**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the June 15, 2021 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

Attendees: Members Dr. Hugh McKinnon (Chairman), Mayor Richard Finan, Councilmember Jeff Albrinck, Councilmember 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), and Andrew Rodney (Building, Planning, & Zoning Manager).

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

BUSINESS

1. Approval of Minutes from the May 11, 2021 regular meeting.

Motion by Mr. Harwood was seconded by Mr. Kuechly to approve the meeting minutes as submitted. There was no discussion. The motion passed by a 7-0 voice vote.

1. Approval of Bills. Account status.

Mr. Elmer reported the CIC fund began the month of May with a balance of approximately $52,700. He stated one check posted to the account for Red Tiger Investments, along with a dividend of $12.82. The final fund balance at the end of May was $49,297.

Mr. Elmer continued by noting two outstanding invoices for approval, one each for Red Tiger Investments and Plattenberg & Associates for a total of $4,100.

Motion by Mayor Finan was seconded by Mr. Albrinck to approve the financial report and pay the two outstanding invoices. There was no discussion. The motion passed by a 7-0 voice vote.

1. AeroHub Update.

Mr. Elmer reported the Village secured the necessary permits from Cincinnati Water Works to begin work on the water line.

Mayor Finan reported the Village conducted a pre-construction meeting last week and that the project is ready to proceed.

Mr. Elmer reported a meeting with JobsOhio to review the reimbursement requirements for the Ohio Site Improvement Program (OSIP) grant awarded to the Village. As soon as billable expenses are received and paid, the Village will apply for reimbursement.

Mr. Elmer noted the closing of Lot 3 with Kinetic Vision occurred on May 28, 2021. He reported the funds were deposited later that day. He stated a July, 2021 groundbreaking is expected, though it could also occur in August. Mr. Elmer reported that permitting for the project is progressing without significant issues.

Mr. Albrinck asked if Kinetic Vision had a buyer for their existing buildings.

Mr. Elmer responded in the negative, noting the buildings have yet to officially hit the market.

Mr. Harwood asked how long construction on the new Kinetic Building would take.

Mr. Rodney responded approximately one (1) year.

Mayor Finan reported a task force has been formed to evaluate the future of the Cincinnati Police Firing Range. He stated the task force estimates the cost to share the county sheriff range in Colerain Township to be $14-$18 million. Mayor Finan reported favorable conversations with the Colerain Township trustees.

Mayor Finan also reported on a meeting with Mayor Humphrey of Lincoln Heights about the final disposition of the existing firing range property. He noted Mayor Humphrey was not supportive of transferring the land from Evendale to Lincoln Heights given Lincoln Heights has sufficient land yet to be developed. Mayor Finan stated an introductory meeting is being planned with the new Lincoln Heights Village Administrator.

Mr. Balnes recommended the Village continue to engage with Lincoln Heights regarding the firing range property. He noted they are interested in working with Evendale on a mutually beneficial end result. Mr. Balnes stated he is counseling Lincoln Heights to focus on creating synergies with adjacent development in Evendale, including potential workforce development initiatives. He noted, in the end, the larger region will be concerned with ensuring development of the firing range in Evendale also benefits Lincoln Heights.

Mr. Keuchly asked if there was street access to the firing range property from Lincoln Heights.

Mr. Elmer responded in the negative.

Mr. Balnes noted the adjacent Cincinnati Metropolitan Housing Authority complex adjacent to the firing range is scheduled for significant renovations. He suggested the land may be better suited for synergistic commercial development. Mr. Balnes recommended that Evendale provide regular updates to the leadership of Lincoln Heights regarding progress to relocate the firing range as a show of good faith.

Mr. Balnes requested an update on progress with Landmark.

Mr. Patterson reported that conversations regarding sale of the remaining land have ended. He noted church leadership was not prepared to move forward on a vision to use the land for an alternative purpose than its current use.

Mayor Finan stated his preference to rezone the land to a PUD, noting the Landmark property will only become more valuable as development progresses in AeroHub.

Mr. Sextro asked if the existing Right-of-First-Refusal agreement was still in place.

Mr. Patterson responded in the affirmative, noting there is approximately 17 months left of the original five (5) year agreement.

Mr. Albrinck noted the Village has been in conversations with Landmark regarding development of their property for over ten years.

