**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the June 16, 2020 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Members Dr. Hugh McKinnon (Chairman), Mayor Richard Finan, Councilman Jeff Albrinck, Councilman Tom Sextro, David Harwood, and Al Pearlman. Also attending were Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger Investments, LLC), James Jeffers (Service Director), David Elmer (Director of Administrative Services), Michael Hauck (Fire Chief) and Andrew Rodney (Building, Planning, & Zoning Manager). Member Tom Kuechly was absent.

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

BUSINESS

1. Approval of Minutes from the May 19, 2020 meeting.

Motion by Mayor Finan was seconded by Mr. Sextro to approve the minutes of the May 19, 2020 meeting as submitted. There was no discussion. Motion passed by a 6-0 vote.

1. Approval of Bills. Account status.

Mr. Elmer, after distributing an account statement to the CIC members, presented on the cash balance, outstanding bills, and account status. He noted the May balance was just under $14,000. Mr. Elmer stated the $75,000 check from the Village was deposited in early June. However, the funds were not available until June 18 due to a hold on the check by the bank. Two outstanding invoices remain: $12,300 to KMK Consulting and $3,500 to Red Tiger Investments.

Mr. Pearlman requested clarification regarding a deposit to the CIC account from KMK Consulting.

Mr. Harwood responded the deposit reflects a refund due to a billing error.

Motion by Mr. Pearlman was seconded by Mayor Finan to approve the financial report. There was no further discussion. Motion passed by a 6-0 vote.

Dr. McKinnon requested an update on the CIC financial audit by the State of Ohio.

Mr. Elmer reported the State is conducting a basic audit of the CIC financial statements. To date, all requested information was delivered, including statements, meeting minutes, contracts, etc.

Dr. McKinnon inquired about the State request for CIC bylaws.

Mr. Elmer replied that, in 1973, Village Council passed an Ordinance creating the CIC and authorizing it to act on behalf of the Village in economic development matters. The Ordinance included an Agreement which set forth the composition, function, role, and rules by which the CIC conducts business. Mr. Elmer stated it was this Agreement which was forwarded onto the State in response to their request for the CIC by-laws. He noted no response from the State.

Dr. McKinnon requested the Ordinance and attached Agreement be forwarded to all members of the CIC.

1. AeroHub Update.

Dr. McKinnon requested an update on the Kinetic Vision project.

Mr. Elmer responded that progress continues on the Kinetic Vision project. The due diligence period on the property acquisition expires on July 14, 2020. Communications continue with Mr. Rick Schweet of Kinetic Vision to complete the necessary items prior to closing. Mr. Elmer noted the Village must supply closing documents to Kinetic Vision at least five (5) days prior to closing. He also reported that Kinetic Vision was finalizing their financing, which may cause a delay in closing.

Dr. McKinnon noted Kinetic Vision has achieved Site Plan approval from the Planning Commission.

Mr. Patterson noted Planning Commission approved the site engineering and architecture, but that a landscape plan still requires review and approval.

Mr. Balnes stated Kinetic Vision is still targeting a ground breaking date in mid-July.

Mr. Elmer reported that Village Council approved the Phase I AeroHub North Subdivision at a special meeting earlier in June.

Dr. McKinnon requested an update on AeroHub North Phase I road construction.

Mr. Elmer reported the contractor, Kelchner Construction, has already begun work on-site, noting the construction timeline was included in the review packet. He stated the project is scheduled for completion in October which should give sufficient time to adjust for unknowns during construction. Mr. Elmer also noted the contractor is not disturbing more than 300 linear feet of a regulated stream in accordance with Army Corps regulations. He further stated an agreement was reached with Landmark regarding their platted access easement through the construction zone.

Dr. McKinnon requested an update on the Ohio Site Improvement Program (OSIP) Grant.

Mr. Elmer reported that last Monday he attended a pre-application meeting with JobsOhio, along with Mr. Balnes, Mr. Patterson, and Mr. Harwood. The conversation was led by Mr. Balnes with a presentation of the AeroHub project. Mr. Elmer reported feedback from JobsOhio via REDI Cincinnati was positive.

Mayor Finan asked if a land purchase by Kinetic Vision would jeopardize AeroHub’s eligibility for the OSIP grant.

Mr. Balnes responded in the negative, noting the Kinetic Vision land sale was in progress prior to the start of the OSIP grant program.

Dr. McKinnon requested an update regarding Kolar Design.

