

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the December 15, 2015 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Dick Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaefer, Sean Balnes (St. Francis Group), John Vollbracht (Tree Ridge Capital), Eric Greenberg (St. Francis Group), and Pam Morin (staff).

Dr. McKinnon called meeting was called to order at 7:35 am.

A motion by Mr. Albrinck and seconded by Mr. Schaefer was made to approve the minutes of the November 17, 2015 meeting. There was no discussion. The motion passed with a vote of 7 – 0.

Dr. McKinnon announced that both Mr. Pearlman and he have agreed to serve another term on CIC.

Mr. Balnes made a correction to the agenda. Bob Garlock (Bayer Becker) is scheduled to attend the CIC subcommittee meeting later this morning and should be removed from this agenda.

Mr. Balnes informed members that the CIC subcommittee will be meeting with OPUS next week. He reviewed the Development Services Agreement with OPUS.

- OPUS has completed the preliminary scope of the new AeroHub Development;
- OPUS is completing Stage 2, including the market analysis and a draft of a concept plan. The members agree that the initial building in the AeroHub development should be a four-story building. Mr. Schaefer stressed the need for adequate parking for this building.
- The next stage is the Master Development Project Plan in which CIC must sign off before progressing to Stage Four.
- The final stage is Implementation.

Discussion with Landmark Baptist Church continues. The Village has hired Bayer Becker to develop a preliminary design concept for the access road and a 15 acre site for the relocation of the Landmark facilities Bayer Becker has identified 3 – 4 possible sites. Mayor Finan has had conversations with the Glendale Mayor and Mayor-Elect to keep them abreast of our discussions with Landmark.

GE Aviation has indicated that they are extremely interested in having a connecting bridge over I-75 between their campus and the AeroHub Development.

St. Rita's School for the Deaf is still evaluating their options.

OPUS and Able Tools are having meetings to determine Able Tools needs.

The CIC sub-committee attended the Technical Advisory Committee (TAC) meeting held at Cincinnati State. This meeting brought together the leaders in education and advanced manufacturing companies from Cincinnati, Dayton and Columbus.

Kinetic Vision has indicated that they need another building. They are evaluation the property north of their original building. A retention pond is located on this parcel and will be required to be moved. Mr. Albrinck inquired if Kinetic Vision has an ultimate plan. He would prefer that we explore every eventuality, so we are not faced with moving this pond again. Mr. Kuechly mentioned that City Barbeque, at the corner of Pfeiffer and Kenwood Roads, had a similar issue. They found a solution, so they could still build on that parcel. Mayor Finan, will have Mr. Elmer research how they remedied that problem.

Formica Corporation has invited the Village staff and CIC members to tour their plant.

Mr. Balnes reported that TechSolve has expressed interest in the AeroHub Development. TechSolve is a company currently located in Bond Hill. Their focus is helping companies improve their process and machining procedures.

Kinetic Vision was hired by the Village to develop a video promoting Evendale and is to be used for economic development. There was a discussion to expand the video to include the AeroHub development. Mr. Pearlman suggested that since LPK has been hired to develop the branding of AeroHub, that they should be included in the discussion for the AeroHub portion of the video.

McMobility, 10691 Reading Road, has indicated that they are looking to move their business. They hope to find a new location within Evendale which would be more conducive to their delivery truck traffic. Mr. Schaefer suggested that the lot east of Watsons on Sharon Road.

Mayor Finan and Mr. Elmer met with the new Princeton Superintendent, Dr. Woods-Tucker. They took this opportunity to talk to Dr. Woods-Tucker about the AeroHub development and how involvement with this project could benefit Princeton's students. It was suggested that Dr. Woods-Tucker should be included in the next TAC meeting.

Gold Medal Products and Norfolk Southern had an initial meeting regarding Gold Medals need to expand their current facility.

The next CIC meeting will be Tuesday, January 19, 2016 at 7:30 am.

Mr. Schaefer made and Mr. Finan seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 7 – 0. The meeting was adjourned at 8:30 am.