**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the October 19, 2021 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

Attendees: Members Dr. Hugh McKinnon (Chairman), Councilmember Jeff Albrinck, Councilmember Tom Sextro, David Harwood, and Tom Keuchly. Supporting the CIC were Chris Patterson (Planning Commission Liaison), Sean Balnes (Red Tiger Investments, LLC), David Elmer (Director of Administrative Services), Michael Hauck (Fire Chief), and Andrew Rodney (Building, Planning, & Zoning Manager). Members Mayor Richard Finan and Al Pearlman were absent.

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

BUSINESS

1. Approval of Minutes from the September 21, 2021 regular meeting.

Motion by Mr. Albrinck was seconded by Mr. Sextro to approve the meeting minutes as submitted. There was no discussion. The motion passed by a 5-0 voice vote.

1. Approval of Bills. Account status.

Mr. Elmer reported the CIC account had an approximate balance of $38,000 at the beginning of September. He stated one payment to Red Tiger Investments posted to the account. Mr. Elmer noted a dividend of $9.15, with a current balance of $34,703.44. He noted one outstanding invoice of $3,500 for Red Tiger Investments.

Motion by Mr. Sextro was seconded by Mr. Albrinck to approve the financial report and payment of the outstanding invoice. There was no discussion. The motion passed by a 5-0 voice vote.

1. HCDC Economic Development Pilot Program – Contract Consideration.

Mr. Elmer reported about ongoing conversations with HCDC, Inc. about continued involvement in the AeroHub project, along with more generally the economic development initiatives of the Village. As part of those conversations, Mr. Elmer stated HCDC, Inc. provided a program outline whereby they would assist Evendale in reaching out to stage two businesses to promote growth and expansion in the Village. He stated an initial outlay of $30,000 would provide three (3) stage two companies with leadership and coaching assistance. Mr. Elmer stated the benefit to Evendale would be further growth and expansion of these companies with the Village borders, thus growing the local tax base. He stated the benefit to the company would be professional training at a fraction of the cost for similar services via the private sector. Mr. Elmer reported the proposal was reviewed favorably by the CIC Subcommittee.

Mr. Albrinck asked about the criteria for participation.

Mr. Elmer stated the program would be targeted toward stage two businesses with 1-100 employees and $1-50 million in revenue.

Mr. Harwood added that companies could participate only if the company’s CEO or CFO was the primary contact to ensure high-level commitment and support.

Dr. McKinnon stated that Evendale leadership wanted to participate in selecting the candidate companies, to which HCDC, Inc. agreed. He noted the Mayor preferred an initial pilot outlay of $10,000 per company with a cost-benefit analysis at the end. Dr. McKinnon noted that HCDC, Inc. would do a cost-benefit analysis as well to determine if the program could be replicated in other communities.

Mr. Balnes said one distinguishing factor is that participation would be limited to stage two companies which are neither start-up nor mature companies. He noted that Kinetic Vision is an example of a stage two company, and that many companies interested in growing in Evendale are stage two.

Mr. Elmer stated Evendale leadership would have input throughout the pilot program, particularly in the company selection stage. He reported for every $1 million growth in payroll, the Village nets $12,000 in income tax revenue so the original $30,000 outlay could be repaid in a short period of time. Mr. Elmer stated the risk is comparable to offering an enterprise zone tax incentive.

Mr. Kuechly asked if the program could be structured to require the company to participate in the $10,000 outlay.

Mr. Elmer responded that had not been considered during the initial internal discussions.

Mr. Kuechly stated engagement and commitment would be heightened if the company had skin in the game.

Mr. Elmer stated this would be an additional business recruitment and expansion tool if implemented by helping stage two companies that could not benefit from the enterprise zone, purchase of Village land at a discount, or that needed public infrastructure to expand.

Mr. Harwood stated the program could become a permanent economic development tool if post-pilot evaluations prove it is worthwhile.

Mr. Albrinck agreed with Mr. Keuchly that requiring the company to participate financially in the initial cost would show real commitment to the program outcomes.

Mr. Elmer stated a contract had not yet been drafted, but would require CIC approval when it is ready.

Dr. McKinnon stated a motion to participate in the program will be considered once a contract is drafted.

