

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

3 Minutes from the February 15, 2022 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 Sean
10 Balnes (CIC Consultant). Councilmember Steve Berke was also in attendance.
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12 Mr. McKinnon called the meeting to order at 7:30am. Mr. McKinnon thanked Mr.
13 Harwood for serving as Chair last month.
14

15 **BUSINESS**
16

- 17 1. Approval of Minutes from the January 2022 regular meeting.
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19 Motion by Mr. Albrinck 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.
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- 23 2. Approval of Bills. Account status.
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25 Mr. Elmer referenced the Account Ledger as presented in the meeting packet.
26 He reported that the account balance as of January 1, 2022 was \$24,225.05. Mr.
27 Elmer further noted Red Tiger's approved invoice from last month was posted on
28 January 19th and that the account dividend for January was \$2.90 resulting in a
29 month-end balance of \$20,727.95. Mr. Elmer advised that two invoices were
30 recently received for services rendered to the CIC, those being Red Tiger LLC's
31 monthly consulting fee of \$3,5000 and Plattenburg CPA's fee of \$300 for
32 financial statement preparation services.
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34 A Motion was made by Mr. Albrinck, seconded by Mr. Harwood, to approve
35 payment of the outstanding invoices. There was no discussion. The motion
36 passed by a 7-0 voice vote.
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39 3. AeroHub Update
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41 Mr. Balnes referenced his Report as presented in the meeting packet. Balnes
42 stated that Evendale continues to work with Miami School of Engineering
43 University and the role they could play in AeroHub. Topics to be discussed
44 include; needs identification; future physical presence and role in helping recruit
45 OEM partners for the proposed SmartFactory/WorkForce Development (WFD)
46 Center. Evendale will continue to work within a Memorandum of Understanding

(MOU) agreement for now. Mr. Harwood emphasized that the MOU is between Evendale and Miami but that Evendale would be facilitative in cultivating relationships with other SmartFactory/WFD partners. Harwood referenced Thomas More University, whose main campus is located in Northern Kentucky but also has leased space in Blue Ash for classrooms, as an example of how Evendale might work with Miami. Harwood further explained the costs associated with such off-site campus arrangements. Balnes noted that he will be working with Mr. Berke on creating an Industry Task Force related to AeroHub.

Mr. Balnes reminded the CIC that the next full CIC meeting will be held at Scarlet Oaks and will include a tour of their robotics and advanced manufacturing center.

Mr. Balnes noted that James Jeffers, Village Service Director, continues to work on utility installation at AeroHub in accordance with the recently bid-awarded project. Mr. Harwood noted that construction could start as early as next week.

Mr. Balnes reminded the CIC of Hamilton County's recent grant award to demolish the dilapidated buildings on the former Aberdeen site. Grant monies will also be used to grade and prep the site for redevelopment as Lot 2 in AeroHub.

Mr. Elmer noted that he continues to work with HCDC on formalizing the recently approved Business Assistance Pilot Program

Mr. Elmer reported that Mark Elma started yesterday as the Village's new Building, Planning and Zoning Manager and that he anticipates a smooth transition into the position given Elma's 20+ years' experience in the profession.

Mr. Harwood reported that Mr. Jeffers continues to work with ODOT on finalizing outstanding matters associated with selling 4 +/- acres of land along I-75 that was formerly used as a highway overpass. The vacant land would eventually be integrated into AeroHub for development.

Mayor Finan explained that Duke Energy acquired the former Griffen estate on Glendale-Milford Rd. for the purposes of installing a gas regulation station. After multiple negotiations, Duke is agreeable to investing significant funds to make the on-site structure blend with the residential character of the surrounding neighborhood. Mr. Elmer explained that the station plans are on Planning Commissions agenda later in the day.

Mr. Patterson referenced a positive article in the Cincinnati Business Courier about GE Aviation.

Mr. Pearlman inquired about the proposed Intel project in the Columbus area. Mr. Elmer explained that Intel conducted a nationwide search for new facilities and that several sites were offered in Ohio, including one in southwest Ohio,

93 however, Intel ultimately chose the Columbus area given it's proximity to a
94 number of important resources. Elmer noted that landing Intel is significant
95 economic win for the State resulting in positive impacts for all Ohioans and the
96 potential for Intel partners, suppliers, contractors, etc. having interest in our
97 region.
98

99 Mr. Harwood inquired about Evendale's CRA reporting requirements for 2022.
100 Mr. Elmer noted that he will have the Village's report ready for review next month
101 and will therefore need to schedule an CRA Housing Committee meeting. Mr.
102 Elmer will also work with Silco on completing their annual CRA business report.
103

104 A Motion was made by Mr. Harwood, and seconded by Mr. Sextro, to enter
105 Executive Session to consider confidential information regarding a business's
106 specific business strategy, marketing plans, personal financial statements for
107 economic development assistance, or to consider the purchase or sale of
108 property in accordance with ORC 121.22(G)(2)(8). There was no discussion. The
109 motion passed by a 7-0 roll call vote.
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111 The CIC entered Executive Session at 8:15am.
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113 A Motion was made by Mr. Harwood, and seconded by Mr. Pearlman, to exit
114 Executive Session. There was no discussion. The motion passed by a 7-0 roll
115 call vote.
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117 The CIC exited Executive Session at 8:42am.
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119 Dr. McKinnon announced the next scheduled meeting of the CIC would be March
120 15th at 7:30am at the Scarlet Oaks Campus. Mr. Elmer will send directions and
121 post accordingly.
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123 A Motion was made by Mr. Albrinck, and seconded by Mr. Harwood, to adjourn
124 the meeting. There was no discussion. The motion passed by a 7-0 voice vote.
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126 The meeting adjourned at 8:46am.
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128 Attest:
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130 _____
131 Hugh McKinnon
132 Chairman, Community Improvement Corporation
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134 Meeting Minutes prepared by David Elmer, Director of Administrative Services