Mr. Elmer referenced a master professional services agreement included in the packet from Kolar Design, noting Kolar helped to design the ornamental work on the Glendale Milford Road bridge over Interstate 75. He further stated that though Bayer Becker is designing the civil engineering work, Neyer asked to bring on Kolar Design for project marketing, theming, and design. Mr. Elmer stated the agreement includes design of signage and landscaping at the AeroHub entry. The agreement proposes a fee of $22,800 for this work. He noted a second scope of work includes further brand design and development, including a new AeroHub logo and branding along the Glendale Milford Road corridor to tie into the highway bridge. The fee for this work is $19,500.

Mayor Finan requested clarification on the need for the additional $19,500 of marketing and design work.

Mr. Elmer responded the work is comparable to that completed for the architectural bridge design. He noted this additional work represents the design of the AeroHub brand and includes a refreshed logo and plan to incorporate that logo into the physical environment.

Mayor Finan noted the proposal was slimmed down, but still substantial.

Dr. McKinnon requested clarification on the expected final product for the second scope of work.

Mr. Elmer replied it would be for a new logo and plan for representing AeroHub along the Glendale Milford Road corridor.

Mr. Pearlman asked why a new logo was needed.

Mayor Finan responded that originally the Village wanted the AeroHub entryway to coordinate with the interstate bridge design. The Mayor reiterated his concern with the overall cost of the proposed contract from Kolar.

Mr. Patterson stated his recommendation that the signage and landscape design portions of the agreement be executed due to the prominent presence of the entryway along Glendale Milford Road. He noted the second scope of services was to make sure that AeroHub marketing integrated with the fabric of the community. Mr. Patterson recommended the Village complete the design of the entryway and wait to execute the larger marketing piece until a later date.

Mayor Finan expressed agreement with that position. He asked what was being requested of the CIC.

Mr. Elmer replied it was his understanding the agreement with Kolar Design would be funded by the CIC. He requested the CIC review and consider the proposal.

Mayor Finan stated the CIC should fund the project and limit the expenditure to the $22,800 proposed for the entryway design.

Mr. Elmer noted there will be two additional phases of marketing and design, for a total of four phases.

Mr. Sextro requested clarification that what is being requested constitutes Phases I and II.

Mr. Elmer responded in the affirmative.

Dr. McKinnon expressed a preference for approving the design and marketing in phases.

Mr. Balnes noted that Phase II was to reflect the changes that have occurred since AeroHub was first conceived, noting the physical expansion of the project and the expansion of potential end users beyond the aerospace industry associated with General Electric. He further stated Phase II includes a reassessment of whether or not the old marking strategy now reflects the current status of the project.

Mr. Patterson noted a conversation is needed with Neyer to determine who is responsible for the marketing of AeroHub, and more specifically who will pay the bills for that marketing effort.

Dr. McKinnon noted the Village has spent significant funds to date and his desire for the funds generated through land sales to begin to pay for additional work on the project.

Mayor Finan asked if the funds for the Kolar agreement can come from the bond issuance.

Mr. Elmer responded in the affirmative, but noted that construction of the physical marketing elements would likely come from the bond issuance as well.

Mr. Balnes suggested the constructions costs for the entry feature be included in the OSIP grant application.

A motion by Mr. Albrinck was seconded by Mayor Finan to approve $23,800 for Phase I as noted in the Kolar agreement be funded by the CIC. There was no further discussion. The motion passed by a 6-0 vote.

Mr. Harwood requested an update on the Landmark land purchase option.

Mr. Patterson reported the disagreements regarding the access easement have been resolved. The basics of the option agreement are in place and work is commencing on the exhibits to the option agreement. Mr. Patterson stated the option agreement may be reviewed by Village Council at the July meeting, but that is tentative.

Mayor Finan stated the Through the Valley Interstate 75 project has experienced a delay. The prefabrication for the bridge towers is complete. However, the Village cannot erect the towers until it is safe to place a crane on the roadway.

Mr. Elmer noted the need to clear unsightly honeysuckle and brush in front of the Modal Shop.

1. Silco Relocation – Community Reinvestment Area – Project Update.

Mr. Elmer reported the Site Plan was reviewed by Planning Commission last month. After the meeting, there was discussion with Silco regarding building aesthetics. Mr. Elmer referenced a set of exterior elevations in the CIC packet noting they reflect recommended changes from Staff comments.

Mayor Finan requested clarification of the location of various exterior materials.

Mr. Elmer responded that Staff continues to work with Silco on a final exterior materials design that will be reviewed by Planning Commission later that evening. He stated Silco and the Village are getting closer on agreement for a final exterior design.

Dr. McKinnon noted the current design is an improvement but does not reflect a great deal of change from the original design.

Mayor Finan noted no general concerns with the west elevation, but the building will be on the site for years to come and should be reflective of the Reading Road corridor and not Medallion Drive.

