

**VILLAGE OF EVENDALE  
COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the December 19, 2017 Meeting  
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaefer, Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Dick Shaffer (Resident), Caroline Duffy (Resident), Dave Elmer (staff), and Pam Morin (staff).

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

A motion made to approve the minutes for the November 21, 2017 CIC meeting was made by Mr. Kuechly and seconded by Mr. Harwood. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the November bank statement and bills. Mr. Albrinck made and Mr. Harwood seconded the motion to approve the CIC account ledger as presented. Mr. Perlman questioned why the PedCo Master Plan payments were for two different amounts for the months of October and November. Mr. Elmer explained that the payments were based on the amount of work performed during that specific month and that the total payment for the entire project will not exceed the agreed amount. The motion passed with a vote of 7 – 0.

Dr. McKinnon updated the CIC members on AeroHub:

- Because CIC has done so much ground work, PedCo/Emersion is further along than anticipated;
- The sub-committee will be meeting with PedCo/Emersion after today's CIC meeting; three possible layout for the development will be discussed;
- Village of Glendale is lagging behind in getting the proper zoning in place;
- The sub-committee had an encouraging meeting with St. Rita's.

Mr. Balnes reported that the possibility of a multi-jurisdictional TIF for the area is being explored.

Mr. Elmer's economic update report:

- A second appeal was made to the Local Transportation Improvement Program; the Integrating Committee has elevated our application to 5<sup>th</sup>; meaning that we are now the second alternative for residual funds;
- The new tenant at 9972 Reading Road is hoping to have a mix of uses on this property; the proposed uses include restaurant, conference space, bar, limousine service, etc.;
- The Village has a verbal agreement with Complete Care Providers (CCP), 9888 Reading Road to sell the Village owned property at 9898 Reading Road; CCP plans to use the property for additional parking;

- The Village has receive a proposal for a new 3500 retail space for the Village owned property on the north-east corner of Inwood Drive and Reading Road;
- There has been no movement from Turnbull-Wahlert on their proposed development at the south-east corner of Inwood Drive and Reading Road;
- The development at 10890 Reading Road has stalled.

A motion made by Mr. Harwood and seconded by Mr. Albrinck to enter into executive session to discuss business specific strategies and real estate matters. A roll call vote was taken and the motion passed with a vote of 7 – 0. The CIC entered executive session at 7:55 am.

Mr. Harwood made and Mr. Schaefer seconded the motion to exit executive session. A roll call vote was taken and the motion passed with a 7 – 0 vote. The CIC exited executive session at 8:50 am.

Upon exiting the executive meeting the following motions were made:

Mr. Schaefer made and Mr. Albrinck seconded the motion to allow the Mayor to negotiate the price for the property located at 9898 Reading Road, identified by the Hamilton County Auditor parcel #611-0020-0200 to CCP. The motion passed with a vote of 7 - 0

Mr. Schaefer made a motion to recommend to Council to purchase the Evendale Community Church, 3270 Glendale-Milford Road, identified by the Hamilton County Auditor parcel #611-0030-0059, at the appraised value subject to the Mayor's negotiation. This motion was seconded by Mr. Harwood. A vote was taken and the motion passed with a 7 – 0 vote.

Mr. Schaefer made to motion to move forward with the sale of the property located at 10260 Reading Road, identified by the Hamilton County Auditor parcel #611-0020-0040, with the condition that an access turn-around is possible so traffic on Inwood Drive is limited. Mr. Pearlman seconded the motion. The motion passed with a 7 – 0 vote.

The next regularly scheduled CIC meeting is Tuesday, January 16, 2018.

Mayor Finan made and Mr. Harwood 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 9:05 am.

Hugh McKinnon, President  
Community Improvement Corporation

