**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the September 21, 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, and Al Pearlman. Supporting the CIC were Chris Patterson (Planning Commission Liaison), Sean Balnes (Red Tiger Investments, LLC), Chris Dobrozsi (Neyer Properties), David Elmer (Director of Administrative Services), and Andrew Rodney (Building, Planning, & Zoning Manager). Member Tom Keuchly was absent.

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

BUSINESS

1. Approval of Minutes from the August 17, 2021 regular meeting.

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

1. Approval of Bills. Account status.

Motion by Mayor Finan was seconded by Mr. Pearlman to approve the financial report. There was no discussion. The motion passed by a 6-0 voice vote.

1. AeroHub Update.

Mr. Elmer reported the lot clearing and mass grading of areas covered by the OSIP grant was approximately 90% complete. He noted that preparations to obtain reimbursement from JobsOhio are underway.

Mr. Elmer referenced the proposal from HCDC, Inc. in the CIC packet, along with related questions put forward by Mr. Kuechly that were answered by HCDC staff. He stated the next stage would be to put forth any additional questions to HCDC and determine whether or not to proceed on the proposal.

Mr. Elmer stated that staff is now working on the AeroHub gateway enhancements and work on Lot 2, in addition to stormwater enhancements and stream mitigation efforts.

Dr. McKinnon requested a status update regarding the Ohio EPA permit application.

Mayor Finan stated that no significant new progress has been made, but noted the process is moving forward.

Mr. Elmer reported the CIC Subcommittee is updating the AeroHub website and communication strategy, noting significant progress over the last few weeks.

Mr. Balnes reported that Kinetic Vision has listed their existing buildings with Square Foot Commercial Realty.

Mr. Dobrozsi provided an update on current real estate market conditions. He reported that construction pricing for steel and precast concrete wall panels continues to rise, which is causing many projects to be placed on hold. Mr. Dobrozsi reported attending several real estate meetings with brokerage houses to tell the story of AeroHub. He noted that having pad-ready sites is key to creating buzz around the project.

Mr. Dobrozsi reported they continue to reach out to the attorneys for the QTC Building. He stated the lease with GE is still good through the end of 2022 so it is unlikely any real momentum to sell will start until spring or summer next year.

Mr. Albrinck asked if there was a sweet spot where it made more sense to sell early rather than let the lease expire.

Mr. Dobrozsi responded that the property is unlikely to sell in the private market with a short-term lease that is expiring. He also stated the building is antiquated and potential buyers know that.

Mr. Dobrozsi provided an update on relocating the firing range to Colerain Township. He stated that further progress is unlikely until after the local elections in November. Mr. Dobrozsi reported some recent friction between the township, county, and City of Cincinnati over TIF funding.

1. Other Business and Economic Development Update.

Mr. Elmer reported the following:

* Today was scheduled to be the open house celebration for Ace Doran at their new location on Medallion Drive, however it was cancelled due to on-going concerns regarding COVID-19.
* The grand opening for AquaDoc on Exon Avenue is scheduled for September 29, 2021 from 3-7pm. All are invited to attend.
* A new crepe and coffee restaurant is proposed for the vacant space between Subway and Great Clips on Reading Road pending approval of a conditional use permit at Planning Commission later in the evening.
* A proposed lot split for GE property along Reading Road will also be on the Planning Commission agenda this evening. The lot split is intended to provide a link between the Cooper/Reading intersection and the 40+ acres recently purchased by The Port south of Formica. Initial estimates suggest construction of a private road through the new lot will cost approximately $4-5 million.

Mr. Balnes reported on a recent meeting between Village representatives and Miami University staff about partnering on the AeroHub Innovation Center. He stated MU is very interested in a partnership that would provide opportunities for collaboration with their engineering and computer science programs.

Mayor Finan stated MU is interested in gaining a foothold in Hamilton County and saw potential for a partnership.

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 6-0 roll call vote.

The CIC entered Executive Session at 8:15am.

Mr. Albrinck exited the meeting at 8:45am.

Motion by Mayor Finan was seconded by Mr. Harwood to exit Executive Session. There was no discussion. The motion passed by a 5-0 roll call vote.

The CIC exited Executive Session at 8:50am.

Dr. McKinnon announced the next scheduled meeting of the CIC would be October 19, 2021 at 7:30am.

Motion by Mr. Sextro was seconded by Mr. Harwood to adjourn the meeting. There was no discussion. The motion passed by a 5-0 voice vote.

The meeting adjourned at 8:50am.

Attest:

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

Hugh McKinnon

Chairman, Community Improvement Corporation

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