CIC were Chris Patterson (Planning  
11 Commission Liaison), David Elmer (Director of Administrative Services), and Sean  
12 Balnes (CIC Consultant). Councilmember Steve Burke was also in attendance.  
13

14 Mr. Harwood called the meeting to order at 7:35am.  
15

16 **BUSINESS**  
17

- 18 1. Approval of Minutes from the November 2021 regular meeting.  
19

20 Motion by Mr. Albrinck was seconded by Mr. Sextro to approve the meeting  
21 minutes as submitted. There was no discussion. The motion passed by a 7-0  
22 voice vote.  
23

- 24 2. Approval of Bills. Account status.  
25

26 Mr. Elmer reported the bank statement for last month has not yet been received;  
27 however, the CIC has two invoices outstanding from December and January  
28 payments to Red Tiger for ongoing consulting services. Mr. Elmer noted that  
29 because the CIC did not meet in December, the Red Tiger invoice for that month  
30 has already been paid; therefore, he is requesting retroactive approval for that  
31 payment. Mr. Elmer stated he will forward the final financial statement for last  
32 month as soon as he receives the GE account statement  
33

34 A Motion by Mayor Finan was seconded by Mr. Albrinck to approve payment of  
35 the outstanding invoices. There was no discussion. The motion passed by a 7-0  
36 voice vote.  
37

- 38 3. Plattenburg CPA Engagement Letter  
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40 Mr. Elmer reported that he was in receipt of the Plattenburg CPA Engagement  
41 Letter for their firm to complete the CIC's Annual Financial Statement due to the  
42 State every year. Elmer reminded the CIC that they have been using Plattenburg  
43 for several years. The fee for their services slightly increased this year to \$1,400.  
44

45 A Motion by Mr. Albrinck was seconded by Mr. Finan to approve the Plattenburg  
46 CPA Engagement Letter and payment of \$1,400 for their professional accounting

47 services on behalf of the CIC. There was no further discussion. The motion  
48 passed by a 7-0 voice vote.

49  
50 4. HCDC Contract for Economic Development Services – Evendale Business  
51 Assistance Pilot Program.

52  
53 Mr. Elmer explained the purpose and intent of the Pilot Program was to provide  
54 stage two local businesses with access to business-specific information provided  
55 by HCDC, as well as strategic planning sessions, to facilitate future businesses  
56 job growth and capital investment. Elmer explained that HCDC currently offers  
57 these services to clients are willing to offer them at discounted rates through our  
58 Pilot Program. The agreement details specific services to be performed by HCDC  
59 in order to receive payment. Mr. Pearlman asked about the value of such a  
60 program. Mr. Elmer explained that the Program would be used as an incentive to  
61 help Evendale companies grow and expand with a return-on-investment being  
62 new jobs and new payroll and new income tax for the Village. Elmer noted that  
63 there is no guarantee that a company would grow or expand; however, the  
64 information and services provided via HCDC through our Program better  
65 positions participating businesses for future success. Elmer stated that Evendale  
66 would be responsible for selecting participating business and that the Program is  
67 intended to be a Pilot with no more than 3 businesses participating in the first  
68 round. Mr. Harwood stated that program success would be largely dependent on  
69 business leadership buy-in and participation and that only businesses who  
70 showed a strong desire to participate would be included. Mr. Berke and Mr.  
71 Kuechly, who both owned private businesses, said that they would have liked to  
72 have had an opportunity for their businesses to participate in a program like this.  
73 Two small revisions to the draft contract were suggested: 1. Section 2A1 insert  
74 the words “up to” between select and 3; and, 2. Section C – Correct the following  
75 typo: “identities” to “identifies”  
76

77 A Motion by Mr. Finan was seconded by Mr. Albrinck to approve the Engagement  
78 Letter with HCDC for the Evendale Business Assistance Pilot Program. There  
79 was no further discussion. The motion passed by a 7-0 voice vote.  
80

81  
82 5. AeroHub Update.

