**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the November 19, 2019 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Mayor Richard Finan, Councilman Jeff Albrinck, Councilman Chris Schaefer, 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), Andrew Rodney (Building, Planning, & Zoning Manager), and Tom Sextro (Councilman-elect).

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

BUSINESS

1. Approval of Minutes from the October 22, 2019 meeting.

A motion was made by Mayor Finan and seconded by Mr. Harwood to approve the minutes. There was no discussion. The motion passed by a 7-0 vote.

1. Approval of Bills. Account status.

Mr. Elmer presented on the cash balance, outstanding bills, and account status. A motion was made by Mr. Albrink and seconded by Mr. Pearlman to approve the budget. There was no discussion. The motion passed by a 7-0 vote.

1. AeroHub Update.

Mr. Patterson presented a map to the CIC highlighting the current status of negotiations regarding various portions of the AeroHub North/Landmark property. He noted several agreements have been tentatively finalized with Landmark, including the acquisition of approximately 30 acres by the Village with an additional 100 acres held under a purchase option. Landmark is to retain access to Chester Road and Glendale-Milford Road for their new facility as part of these agreements. Mr. Patterson stated the total cost to the Village, if all options were exercised, was approximately $11.5 million.

Mr. Schaefer inquired about the corporation limits of the Village relative to the proposed land purchase agreements. Using the map as a guide, Mr. Patterson provided an explanation of the location of the corporation limits relative to the proposed land acquisitions.

Mr. Schaefer inquired about the location of the existing native American burial mound on the site. Mr. Patterson noted its general location on the map.

Mr. Patterson stated the agreements were scheduled to appear before Village Council at their December meeting. He requested CIC endorsement of the agreements.

Mr. Albrink requested clarification regarding the demolition of the existing school. Mr. Patterson stated if the Village were to acquire the land now occupied by the school, the Village would be responsible for demolition.

Mr. Pearlman and Mr. Kuechly requested clarification on the proposed location for a new church facility. Mr. Patterson stated the church rejected the original proposed location due to concerns with obtaining proper zoning from the Village of Glendale.

Mr. Schaeffer requested clarification on the current value of the land in question. Mr. Patterson reported the average value of the land to be $90,000 per acre.

Mr. Schaeffer asked if Neyer Properties could be involved in negotiations with the Village of Glendale. Mr. Patterson stated that is not contemplated at this time. He further stated a desire to negotiate with Glendale on a village-to-village basis rather than involving a third party.

Mr. Schaffer noted exercising the option to purchase land in the Village of Glendale would give Evendale standing to request a zoning change.

Mr. Elmer asked if the map exhibit speaks to the final disposition of the AAU building. Mr. Patterson replied when a new church building is completed the AAU building is to be either demolished or its exterior façade is to be significantly modified to appear as a new building.

Mr. Schaeffer inquired about the length of the proposed lease for the church. Mr. Patterson responded if the Village of Evendale would to acquire the land on which the current church and AAU buildings are located, there would be a three-year lease agreement with a 6-month renewal on the church building and a month-to-month lease agreement on the AAU building.

Mr. Schaeffer asked if Neyer Properties was involved in the negotiations with Landmark. Mr. Patterson responded in the negative, stating Neyer’s role in the negotiations had not been clarified to date. Mr. Elmer noted the agreement between Evendale and Neyer stated Neyer would be involved, but not lead negotiations.

Mr. Keuchly asked if it were possible to move forward without the involvement of the Village of Glendale. Mr. Patterson responded with the possible outcomes if Glendale were not involved, but noted it was best to move forward with Glendale and adjust to their desires as needed to ensure long-term success of the project.

Mr. Keuchly asked what would happen if Evendale did not exercise its options for the remaining 100 acres. Mr. Harwood responded the church would remain as is. He further noted the church desires to sell the property to obtain funds to construct a new church.

Mayor Finan noted there was little to lose in the transactions except the $24,000 necessary to execute the agreements, but the Village had much to gain by holding an option on the remaining 100 acres of land. He further noted that conversations with the Village of Glendale could be more fruitful once development of the land begins.

