

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the February 21, 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 Schaffer, Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), Eric Greenberg (St. Francis Group), Tom Neyer Jr. (St. Francis Group), Doug Swain (OPUS), Dick Shaffer (Resident), Caroline Duffy (Resident), Bob Luther (Resident), Dave Elmer (staff), and Pam Morin (staff). The Mayor joined the meeting at 7:45 am via phone

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

Dr. McKinnon asked for a motion to approve the minutes from the January 17, 2017 meeting. Mr. Pearlman asked if the committee members will be receiving the CIC subcommittee meeting notes prior the regular CIC meetings. Dr. McKinnon apologized for not realizing that the reports had been promised to be made available to the CIC members prior to the regular meetings. He assured the members that they will receive all the reports back to January, 2017. Mr. Pearlman also pointed out a spelling error. A motion by Mr. Harwood and seconded by Mr. Kuechly was made to approve the minutes as amended. There was no discussion. The motion passed with a vote of 6 – 0.

Mr. Elmer presented the January bank statement and bills. Mr. Albrinck made and Mr. Pearlman seconded the motion to approve the CIC account ledger as presented. The motion passed with a vote of 6 – 0.

Mr. Elmer reported that TW Development Group, LLC (TWD) had been contacted by a national company who is interested in locating their regional headquarters in the Cincinnati area. TW is currently doing an analysis on two parcels in Evendale and one is Mason.

Mr. Elmer presented the Exclusive Rights Agreement between CIC and TWD for the village owned property located at the corner of Inwood Drive and Reading Road. They will have 90 days for their due diligence and during this time the village will not be able to enter into another third party agreement. Mr. Harwood made the motion to accept the Exclusive Rights Agreement with the suggestion that a price discussion be held in executive session. Mr. Pearlman seconded the motion. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Swain led a discussion on the AreoHub development. He stated that a campus-feel, amenity rich environment is currently trending. He feels that the Landmark property is best suited for this type of development. He stated that the road configuration is also vital to give speculators a better perspective of the development. Mr. Albrinck asked why the village hasn't seen more progress in the development of the

office building on Glendale-Milford Road; Mr. Schaffer inquired if the village needs to change their strategy. Mr. Patterson stated that the end user must come first to drive this development, with a multi-tenant office second. Dr. McKinnon suggested we could broaden our appeal if advanced manufacturing was included in our selling points. Mr. Swain is against changing the name of the development. It is his opinion that changing the name now would lose the publicity and interest that this development has already created.

Mr. Elmer presented the proposal from Plattenburg, CPA to render accounting services to CIC. Mayor Finan made and Mr. Harwood seconded the motion to accept their proposal. There was no discussion. The motion passed with a 7 – 0 vote.

Mr. Elmer asked that the October 18, 2016 minutes to be amended to show that CIC approved the sale of the village property located at 3680 Glendale-Milford Road and approve the transfer of the sale proceeds to Gorman Heritage Farm. Mayor Finan made and Mr. Harwood seconded the motion to amend the October 18, 2016 minutes as requested. There was no discussion. The motion passed with a 7 – 0 vote.

Mr. Elmer presented the City of Kettering Façade and Site Improvement Program. Through this program, Kettering provides grants to businesses wanting to upgrade their façade and landscaping. They can receive up to one half of the cost, not to exceed \$25,000. In general the members were in favor of establishing a similar program along Reading Road. No formal vote was taken.

Mr. Schaffer left the meeting at 8:40.

Mr. Elmer briefly reviewed the summary of recent economic development projects.

A motion made by Mayor Finan and seconded by Mr. Kuechly to enter into executive session to discuss business strategy and economic development. A roll call vote was taken and the motion passed with a vote of 6 – 0. The CIC entered executive session at 8:50 am.

Mr. Harwood made and Mr. Pearlman seconded the motion to exit executive session. A roll call vote was taken and the motion passed with a 6 – 0 vote. The CIC exited executive session at 9:30 am.

The discussion about the possible name change for the AeroHub developed was tabled.

The next regularly scheduled meeting is March 21, 2017 at 7:30 am.

Mr. Albrinck made and Mr. Kuechly seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 6 – 0. The meeting was adjourned at 9:35 am.

Hugh McKinnon, President
Community Improvement Corporation