**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the August 20, 2019 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Mayor Finan, Councilman Jeff Albrinck, Councilman Chris Schaefer, Dave Harwood, Al Pearlman, and Tom Kuechly. Also attending were Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Tom Sextro (Resident), Caroline Duffy (Resident), Dick Shaffer (Resident), David Elmer (staff), Andrew Rodney (staff), James Jeffers (staff), and Pam Morin (staff).

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

Business

1. Approval of Minutes from July 16, 2019 Meeting

A motion to approve the July 16, 2019 CIC meeting minutes was made by Mr. Kuechly and seconded by Mr. Albrinck. There was no discussion. The minutes were approved by a 7 – 0 vote.

1. Approval of Bills. Account status.

Mr. Elmer presented the July budget and account status. A motion to approve the budget was made by Mayor Finan and seconded by Mr. Albrinck. There was no discussion. The motion passed by a 7 – 0 vote.

1. AeroHub Update.
   1. Review/Approval of Term sheet DSA conditions with Neyer Property.

Dr. McKinnon updated the members on the negotiations of the Development Service Agreement (DSA) with Neyer Properties for the AeroHub North project. Mr. Elmer noted a draft Agreement was received from Neyer’s attorney on Monday afternoon and distributed to the CIC membership for their review and comment.

* 1. Lt. Gov. Husted meeting Recap.

Mayor Finan encouraged the CIC to pursue the Cincinnati Police Firing Range property to absorb into the AeroHub project area. The Mayor also summarized comments from the meeting with Lt. Governor John Husted. Overall, Mr. Husted appeared to be impressed with site and its possibilities for development, believing the promotion of an advanced technology and manufacturing business park was a plausible idea. Mayor Finan felt the meeting overall went well.

* + 1. JobsOhio grant requests.

Mr. Elmer provided an update on a meeting with REDI Cincinnati and the Ohio Department of Transportation regarding roadway improvements for AeroHub. The Village is requesting JobsOhio Roadwork Development (629) grant funds for 90% of the cost for future public roadway improvements in AeroHub North. REDI representatives reported awards rarely exceed 75% of total project costs. Mr. Elmer stated the representative from ODOT understands the importance of the roadway project and recommended engaging future users in AeroHub North to drive the roadway conversation to gain the support of local and state officials in control of roadway grant funds. Mr. Elmer noted the case for the AeroHub project as a whole still requires work with our development partners.

* 1. MOU’s with Kinetic Vision and TechSolve.

Mr. Elmer reported that Memorandums of Understanding (MOU) with TechSolve and Kinetic Vision have been signed. Next steps include drafting formal real estate contracts to purchase AeroHub North property from the Village. Signing of these contracts will be dependent upon the Village’s ability to obtain roadway funding. Mr. Keuchly expressed concerns with the Village’s ability to enforce a provision of the MOUs which required the Village to actively prevent future high-pressure gas lines from traversing the AeroHub North property. Mr. Keuchly doubted the ability of the Village to carry through on this language and was also concerned with including similar language in future MOUs. A general consensus was reached amongst the membership of the CIC to minimize such language in future MOUs.

Mr. Elmer summarized an upcoming variance request before the Board of Zoning of Appeals by Sherwin Williams for signage at their new location along Reading Road.

Mr. Balnes summarized a recent Urban Land Institute event held in Glendale regarding the Landmarks property located within the Village of Glendale. He noted a panel discussion at the event found the “highest and best” use for the property to be mixed use, which mimics those uses identified as appropriate by the CIC.

Mr. Elmer provided an update on a meeting with representatives of Tri-Health and Cushman-Wakefield regarding the Tri-Health Evendale Hospital along Glendale-Milford Road.

1. Executive Session (if needed) – to consider confidential information regarding business’s specific business strategy, marketing plans, personal financial statement for economic development assistance and to consider the purchase or sale of property in accordance with ORC 121.22(G)(2)(8).

At 8:14am, a motion to enter Executive Session to consider confidential information regarding specific business strategy, marketing plans, personal finance statements, economic development assistance, and to consider the purchase or sale of property in accordance with ORC 121.22(G)(2)(8) was made by Mayor Finan and seconded by Mr. Albrinck. There was no discussion. The motion passed by a 7 – 0 roll call vote.

At 9:00am, a motion to exit Executive Session was made by Mr. Harwood and seconded by Mayor Finan. There was no discussion. The motion passed by a 7 – 0 roll call vote.

Mr. Albrinck exited the meeting at 9:00am. Mr. James Jeffers entered the meeting at 9:00am.

1. Other business and economic development activity update, as needed.

The CIC decided to provide Mr. Elmer with comments on the draft Development Services Agreement with Neyer Properties by Monday, August 26, 2019.

At the request of Mr. Harwood, Mr. Elmer provided an update of Enable Injections proposal for an expansion of their facility on Sharon Road. They are also requesting consideration of a traffic signal to facilitate movement of their employees and approval of a temporary building to house their employees while construction is on-going.

Mr. Harwood noted Silco on Medallion Drive is interested in relocating to a larger space to facilitate an expansion of their business.

The next regularly scheduled meeting of the CIC is Tuesday, September 10, 2019 at 7:30am.

A motion to adjourn the meeting was made by Mr. Harwood and seconded by Mr. Schaeffer. There was no discussion. The motion passed by a 7 – 0 vote.

The meeting adjourned at 9:10am.

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Hugh McKinnon, President

Community Improvement Corporation

Meeting Minutes prepared by Andrew E. Rodney, Building, Planning, & Zoning Manager for the Village of Evendale.