Mayor Finan stated if Landmark is not willing to renew the Right-of-First-Refusal agreement that the Village should move forward to rezone the property.

Mr. Harwood stated agreement, but suggested exploring an extension of the agreement first.

Mayor Finan stated the next step should be to work on an extension of the agreement with Landmark.

Mr. Balnes reported that Neyer Properties formally expressed to the current ownership their interest in buying the QTC Building.

Mayor Finan reported the Village will be purchasing approximately 5.5 acres of property from the Ohio Department of Transportation as surplus property after completion of the interchange construction. He stated that ODOT is preparing the paperwork and acquisition should be completed in the next 30 to 45 days.

Mr. Albrinck stated his surprise at the price requested by ODOT, noting his hope was for a lower price or a donation of the land.

1. 10660 Reading Road Discussion.

Dr. McKinnon asked Mayor Finan and Councilmembers Mr. Albrinck and Mr. Sextro to provide a report on deliberations at the recent Village Council meeting regarding 10660 Reading Road.

Mr. Albrinck reported that Council seemed interested in discussing potential options for the land, but there was no immediate need to determine a preferred final disposition. He noted Council thought the CIC should be involved in those discussions, but should take a go-slow approach to any future interest. Mr. Albrinck also stated that Council wanted to explore internal needs for the land as well, such as a new service facility or more recreational fields.

Mayor Finan stated agreement with that assessment, noting there is no urgency to sell or re-purpose the land.

Mr. Patterson asked if there was a timeline for considering other options for the property.

Mr. Albrinck responded that Council will be conducting a joint committee session in July to discuss what to do moving forward. He noted that Council will provide guidance at the joint meeting to the CIC and Village staff regarding next steps.

Mayor Finan noted the Service Department has a real need for a new facility.

Mr. Patterson stated a concern that without direction from Council, the CIC and Village staff may not be able to respond appropriately to a viable proposal for the land.

Mr. Albrinck noted the discussion is at the beginning stages and all potential future uses should be considered, including leaving the property as is.

Dr. McKinnon agreed that the full spectrum of potential uses should be explored.

Mr. Elmer noted the CIC is awaiting a directive from Council on how to move forward.

1. Red Tiger Investments LLC Contract Renewal.

Mr. Elmer reported that, as a result of the resent audit by Plattenberg & Associates, it was discovered that the original contract with Red Tiger Investments LLC had not been renewed, but had been allowed to continue on a month-to-month basis.

Mr. Balnes stated the original contract was for one (1) year, but was cancellable with a 30-day notice. He noted that since no notice had been issued by either party, the contract has essentially been continued on a month-to-month basis. Mr. Balnes stated the fee had remained the same.

Dr. McKinnon requested that Mr. Balnes exit the room so the CIC could discuss the contract.

Mr. Balnes exited the room at 8:53am.

Mr. Albrinck expressed an interest in adding a conflict of interest clause to the contract in response to the recent events involving the Cincinnati Classical Academy proposal.

Mr. Patterson concurred, noting Red Tiger Investments should not represent clients interested in property in Evendale.

Dr. McKinnon asked if the CIC should wait on approving the contract, or approve the contract contingent on adding a conflict of interest clause.

Mr. Albrinck expressed hesitancy in approving a contract contingent on adding specific language. He suggested reporting back to Red Tiger that a contract would be approved pending addition of the clause.

At the request of the CIC, Mr. Balnes re-entered the room at 9:00am.

Dr. McKinnon requested that Mr. Balnes add a clause to the contract that requires recusal in times where other commitments result in conflicts with his role as a Village consultant.

Mr. Balnes responded that a clause to that effect would be added to the contract and resubmitted for approval.

Dr. McKinnon noted the CIC is very satisfied with the services provided to date.

1. Other Business and Economic Development Update.

Mr. Balnes reported that Neyer Properties is working with the Cincinnati Business Journal on an article about AeroHub and the recent closing of land by Kinetic Vision.

Mayor Finan reported he is exploring grants and loans to finance abatement, remediation, or redevelopment of nuisance or dilapidated properties.

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).

Having no confidential business to discuss, the CIC did not enter Executive Session.

Dr. McKinnon announced the next scheduled meeting of the CIC would be July 20, 2021 at 7:30am.

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

The meeting adjourned at 9:09am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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