

**VILLAGE OF EVENDALE  
COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the April 18, 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 Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), Eric Greenberg (St. Francis Group), Caroline Duffy (Resident), Dave Elmer (staff), and Pam Morin (staff).

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

Dr. McKinnon asked for a motion to approve the minutes from the March 21, 2017 meeting. On a motion by Mayor Finan and seconded by Mr. Albrinck, the minutes approved with a vote of 6 – 0.

Mr. Elmer presented the March bank statement and bills. Mr. Kuechly made and Mr. Albrinck seconded the motion to approve the CIC account ledger as presented, along with the recommendation that CIC go to Council for additional funds. The motion passed with a vote of 6 – 0.

Mr. Balnes briefed the members on the AeroHub development:

- The draft of the AeroHub PUD is 95% complete. This draft will be reviewed by Planning Commission at their meeting tonight;
- The engineering and design of the St. Rita Lane reconfiguration has begun. A JobsOhio \$500,000.00 grant for the reconfiguration has been submitted.

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

- Kinetic Vision has broken ground for their third building on Evendale Commons Drive;
- JN Acquisitions will be before Planning Commission tonight for a preliminary discussion for a proposed distribution center on Evendale Commons Drive;
- A new residential development has broken ground at the corner of Cooper and Mohler Roads. This development will consist of four high-end homes designed and built by Cutter Homes.

Ferguson Enterprise Inc. has purchased the property at 10725 Evendale Drive. They will be demolishing the existing building and building a new 120,000 SF office/wholesale distribution center with a total investment of \$11,380,000.00. Initially they will be bringing in 42 employees with the expectation of hiring an additional four more employees within three years. Ferguson has submitted an Enterprise Zone application for a 75% tax abatement for eight years. A motion made by Mr. Harwood and seconded by Mayor Finan to recommend to Council to approve their Enterprise Zone application. There was no discussion. The motion passed with a 6 – 0 vote.

A motion made by Mr. Albrinck and seconded by Mr. Pearlman to enter into executive session to discuss land acquisition. A roll call vote was taken and the motion passed with a vote of 6 – 0. The CIC entered executive session at 8:25 am.

Mr. Harwood made and Mr. Albrinck 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 9:00 am.

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

The next regularly scheduled meeting is May 16, 2017 at 7:30 am.

Mr. Harwood made and Mr. Pearlman 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 9:05 am.

Hugh McKinnon, President  
Community Improvement Corporation