

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the April 16, 2019 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

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

Dr. McKinnon called the meeting to order at 7:29 am.

A motion to approve the minutes for the March 19, 2019 CIC meeting was made by Mr. Kuechly and seconded by Mr. Albrinck. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the March bank statement and bills. Mr. Harwood moved to approve the bank statement and the payment of the outstanding bill as presented. This motion was seconded by Mr. Albrinck. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Balnes presented a quick review of the two Request for Proposal (RFP) received from Neyer Properties and Pure Development for the AeroHub Development. A discussion followed concentrating on their experience in similar developments and their financial statements. The Mayor made and Mr. Harwood second a motion to recommend to Council to enter into an exclusive discussion with Neyer Properties for the development service agreement. There was no discussion. The motion passed with a vote of 6 – 1. Mr. Kuechly wanted the motion to show that Neyer Properties will not have exclusive rights in developing AeroHub and that other developers and construction companies will be allowed to be involved.

Mr. Vollbracht continues to work with The Landmark Baptist Temple regarding the remaining +/- 102 acres they have available to sell. Upon the Village of Glendale request, Landmark has applied for and been accepted to the ULI Cincinnati's Technical Assistance Panel (TAP) program. This program puts together an interdisciplinary team to provide analysis and recommendations for overcoming land use planning and development challenges. The largest obstacle for the AeroHub development is that the Landmark property is in both Evendale and Glendale. CIC wants the entire development to look and feel fluid over the entire development. There was a short discussion if CIC should renegotiate with Landmark their original option's offer. It was recommended that this action should be tabled until an AeroHub developer has been confirmed.

Mr. Elmer updated CIC on the proposed Dunkin development at 10765 Reading Road. The Board of Zoning Appeals denied their request for a variance. The current zoning

code requires lots in the Heavy Commercial District to have a minimum lot size of two acres. Their proposal was for a 0.65 lot. They have appealed the BZA decision to Council. When the developer met with the Mayor and Mr. Elmer, they indicated that they would like a separate curb cut for right-in/right-out egress. They were told that the Village wouldn't be interested in granting their request.

The Modal Shop (TMS) is creeping toward closing. TMS has requested an amendment to the original agreement. TMS corporate office wants sewer and utilities in place before closing.

A motion was made by Mayor Finan and seconded by Mr. Harwood 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 7 – 0. The CIC entered executive session at 8:20 am.

Mr. Harwood made and Mr. Kuechly 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 9:09 am.

The Village closed on the property at 10260 Reading Road. Sherwin Williams is expected to begin construction next week.

The next regularly scheduled CIC meeting is Tuesday, May 21, 2019.

Mr. Schaefer made and Mr. Albrinck 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 9:11 am.

Hugh McKinnon, President
Community Improvement Corporation