Mr. Elmer recalled the opposition expressed by Glendale residents to a proposed single-family residential development by Drees Homes on the vacant land owned by Landmark within the Village of Glendale.

Mr. Balnes noted this past opposition to development may give Landmark reservations about engaging too early with the Village of Glendale.

A motion was made by Mr. Albrink and seconded by Mr. Harwood to endorse and forward the agreements for review by Village Council. There was no further discussion. The motion passed by a 7-0 vote.

Dr. McKinnon requested an update on funding options for the proposed AeroHub infrastructure.

Mr. Elmer directed the CIC to a memo outlining the work completed to date, including plan engineering, applications to various funding sources, and awards granted to date. He noted the next steps would be to request further funding from JobsOhio, which could include engaging with an outside consultant with connections to certain JobsOhio staff members. Mr. Elmer further summarized sources of potential funding, including Hamilton County road funds, Hamilton County LTAP, Ohio Department of Transportation, TIF funding, Duke Foundation, and proceeds from land sales.

Mr. Elmer reported some revisions to the proposal from Keating Muething & Klekmap for consulting services. Negotiations on the terms of the proposal were still on-going, therefore the proposal was not yet ready for a formal review by the CIC.

1. Kinetic Vision.

Mr. Elmer summarized the latest version of the Kinetic Vision (KV) site plan proposal. He noted KV now anticipates expanding beyond their original proposed 45,000 square foot building into an additional 11,000 square feet at some point in the future, which is now creating issues with encroachment of the addition and parking areas north into the proposed service road. Mr. Elmer stated he is coordinating with Bayer Becker on a re-design of the service road to minimize the conflict.

Mr. Schaeffer noted his concerns that a redesigned service road would not serve its intended function of keeping trucks off AeroHub Boulevard.

Mr. Patterson stated his doubts about the necessity of the service road at this stage of the development.

Mr. Keuchly agreed it would be difficult to manage the truck traffic.

Mr. Balnes noted AeroHub was more than a simple industrial park and the service road provides an important function of keeping trucks off AeroHub Boulevard.

Mr. Elmer noted KV intends to break ground in the spring. They continue to be strongly committed to AeroHub.

1. Other business and economic development activity update.

Mr. Elmer provided an update on a company with interest in the Village-owned property at the southeast corner of Reading Road and Inwood Drive. He stated it would be a relocation and expansion of an existing business in the Village. The business is interested in constructing a new 40,000 square foot building with room for an additional 20,000 square feet in the future. The company has reached out to the State of Ohio for an incentive package. Mr. Elmer noted he is exploring the establishment of a Community Reinvestment Area (CRA) designation for the property for redevelopment and tax abatement purposes.

Mr. Schaeffer asked if there were other available sites within the Village that would suit the company’s needs. Mr. Elmer responded in the negative.

Mr. Harwood noted the company is growing office staff to accommodate a national expansion.

Dr. McKinnon noted a firm in the tech/IT sector has also approached the Village about a relocation from a neighboring community. He stated the currented KV site could suit their needs.

Mr. Balnes summarized the condition of the existing KV buildings, noting their potential use for tech incubator space.

Mr. Harwood reported that Enable Injections closed the purchase on the vacant land to their west along E. Sharon Road. Mr. Elmer noted Enable Injections will appear at the Planning Commission meeting later in the day for approval of a parking lot expansion.

1. Executive Session.

A motion by Mayor Finan was seconded by Mr. Albrink to move into Executive Session to consider confidential information regarding business’ specific business strategy, marketing plans, personal financial statement for economic development assistance or to consider the purchase of sale of property. There was no discussion. The motion passed by a 7-0 roll call vote.

The CIC entered Executive Session at 9:00am.

The CIC exited Executive Session at 9:07am.

Dr. McKinnon announced the next meeting of the CIC was scheduled for Tuesday, December 17, 2019.

A motion by Mayor Finan was seconded by Mr. Albrink to adjourn the meeting. There was no discussion. The motion passed by a 7-0 vote.

The meeting adjourned at 9:08am.

Attest:

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Hugh McKinnon, President

Community Improvement Corporation

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