**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the September 15, 2020 Meeting

Evendale Municipal Building, 10500 Reading Road

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

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

BUSINESS

1. Approval of Minutes from the August 18, 2020 meeting.

Motion by Mr. Albrinck was seconded by Mr. Sextro to approve the meeting minutes as submitted. There was no discussion. Motion passed by a 7-0 voice vote.

1. Approval of Bills. Account status.

Mr. Elmer reported, at the beginning of August, the CIC fund balance stood at just under $49,000. He noted this amount is pending receipt of a final statement for invoices last month. Three invoices are to be considered this morning for KMK Consulting, Kolar Design, and Red Tiger Investments. The invoices total $28,996.75, leaving a remaining balance of approximately $8,900.

Dr. McKinnon questioned the amount and timing of payments to Kolar Design.

Mr. Elmer clarified the dollar figures in the meeting packet reflect the entire contract amount for Kolar Design.

Mr. Albrinck noted additional funds will be needed to at least cover the fees for Red Tiger Investments through the end of the year.

Motion by Mayor Finan was seconded by Mr. Albrinck to accept the finance report and authorize payment of the outstanding invoices. There was no further discussion. The motion passed by a 7-0 voice vote.

1. Sale of 3046 Inwood Drive – Update.

Mr. Elmer reported a purchase contract was signed with the Stantons. He noted meeting the buyers on-site, along with Mr. Jeffers, last week for a walk-through. Mr. Elmer stated the 30-day clock to closing is now active.

Mr. Albrinck requested the final purchase price.

Mr. Elmer responded the final price was $50,000.

1. AeroHub Update.

Mr. Elmer reported a second extension to the land purchase contract was signed with Kinetic Vision (KV) and that the due diligence period was extended to the end of the week, with 25 days to close thereafter. He stated the extension was granted to facilitate KV’s efforts to obtain financing. Mr. Elmer stated anticipation for a third extension based on the terms discussed land month related to KV’s time to contemplate the business impacts of COVID-19. He noted the extension could take a two-phase approach: one extension through the end of the year, with a second through the end of April, 2021.

Mr. Elmer walked through the final sign design concept submitted by Kolar Design. He noted a PowerPoint presentation is being finalized by Kolar and should be delivered by the end of the week.

Mr. Elmer reported no further news regarding the Landmark land purchase option or easement status. He stated these matters continue to be in the hands of Landmark.

Mr. Patterson stated Landmark is still mulling the easement language because there was a lack of clarity for connectivity. He noted that new language had been delivered to Landmark, which lays out parameters in the event conflicts arise in the future. Mr. Patterson stated a need to return to Landmark for water line easements.

Mr. Elmer reported an issue with a potable water tap was delaying construction on the next phase of AeroHub Boulevard north of Glendale Milford Road. He stated the issues with bringing water to the AeroHub North site will require further investments to address connectivity to the existing fire hydrant system on the Landmark campus.

Mayor Finan noted the sanitary sewer line up to Oak Road should be completed today or tomorrow. He also mentioned the grading along the east embankment of AeroHub Boulevard is complete.

Mr. Elmer reported success in contacting representatives of the QTC Building as a result of the Village’s action to rezone the property to PUD-ID. He noted the owners requested additional time to consider the rezoning’s impact on their property. Mr. Elmer stated agreement pending submittal of a zoning analysis to the Planning Commission and a property condition report to the Village administration. He stated the property is owned by a national real estate investment trust and they do no prioritize the building.

Mayor Finan stated they are naive about the status of the building, noting General Electric (GE) left the facility without their knowledge. He reported that over the years the building had deteriorated due to disagreements between GE and the property owner over responsibility for building repairs.

Mr. Elmer stated no further extensions of the public hearing would be extended past the Planning Commission meeting date in October.

Mayor Finan reported on the status of the firing range property. He stated that Neyer Properties submitted a memo of understanding to the City of Cincinnati. He reported that Hamilton County Commissioner Denise Driehaus said the chief of police was opposed to relocating the firing range and that Cincinnati Councilperson Smitherman did not oppose the chief. Mayor Finan stated more pressure needed to be placed on the Cincinnati City Council to compel a relocation of the facility.

1. Silco Relocation – Community Reinvestment Area (CRA) – Project Update.

Mr. Elmer summarized the purchase contract between the Village and Silco. He noted Silco entered into a purchase agreement for their existing facility with Ace Doran Hauling & Rigging. Mr. Elmer reported that purchase agreement was contingent on Ace Doran obtaining conditional use approval from the Planning Commission. He stated that, pending approval of the conditional use and eventual purchase by Ace Doran, the timeline for the building of the new Silco headquarters would be accelerated. Mr. Elmer reported on an issue created by a misinterpretation of the community reinvestment area statutes of the Ohio Revised Code (ORC), which will be discussed later in the morning. Mr. Elmer stated that Silco wished to break ground this week and changes to the CRA tax abatement agreement would help to facilitate that.

Mr. Kuechly asked if the math was correct.

Mr. Elmer responded the amount of the abatement will not change, just a change in length of the abatement. He stated that Jim McGraw of KMK Consulting recommended the amendment after a conversation with Princeton Schools, noting that a consent by the school was missing.

Mr. Keuchly requested clarification of what taxes were to be abated.

Mr. Elmer replied that property taxes would be abated.

Mr. Elmer stated the original agreement approved by the CIC was for an 8-year, 75% property tax abatement. He stated the ORC requires school approval for an abatement over 50%, and that there was a misunderstanding that school board consent of the CRA program was not the same as school board consent for the specific abatement. Mr. Elmer requested the school board place the tax abatement consent on the next board meeting agenda, however the next meeting will not occur until passed the date Silco desired to break ground to meet their construction schedule. He stated the only option then was to restructure the abatement to fall under the 50% requirement for school board consent. Mr. Elmer introduced a revised 12-year, 50% abatement to satisfy the ORC requirements and Silco’s construction schedule.

Mr. Keuchly stated Mr. Elmer earlier referenced a 15-year abatement.

Mr. Elmer noted there were business considerations between a 12-year and 15-year abatement timeline to be discussed in executive session.

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

Motion by Mr. Sextro was seconded by Mr. Albrinck to enter into Executive Session. There was no discussion. The motion passed by a 7-0 roll call vote.

The CIC entered Executive Session at 8:00am.

Mr. Pearlman existed the proceedings at 8:55am.

Motion by Mr. Harwood was seconded by Mayor Finan to exit Executive Session. There was no discussion. The motion passed by a 6-0 roll call vote.

The CIC exited Executive Session at 9:02am.

1. Other Business and Economic Development Activity Update.

No business was discussed.

Motion by Mayor Finan was seconded by Mr. Harwood to adjourn the meeting. There was no discussion. The motion passed by a 6-0 voice vote.

The meeting adjourned at 9:02am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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