**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the August 17, 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 July 20, 2021 regular meeting.

Motion by Mr. Keuchly was seconded by Mayor Finan 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 balance at the beginning of August was $45,172.91, with one posting for Red Tiger Investments LLC. One outstanding invoice for approval in the amount of $3,500 for Red Tiger.

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

1. AeroHub Update.

Mr. Elmer stated there was no specific news to share. He offered to review the regular list of action items provided by Mr. Balnes.

Dr. McKinnon requested an updated on the retention pond issue and the water line construction.

Mr. Balnes reported construction on the water line was complete. He stated the Ohio EPA was reviewing the stream permit for final approval, and that mass grading of Lots 5 and 6 was complete. He reported that mass grading of Lot 4 was at 50% completion. Mr. Balnes stated a new pipe would be required to repair the damage to the Landmark retention pond at a total cost of $26,000. He reported Landmark would pay 50% of the repair costs.

Mayor Finan reported that work on the pond appeared satisfactory. He stated a final bill would be presented to Landmark.

Mr. Balnes continued:

* The Ohio DOT is surveying the former I-75 ramp cloverleaf land for eventual sale to the Village, which should conclude in the late fall.
* There was strong attendance at the Kinetic Vision groundbreaking ceremony on July 27.
* Meetings continue regarding relocating the firing range to Colerain Township. He stated that federal dollars have been requested for the project as a match for committed local funds.
1. HCDC Proposed Services Agreement.

Mr. Elmer reported a conversation with representatives of HCDC, Inc. at the Kinetic Vision groundbreaking about attracting like-minded companies to AeroHub. He noted that HCDC, Inc. expressed an interested in participating in such a process, stating that both Kinetic Vision and The Modal Shop were part of an HCDC, Inc. incubation program. Mr. Elmer relayed a conversation with Patrick Longo, President/CEO of HCDC, Inc., about creating a customized incubation program for AeroHub. He noted the proposal in the CIC packet reflects this idea. Mr. Elmer recommended that CIC members review the proposal and be prepared to discuss it at the next CIC meeting.

Dr. McKinnon referenced an article in the Cincinnati Business Journal about a business relationship between HCDC, Inc. and the Village of Woodlawn.

Mr. Elmer responded that HCDC, Inc. partners with some communities to provide economic development services. He noted that HCDC, Inc. also provides small business loan administration, and incubation of new businesses through coaching, marketing, lease space, and other forms of small business assistance.

Mr. Balnes noted that both Kinetic Vision and The Modal Shop are Stage 2 companies that graduated from the HCDC, Inc. business incubator program.

Mr. Patterson stated it would be beneficial to learn if those companies had a positive experience with the program.

Mr. Elmer agreed that would be good knowledge to have at this stage of the discussion with HCDC, Inc.

Mayor Finan noted this would be a trial program without the requirement for significant investment from the Village.

Mr. Balnes stated it may be beneficial to discuss the proposal with other companies that have shown an interest in AeroHub.

Dr. McKinnon asked that members of the CIC to review the proposal and report back next month with their comments.

1. Other Business and Economic Development Update.

Mr. Elmer reported the following:

* Progress toward correcting various code violations at the former Homer’s site is on-going. He noted the Village was provided a copy of a demolition contract to raze the building. Mr. Elmer stated the Village requested that other site elements, including the parking lot pavement and lights, be removed as well. He noted that resolution was progressing in the right direction.
* Todd Gailer will appear before the Planning Commission this evening for a preliminary discussion of his proposal for the Etter’s golf facility. He stated the meeting was purely informative and no formal vote or recommendation would be made by the Planning Commission.
* Hamilton County Port Authority remains in negotiation to acquire land from General Electric to facilitate a roadway connection from the former Formica land recently purchased by the Port, and Reading Road. More information on this real estate transaction is to be shared in Executive Session.

Mr. Pearlman asked if there were any updates regarding the Cincinnati Classical Academy.

Mayor Finan responded in the negative.

Mr. Elmer reported on a recent lunch meeting with the new Village Administrator of Lincoln Heights, Joyce Powdrill. He stated the meeting went well and looked forward to working with Ms. Powdrill on future economic development projects.

Mr. Balnes reported his work with Hamilton County Planning + Development on a future land use plan for the Village. He noted that without a plan, it is difficult to obtain funding for redevelopment efforts.

Mr. Elmer reported on a lunch meeting with Angela Frith, President of St. Rita’s School for the Deaf, to share updates on the AeroHub project. He stated they both agreed to a monthly meeting for future updates.

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 Mayor Finan 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 8:10am.

Motion by Mr. Harwood 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 8:56am.

Dr. McKinnon announced the next scheduled meeting of the CIC would be September 21, 2021 at 7:30am.

Motion by Mr. Harwood 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 8:58am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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