Dr. McKinnon stated the building will be a gateway into the Inwood Drive neighborhood.

Mayor Finan agreed, stating the building should not appear industrial in nature.

Mr. Elmer stated the bones of the building are tilt-up concrete panels, and any improvements to the exterior are a dressing on a tilt-up concrete panel building.

Mr. Patterson requested a follow-up to Mr. Elmer’s comment, stating his belief that the building is not unlike other buildings along Reading Road. Mr. Patterson stated concern with spending additional funds on building aesthetics.

Mayor Finan stated his agreement, but reiterated that the north side of the building needs improvement.

Mr. Patterson asked if the Village would be willing to contribute financially to improving the building aesthetics.

Mayor Finan responded in the affirmative.

Mr. Patterson stated his belief that the expense for site development and the land purchase was getting close to a breaking point for Silco to consider moving their operations to the site. He further recommended the Village split the difference in the additional cost for exterior improvements by reducing the price of the land sale.

Mr. Elmer reminded the CIC that Silco will shortly apply for a Community Reinvestment Area (CRA) Tax Abatement which comes with an 8-year, 75% abatement in property taxes.

Mr. Patterson replied that the CRA is a separate issue and the award is based upon job creation.

Mr. Sextro asked if Silco expressed any concerns with the exterior changes proposed by Staff.

Mr. Harwood responded in the negative but noted the additional expense is substantial.

Mr. Albrinck noted the landscaping around Menards was used to soften the impact of the building. He asked if that could be done at the Silco site as well, such as heavier landscaping along Inwood Drive as an additional visual buffer against the building.

Dr. McKinnon responded in agreement, noting the need to make improvements on the north façade and enhanced landscaping along Inwood Drive. He stated a preference for the building aesthetics to not stand in the way of moving forward on the project, but the improvement was worth asking about particularly if the Village can assist financially.

Mayor Finan stated his agreement.

Mr. Albrinck stated the north side is as important as the west side of the building, and similar aesthetics should be considered along the north. He stated his concurrence with assisting financially, noting the improvements to the building façade would be a benefit to residents along Inwood Drive.

Mayor Finan stated the residents will care more about the building aesthetics than the final sale price of the property.

Dr. McKinnon requested an update on appointments to the CRA Housing Council.

Mr. Elmer responded that further appointments to the Council are needed from the Planning Commission, Mayor Finan, and the CRA Housing Council itself to fully constitute the group.

Motion by Mayor Finan was seconded by Mr. Sextro to appoint Al Pearlman and Tom Kuechly to the CRA Housing Council. There was no discussion. The motion passed by a 6-0 vote.

1. Sale of 3046 Inwood Drive – Update.

Mr. Elmer reported the perspective buyer had yet to sign the purchase contract, which is due by June 17, 2020. Mr. Elmer reported on a conversation with the buyer that he is still attempting to acquire bank financing for the purchase and construction.

Mr. Albrinck asked if there were other contingencies in the contract other than the requirement to obtain financing prior to closing.

Mr. Elmer responded in the negative.

Mr. Albrinck asked if Mr. Elmer expected any issues with the buyer obtaining the proper financing.

Mr. Elmer responded in the negative, noting the buyer’s principal source of income is investment properties which may be an issue for the banks in light of current circumstances.

1. Formica Vacant Land – Port Authority Acquisition Status.

Mr. Elmer reported The Port of Greater Cincinnati Development Authority received approval from Planning Commission and Village Council for their proposed lot split. Mr. Elmer stated he is unaware of the current status of the plat recording with the County. He noted the Port is continuing to work with adjacent land owners to obtain additional property or easements to allow permanent access to Reading Road. Mr. Elmer stated his belief the investment by the Port will take years to realize a return.

1. Executive Session.

Due to a lack of discussion items, no Executive Session was conducted.

1. Other Business and Economic Activity Update.

Mayor Finan shared that an upcoming march would occur on Sunday afternoon down Spartan Drive led by a Lincoln Heights council member to protest the Cincinnati Gun Range and its impact on the community.

The CIC discussed the history and background of attempts to acquire the property from the City of Cincinnati, noting a commitment by the Village to work with adjacent jurisdictions on finding a higher and better use for the property.

Mr. Elmer stated that updates to the AeroHub Master Plan will be forthcoming, as well as having received a draft contract to design the next phase of AeroHub Boulevard.

Mayor Finan noted the potential savings to the Village by bidding the next phase while the current contractor, Kelchner Construction, was already on-site completing Phase II if they were to win the bid.

Motion by Mr. Harwood was seconded by Mr. Albrinck to adjourn the meeting. There was no discussion. The motion passed by a 6-0 vote.

The meeting adjourned at 8:59am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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