

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the January 16, 2018 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 Schaefer, Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Dick Shaffer (Resident), Caroline Duffy (Resident), Tom Sextro (resident), Tom Shanks (PedCo), Steve Kimball (Emersion), Jim Cheng (Emersion), Dave Elmer (staff), and Pam Morin (staff).

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

A motion made to approve the minutes for the December 19, 2017 CIC meeting was made by Mr. Schaefer and seconded by Mr. Albrinck. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Kuechly reported on his experience of moving his business and constructing a new building. There was a lengthy discussion on the obstacles he had to overcome and the motivation behind the purchase of the lot he eventually built on. The purpose behind this exercise was to better develop and market the Village's land bank properties. The crucial points taken away from this discussion were:

- Ground should be shovel ready;
- It is key to have utilities and roadway in place; TIF is highly recommended when possible;
- There should be a marketing plan in place which includes a large real estate sign on the properties with contact information;
- Parameters should be determined regarding: the priority of the selling of land bank properties, preferred developer vs individual developer, and type of businesses that would be acceptable;
- All potential buyers should be brought in front of CIC or the CIC subcommittee.

Mr. Cheng led a discussion on the AeroHub Master Plan. Their plan revolves around developing an Innovation District. This type of zoning provides collaboration between industries and people and a combination of economic, physical and networking assets. Several potential layouts were presented.

Mr. Elmer presented the December bank statement and bills. Mr. Albrinck made and Mr. Harwood seconded the motion to approve the CIC account ledger as presented. There was no discussion. The motion passed with a vote of 7 – 0.

A motion made by Mr. Harwood and seconded by Mr. Albrinck to enter into executive session to discuss business specific strategies and real estate matters. A roll call vote was taken and the motion passed with a vote of 7 – 0. The CIC entered executive session at 8:50 am.

Mr. Harwood made and Mr. Schaefer 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 9:10 am.

The next regularly scheduled CIC meeting is Tuesday, February 20, 2018.

Mr. Harwood made and Mr. Kuechly 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 9:15 am.

Hugh McKinnon, President
Community Improvement Corporation