**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the November 17, 2020 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

Attendees: Members Mayor Richard Finan, Councilman Jeff Albrinck, 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), Andrew Rodney (Building, Planning, & Zoning Manager), and Chris Dobrozsi (Neyer Properties). Members Dr. Hugh McKinnon (Chairman), Councilman Tom Sextro, and David Harwood attended via teleconference due to COVID-19.

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

BUSINESS

1. Approval of Minutes from the October 20, 2020 meeting.

Motion by Mayor Finan was seconded by Mr. Albrinck to approve the meeting minutes as submitted. There was no discussion. Motion passed by a 6-0 voice vote.

Member David Harwood joined the meeting at 7:37am.

1. Approval of Bills. Account status.

Mr. Elmer reported the CIC began October with a total fund balance of $18,997.45, with a dividend of $2.75 for the month of October. He noted the additional funds awarded by City Council were deposited on November 2, 2020. Current total fund balance is $27,818.20. Current outstanding bills total $9,211.60 for two invoices for KMK Consulting and one invoice for Red Tiger Investments.

Motion by Mayor Finan was seconded by Mr. Albrinck to approve the financial report as submitted. There was no further discussion. Motion passed on a 7-0 voice vote.

1. AeroHub Update.

Mr. Elmer provided an update on the Ohio Site Improvement Program (OSIP) grant application to JobsOhio. He stated the application was reviewed with JobsOhio on October 22, 2020. Mr. Elmer reported recent conversations with Kevin Donnelly of REDI Cincinnati indicate the application was well received. He requested that Mr. Balnes provide his evaluation of those conversations as well.

Mr. Balnes noted speaking with Mr. Donnelly on November 13, 2020. He reported that Mr. Donnelly said that JobsOhio wishes to make a funding proposal to the Village. Mr. Balnes said the preference of JobsOhio is to make a two stage offer, to include a first stage of funding for which the Village is automatically eligible to receive, along with a second stage of funding predicated on meeting specific benchmarks. He stated if the Village were to accept such an offer, it could be in hand by Friday.

Mr. Elmer agreed that having an offer on paper would be beneficial, but noted that a two-stage grant would have ripple effects on the project. He stated the Village would still be committing dollars upfront without knowing if the desired benchmarks for additional funding could be met.

Mr. Albrinck asked if there was knowledge of the total grant amount anticipated from JobsOhio and their conditions.

Mr. Balnes reported a dollar figure is not known at this time, but noted if the Village were to reject the two-stage offer then it would be unlikely to receive funding in this round.

Mr. Dobrozsi stated that now is the time to start negotiations with JobOhio, noting receiving an offer on paper is a big next step.

Mr. Albrinck asked if a two-stage offer from JobsOhio is common.

Mr. Dobrozsi responded that it is common for JobsOhio to modify their offer terms. He noted that AeroHub is still #1 on REDI Cincinnati’s list of projects.

Dr. McKinnon noted his dissatisfaction with the manner in which JobsOhio is making their offer.

Mr. Balnes reported that Mr. Donnelly stated the Village’s OSIP grant application is the only application being considered which does not result in construction of a building.

Mr. Patterson stated his desire for a meeting with REDI Cincinnati to review the application process in light of the response from JobsOhio.

Mr. Balnes stated that, unfortunately, without REDI Cincinnati there is no money from JobsOhio.

Mr. Harwood asked how the commitments from Kinetic Vision impacted the award from JobsOhio.

Mr. Elmer responded that Kinetic Vision was not discussed as part of the OSIP grant except to note their commitment to AeroHub as an example of past success with prior JobsOhio grants.

Mr. Elmer reported that information on the Landmark option and easements, and the Phase II construction, would not be comprehensively addressed given James Jeffers, Service Director, is not in attendance. He stated the latest round of negotiations with Landmark have been over waterline easements. Mr. Elmer also stated he is anticipating a report on the Village’s 629 roadway funds.

Mr. Elmer continued by reporting the following:

* Planning Commission recommended approval to rezone the QTC building, firing range, and ODOT property to PUD-ID, thus incorporating it into the same zoning as the rest of AeroHub. The Village is in regular contact with the legal representatives of the QTC building ownership group. They continue to object to the removal of traditional manufacturing and warehouse/distribution as permitted uses that would result from the proposed rezoning action. The Village is working toward a potential acquisition of the property, and that Village staff and others toured the facility last Friday to evaluate its condition and potential market value.
* Village staff and others also toured the Cincinnati Firing Range property on October 26, 2020. The range master indicated the proposed alternative property in Newtown was likely too small for the City’s needs. The County Sheriff facility in Colerain Township was also discussed. The City stated that facility is also undersized as it currently exists, plus the City desires control of the site for scheduling its use.

Mr. Balnes states the Cincinnati police force generally has no issue with relocating the range. He noted the K9 training facility can be easily relocated, but the long-range shooting is the most difficult to replicate elsewhere. Mr. Balnes stated the police force has certain criteria that must be met for their law enforcement certifications.

Mr. Keuchly asked how long of a shot do they need.

Mr. Balnes responded they require a shot distance of 200 yards for sniper training.

Mr. Albrinck asked if they are required to have a range in Hamilton County.

Mr. Balnes responded they desire to stay within the I-275 beltway.

Mayor Finan asked what the Village is doing to advance the conversation regarding purchase of the firing range property.

Mr. Dobrozsi responded that a memorandum of understanding (MOU) has been submitted to the City of Cincinnati to purchase the firing range in two phases, phase one would be the K9 area closest to I-75 and the second would be for the range itself. He stated the MOU is moving forward toward a purchase option.

Mr. Albrinck asked what percentage of the entire property is the K9 training area.

Mr. Dobrozsi responded the K9 training area is approximately 17-18 acres of the 30-acre site.

Mr. Elmer stated that a facility of up to 375,000 square feet with parking could fit on the K9 training area.

Mr. Albrinck stated doubt that any company would build adjacent to an active firing range.

Mr. Doborozsi replied that any future build adjacent to an active firing range would include a large mound to block the noise.

Mr. Balnes reported a potential source of economic development grant funding through the CARES Act. He reported reaching out to the Ohio Economic Development Association for more information. Mr. Balnes stated another round of CARES Act funding could focus more on economic development.

Mr. Elmer also reported research into using CARES Act funds for economic development. He stated that research shows money for economic development is primarily used for small business grant and loan assistance, not big picture economic development activities.

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. Harwood was seconded by Mr. Sextro 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 8:22am.

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

The CIC exited Executive Session at 9:00am.

1. Other Business and Economic Development Activity Update.

Mr. Elmer reported that REDI Cincinnati is searching for a development site for Project Titan. He stated Project Titan is a small (90 employees) industrial manufacturer focused in the automotive sector with facilities in Germany. Mr. Elmer noted they are looking for a site of 15 acres located within five miles of an interstate and 30 miles of a technical college with an extensive machining program. They plan to occupy or build a +/43,000 square foot facility. The Village submitted AeroHub as a potential location for the company provided they meet the development’s criteria for advanced manufacturing. He stated that AeroHub is at the top of the list for potential sites in southwest Ohio.

Motion by Mr. Harwood 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 9:04am.

Attest:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Hugh McKinnon

Chairman, Community Improvement Corporation

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