1. AeroHub Update.

Mr. Elmer reported that Phase II of the AeroHub Boulevard is complete enough to submit for the first round of reimbursement from JobsOhio in the amount of $500,000. He stated the next $500,000 reimbursement would be for construction of a spec building on the site. Mr. Elmer reported Chris Dobrozsi of Neyer Properties will have an update for the CIC Subcommittee meeting later in the morning on the commercial/industrial market and the timing and cost of a spec building. He stated the grant expires in December 2022, therefore the Village will likely request an extension but must first show progress on getting a building under construction.

Mr. Albrinck asked if the purpose of the spec building incentive is to construct a building type that is in short supply.

Mr. Elmer responded in the affirmative, noting the ultimate goal is to have an end user prior to construction.

Dr. McKinnon reported the Village is awaiting approval from Ohio EPA on the stream mitigation permit. He noted pending action in the state legislature may make the need moot. Dr. McKinnon also reported that signalization of the AeroHub Boulevard and Glendale Milford Road intersection was activated yesterday.

Mr. Harwood reported the east, north, and west walls of Kinetic Vision had been poured.

Dr. McKinnon stated the CIC Subcommittee has gone into extra meetings to update the AeroHub website and marketing materials.

1. Other Business and Economic Development Update.

Mr. Elmer reported The Port is close to finalizing the purchase of property from GE to connect their land previously purchased from Formica to the Cooper Road and Reading Road intersection. He noted they have commenced design on a roadway and bridge to connect to the intersection via this land acquisition. Mr. Elmer stated the plan is to have a roadway in place by April 2023 when the agreement to access the former Formica property via the Formica bridge expires.

Mr. Harwood asked where The Port stands with approval from the City of Reading.

Mr. Elmer responded that Reading has already signed off on the lot split.

Mr. Elmer reported the Village is participating in a study with The Port regarding redevelopment of Port-owned land in the Queensgate/Price Hill area.

Mr. Balnes stated the purpose of the study is to ensure efforts are not duplicative or competitive with other local economic development projects.

Mr. Elmer reported the Boyd Brothers site at 2521 Glendale Milford Road is for sale. He stated that internal researched revealed a right-of-first-refusal (ROFR) was required as part of the Ordinance to rezone the property to Planned Business Development back in 2008. Mr. Elmer stated that no ROFR has been found in the Village’s records dating to that time period.

Mr. Patterson reported that Todd Gailer now owns and operates the Etter’s Golf Center on Reading Road. He stated Mr. Gailer appeared before the Planning Commission to share his vision for the property and to express interest in the adjacent Village-owned land to the north.

Mr. Elmer reported that Hamilton County is relaunching a community re-vitalization grant program aimed at inner-ring suburban communities. He stated the County has dedicated approximately $1.1 million for land acquisition and site preparation, with public infrastructure and façade improvements being secondary focus areas. Mr. Elmer said their preference is to have a job-creation component to the investment, but is not requiring a local match. He noted applications are due November 10, 2021 which would be a quick turnaround for Evendale. Mr. Elmer surmised the program is intended for off-the-shelf projects that are ready to go.

Mr. Balnes confirmed the County wishes to make awards before the end of the year.

Mr. Albrinck stated that he did not see the term re-vitalization applicable to Evendale.

Mr. Elmer responded there is no defined preference for the type of community, only that it must benefit a distressed community, or low to moderate income individuals. He stated the demolition of the former transmission building near AeroHub could be applicable given its proximity to nearby distressed communities. Mr. Elmer said Evendale could apply and let the County decide if the project was worthy of investment. He stated the program will be offered annually and should be highly competitive.

Mr. Harwood reported a group from Miami University will be meeting with the Village on November 16, 2021 to discuss moving forward on a partnership involving AeroHub.

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. Albrinck was seconded by Mr. Sexro to enter into Executive Session. There was no discussion. The motion passed by a 5-0 roll call vote.

The CIC entered Executive Session at 8:27am.

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

The CIC exited Executive Session at 9:00am.

Dr. McKinnon announced the next scheduled meeting of the CIC would be November 16, 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 5-0 voice vote.

The meeting adjourned at 9:01am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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