**VILLAGE OF EVENDALE**

**COMMUNITY REINVESTMENT AREA HOUSING COUNCIL**

Minutes from the July 21, 2020 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Members Dr. Hugh McKinnon (Chairman), Councilman Jeff Albrinck, Councilman Tom Sextro, David Harwood, Chris Patterson, Tom Kuechly, and Al Pearlman. Also attending were Mayor Richard Finan, Sean Balnes (Red Tiger Investments, LLC), James Jeffers (Service Director), David Elmer (Director of Administrative Services), and Andrew Rodney (Building, Planning, & Zoning Manager).

Dr. McKinnon called the meeting to order at 8:57am.

BUSINESS

1. CRA Housing Council Appointments.

Dr. McKinnon referenced information in the Housing Council’s packet noting the members of the Village of Evendale Community Improvement Corporation will serve as the members of the Community Reinvestment Area (CRA) Housing Council, but with the exception of Mayor Finan to be replaced by Chris Patterson. He noted the purpose of establishing a CRA was to assist Silco in relocating their business to the corner of Inwood Drive and Reading Road. Dr. McKinnon referred further comment to Mr. Elmer.

Mr. Elmer requested the Housing Council re-affirm the council members as appointed and adopt the council rules as enumerated in the meeting packet.

Motion by Mr. Sextro was seconded by Mr. Keuchly to affirm the council appointments. There was no further discussion. Motion passed by a 7-0 voice vote.

1. Affirmation of Village Council-approved CRA Rules.

Motion by Mr. Albrinck was seconded by Mr. Sextro to adopt the council rules. There was no further discussion. The motion passed by a 7-0 voice vote.

1. Recap – Mission/Vision/Purpose of State-Approved CRA.

Mr. Elmer provided a brief history of why the CRA was established and the timeline of events since the idea was first suggested in November, 2019. He referenced historical documents in the meeting packet, including a letter of acceptance from the State of Ohio.

1. Silco Relocation to Community Reinvestment Area.

Mr. Elmer reviewed the application with the Housing Council, noting project investments in land and buildings. The plan is to add new machinery, equipment, and furnishings, while relocating some existing machinery and furniture to the site. Silco plans to retain all 107 employees, and add 40 new employees. Mr. Elmer summarized the existing Enterprise Zone (EZ) tax abatements, noting similarities between the existing EZ tax abatements and the proposed CRA abatement.

Mr. Sextro asked if Silco was in agreement with the reported numbers.

Mr. Elmer responded the reported numbers were provided by Silco.

Dr. McKinnon asked if Village Council approval of the abatement is required.

Mr. Elmer responded that Village Council was not required to approve the abatement, but the Housing Council could request its approval if desired.

Mr. Keuchly asked why the same CRA abatement was not offered to Enable Injections or The Modal Shop.

Mr. Harwood responded those companies are in the Enterprise Zone and are therefore eligible for an EZ abatement.

David Fraser, President of Silco Fire & Security, joined the meeting via teleconference call at 9:14am.

Mr. Fraser asked if any additional paperwork was required to file for the abatement.

Mr. Elmer responded that a contract between the Village and Silco is required to affirm the commitment to investments in job growth and the abatement amount offered by the Village. He noted that each year, representatives of the Housing Council and Hamilton County will meet to review the status of the agreement. If all goals are met, the abatement will remain in place. If goals are not met, a roll back of the abatement amount or length of the agreement could occur. Mr. Elmer reported that all current EZ agreement had met or exceeded their goals.

Mr. Fraser reported 15-20% annual growth in their business and was not expecting that to cease pending fallout from COVID-19 or other unforeseen circumstances. He asked how the benchmarks are evaluated on an annual basis.

Mr. Elmer responded that typically agreements are continued forward even if goals are not met to determine if they are met in future years.

Mr. Fraser asked how goals are established.

Mr. Elmer responded the goals are derived from the CRA application.

Motion by Mr. Harwood was seconded by Mr. Albrinck to approve the application for an 8-year, 75% tax abatement. There was no further discussion. The motion passed by a 7-0 voice vote.

Mr. Fraser exited the meeting at 9:23am.

1. Other Business as may be needed.

There was no additional business.

Motion by Mr. Albrinck was seconded by Mr. Sextro to adjourn the meeting. There was no discussion. The motion passed by a 7-0 voice vote.

The meeting adjourned at 9:23am.

Attest:

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Hugh McKinnon

Chairman, Community Reinvestment Area Housing Council

Meeting Minutes prepared by Andrew E. Rodney, Building, Planning, & Zoning Manager.