83  
84 Mr. Elmer reported that the Village was awarded a Hamilton County  
85 Revitalization Grant in the amount of \$290,400 to be used for demolition of two  
86 buildings on the former Aberdeen trucking site and for site preparation. The  
87 Agreement has already been signed by Evendale is awaiting finalization by  
88 Hamilton County. Mr. Albrinck asked if Village materials have been removed  
89 from the buildings. Mayor Finan responded that they have not but that Evendale  
90 is looking at several alternative storage options.  
91

92 Mayor Finan reported that a portion of the former I-75 cloverleaf abutting the  
93 Firing Range property was never recorded by ODOT; consequently, ODOT must  
94 resolve this before the Village can purchase it. Mr. Harwood explained a few  
95 legal options ODOT has to finalize recording.

96  
97 Mr. Elmer reported that he continues to stay in touch with administration  
98 leadership in Lincoln Heights and Woodlawn regarding AeroHub and the  
99 Cincinnati Firing Range. All three communities are committed to working  
100 cooperatively on economic development projects that benefit the region.

101  
102 Mr. Balnes reported that Doug Moorman, consultant for Neyer Management,  
103 continues to participate and monitor City of Cincinnati and Hamilton County (HC)  
104 activity related to the Firing Range. Moorman reported that everyone remains  
105 focused on range relocation options in Colerain Township on HC property where  
106 their firing range is located. Mr. Harwood pointed out that the Cincinnati now has  
107 a new Mayor and new Councilmembers after recent elections which may result in  
108 extra time needed to bring these new parties up to speed on the current situation.  
109 Evendale recently received a copy of Cincinnati's proposed range relocation  
110 budget and it appears there are several additional items, such as a dog training  
111 area, that are being proposed for the HC site resulting in a higher budget  
112 projection.

113  
114 Mr. Harwood asked if there were any other business matters to report.

115  
116 Mayor Finan and Mr. Elmer reported that discussions continue with Contractors  
117 Materials Co. (CMC) regarding the former Boyd Trucking Site but that no  
118 definitive steps have been taken by CMC or Ohio Intermodal Services (OIS), a  
119 proposed tenant, who is interested in using the site for a trucking terminal and  
120 outdoor storage

121  
122 Mayor Finan and Mr. Elmer reported that Todd Gailer, owner of The Acres  
123 (former Etters) received conditional use approval from the Planning Commission  
124 (PC) in December for a fast-casual restaurant and outdoor dining at his Reading  
125 Rd. facility. Mr. Gailer is returning to the PC later tonight with additional  
126 requested Plans.

127  
128 Mayor Finan reported that the Warmbier warehouse on Exon Dr. is listed for  
129 lease. The Village is exploring whether or not it would work for the Service  
130 Department and their need to relocate their materials currently stored in the  
131 former Aberdeen trucking terminal.

132  
133 Mr. Harwood noted that the ISPACE/Gorman Heritage Farm (GHF) joint  
134 renovation project of the former UAW Hall in front of GHF, for new office,  
135 program/event space, is nearing completion. Mayor Finan stated that he thought  
136 the partnership and new space will work out well for everyone.

137

Mr. Harwood called for a Motion to enter executive session to consider confidential information regarding business's specific business strategy, marketing plans, personal financial statement for economic development assistance and to consider the purchase or sale of property, in accordance with ORC121.22(G)(2)(8)

A Motion was made by Mr. Sextro, seconded by Mr. Albrinck, to enter executive session for the purposes announced and stated herein. There was no further discussion. The motion passed by a 7-0 voice vote.

The CIC entered Executive Session at 8:25am

A Motion was made by Mr. Kuechly, seconded by Mr. Sextro, to exit executive session. There was no further discussion. The motion passed by a 7-0 voice vote.

The CIC exited Executive Session at 8:50am

A Motion to Adjourn was made by Mr. Pearlman, seconded by Mr. Albrinck. There was no further discussion. The motion passed by a 7-0 voice vote.

The meeting adjourned at 8:55am

Attest:

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Hugh McKinnon, CIC Chairman

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David Harwood, CIC Secretary-Treasurer

Date:

Minutes prepared by David W. Elmer, Director of Administrative Services.