

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the December 18, 2018 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, Members Jeff Albrinck, Dave Harwood, Al Pearlman, and Chris Schaefer. Also attending were Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Chris Patterson (Evendale Planning Commission liaison), Dick Shaffer (Resident), Caroline Duffy (Resident), Tom Sextro (Resident), David Elmer (staff), and Pam Morin (staff).

Dr. McKinnon called the meeting to order at 7:33 am.

A motion to approve the minutes for the November 20, 2018 CIC meeting was made by Mr. Albrinck and seconded by Mr. Harwood. There was no discussion. The minutes were approved with a vote of 5 – 0.

Mr. Elmer presented the November bank statement and bills. Mr. Albrinck moved to approve the bank statement as presented, seconded by Mr. Pearlman. There was no discussion. The motion passed with a vote of 5 – 0.

Mr. Elmer presented an AeroHub update:

- The preliminary Planned Unit Development (PUD) plan will be given to Council for their review. At a December 10, 2018 meeting with the Modal Shop, their architect and contractor and our support staff settled outstanding development issues.
- The Planning Commission will have their final review of the PUD at tonight's regular scheduled meeting.
- The Modal Shop 45-day extension expires at the end of January or early February.
- Nothing will be transferred to the Governance Committee without CIC approval.
- Mr. Schaefer led a discussion regarding moving the retention area south of the currently proposed location.
- AeroHub Boulevard will be ready to pave when the asphalt plants open in the spring.

Mr. Harwood made a motion to approve the Exhibits of Governance. Mr. Albrinck seconded the motion with the amendment that the Village reserve the right to move the retention pond. There was no further discussion. The amended motion passed with a vote of 5 – 0.

The Village received three Master Developer Request for Qualifications. Mr. Elmer has placed their submittal on the shared drive so members of the CIC and Council can review them. Hard copies will also be available. There will be a special Council meeting on January 8, 2019 with Dr. McKinnon updating Council on the AeroHub

Development. January 22, 2019 was set as the tentative date for Council to interview the three developers.

Mr. Harwood will be compiling as overall profile of the CIC, including bios of all the members and Mr. Patterson.

The Village has closed on the sale of 3041 Inwood Drive. Mr. Schaefer made and Mr. Albrinck seconded the motion that the net proceed from that sale be transferred to the General Fund. The motion passed with the vote of 5 – 0.

Mr. Elmer updated the CIC members on the revision of the site that Sherwin Williams presented at last month's Planning Commission meeting. Sherwin Williams should be submitting building plans in January, 2019.

The City of Cincinnati has completed their due diligence and appraisal of the eastern section of the firing range. The next step is the determination if environmental remediation is needed.

A motion was made by Mr. Albrinck and seconded by Mr. Pearlman to enter into executive session to discuss confidential information relating to economic development as per the Ohio Revised Code. A roll call vote was taken and the motion passed with a vote of 5 – 0. The CIC entered executive session at 8:47 am.

Mr. Harwood made and Mr. Schaefer seconded the motion to exit executive session. A roll call vote was taken. The motion passed with 5 – 0 vote. The CIC exited executive session at 9:00 am.

The next regularly scheduled CIC meeting is Tuesday, January 15, 2019.

Mr. Harwood made and Mr. Schaefer seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 5 – 0. The meeting was adjourned at 9:01 am.

Hugh McKinnon, President
Community Improvement Corporation