**DRAFT**

**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the March 15, 2022 7:30am Regular Meeting

Meeting held at Scarlet Oaks Career Campus – Adult Education Entrance

303 Scarlet Oaks Drive. Sharonville, Ohio 45241

Attendees: Members Dr. Hugh McKinnon (Chairman), David Harwood (Secretary-Treasurer) Mayor Richard Finan, Councilmember Jeff Albrinck, Councilmember Tom Sextro, and Tom Keuchly. Supporting the CIC were David Elmer (Director of Administrative Services), and Sean Balnes (CIC Consultant) and Mark Elma (Building, Planning and Zoning Manager). Councilmember Steve Berke was also in attendance. Al Pearlman and Chris Patterson (Planning Commission liaison) were absent.

Mr. McKinnon called the meeting to order at 7:30am. Mr. McKinnon thanked Mr. Harry Snyder, President/CEO of Great Oaks, who was in attendance, for his generosity in hosting the CIC meeting. Mr. McKinnon reminded the group that the purpose of meeting at Scarlett Oaks was to tour their facilities, specifically the education and training opportunities they provide related to STEM/advanced manufacturing and robotics. Everyone went around the table and introduced themselves. The group engaged in a Q&A session with Mr. Snyder.

BUSINESS

1. Approval of Minutes from the February 2022 regular meeting.

A Motion was made by Mr. Harwood, seconded by Mr. Sextro, to approve the meeting minutes as submitted. There was no discussion. The motion passed by a 6-0 voice vote.

1. Approval of Bills. Account status.

Mr. Elmer referenced the Account Ledger as presented in the meeting packet. He reported that the account balance as of February 2022 was $20,727.95 and the account dividend for was $2.19. After bills were paid, the month-end balance is $16,930.14. Mr. Elmer advised that two invoices were recently received for services rendered to the CIC, those being Red Tiger LLC’s monthly consulting fee of $3500 and Plattenburg CPA’s fee of $250 for financial statement preparation services.

A Motion was made by Mr. Harwood seconded by Mr. Albrinck to approve payment of the outstanding invoices. There was no discussion. The motion passed by a 6-0 voice vote.

Mr. Balnes provided an update to the committee regarding the work on the existing MOU and what it would take for Miami University to have a physical presence at AeroHub. Mr. Balnes discussed the potential partnership with Veelo Technologies and their existing partnership with Miami University. Mr. Balnes provided an update on the spec building Neyer is proposing, stating the committee is just waiting on the rendering to be completed. Mr. Harwood provided some additional information about the two different possibilities Neyer is providing. A short discussion followed regarding the differences in the building options and visibility from Areohub Blvd.

Mr. Balnes provided an update on the firing range stating Colerain Township held a public meeting on February 22, 2022 to discuss the new location in Colerain. Mr. Bales reported the meeting went very well and the township is marketing the new range as a safety service center. Mr. Balnes reported there was some discussion from the public about noise, traffic and hours of operation. However, overall the public seemed very happy with the responses they received from the City and County so Colerain’s focus has now shifted to the financing plan.

Mr. Balnes provided a brief update regarding the sub-committee’s discussions about forming a new Areohub Industry advisory board. The committee meet to discuss the mission and make up of the board members. The subcommittee wants to meet with two private companies to gauge their interest.

Mr. Balnes provided an update on a prospect the committee received from Jobs Ohio. Mr. Balnes noted that an undisclosed European Medical Manufacturing company looking to purchase ten to twenty acres to build a 100,000 sq.ft. facility breaking ground in early 2023 and opening in 2024. Phase 1 would provide 120 jobs with a potential of up to 400 jobs at final build out. The estimated investment is $16,500,000. A short discussion followed regarding the process companies go through with searching for location through Jobs Ohio. Mr. Elmer provided some additional information about the process and stated AreoHub is a strong candidate.

Mr. Balnes asked Mr. Harwood to provide an update on the infrastructure work Duke energy was doing north of Glendale Milford Road. Mr. Harwood stated the gas line work started late last week, most of the conduit and boxes were already in place and they were ready to start installing the lights. Mr. Harwood reported despite a few conflicts with existing electric and water lines, they should be wrapping up the project by early April. The Mayor stated he spoke with James and the Village of Edendale’s services department was very happy with the progress.

Mr. Elmer provided an update about new Economic Development activities. Mr. Elmer reported about his discussion and meetings with Mr. YY Davis, the new owner of Marx Bagels. Mr. Elmer stated he met Mr. Davis at the HCDC awards ceremony and they discussed Mr. Davis’s expansion plans which included the complete renovation of the existing Marx Bagels in Blue Ash, the introduction of new products and the development of a standalone 20,000 sq.ft. bakery. Mr. Elmer explained that staff went to the existing Marx Bagels location to see the renovation in progress and discuss options for locating the bakery in Evendale. Mr. Elmer explained that current zoning and the age of Evendale’s building stock would make finding an existing space a challenge for Marx Bangles. Staff suggested to Mr. Davis that building a new facility in Evendale might prove to be easier than trying to retrofit an old building. Staff presented several vacant sites currently controlled by the Village that would be ideal for a new retail storefront with an onsite bakery.

Dr. McKinnon announced the next scheduled meeting of the CIC would be April 19th at Village Hall. Dr. McKinnon also announced that Mr. Synder would be providing a tour the Scarlett Oaks Campus, immediately following meeting adjournment, for anyone who wished to participate.

A Motion was made by Mr. Harwood, and seconded by Mr. Keuchly, to adjourn the meeting. There was no discussion. The motion passed by a 6-0 voice vote.

The meeting adjourned at 8:26 am.

Attest:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Hugh McKinnon

Chairman, Community Improvement Corporation

Meeting Minutes prepared by David Elmer, Director of Administrative Services