**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the December 17, 2019 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Mayor Richard Finan, Councilman Jeff Albrinck, Councilman Tom Sextro, David Harwood, Al Pearlman, and Tom Kuechly. Also attending were Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger Investments, LLC), John Vollbracht (Tree Ridge Capital), David Elmer (Director of Administrative Services), Andrew Rodney (Building, Planning, & Zoning Manager), and Michael Hauck (Fire Chief).

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

BUSINESS

1. Approval of Minutes from the November 19, 2019 meeting.

The minutes of the November 19, 2019 meeting were not finalized in time for review by the CIC.

1. Approval of Bills. Account status.

Mr. Elmer presented on the cash balance, outstanding bills, and account status. He reported a final payment to Joseph Shields of ROK Consulting for consultant services rendered.

Mr. Pearlman requested feedback on the performance of Mr. Shields.

Dr. McKinnon reported there was no intention to re-engage with Mr. Shields for additional services, but noted doing so was not a reflection on his performance while under contract with the Village.

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

1. AeroHub Update.

Mayor Finan reported that a draft contract with James McGraw of Keating Muething & Klekamp (KMK) had been finalized to assist the Village of Evendale in obtaining a meeting with Jobs Ohio CEO J.P. Nauseef as soon as possible. The contract was to last two months. The purpose of the meeting is to discuss further funding for the AeroHub project.

Dr. McKinnon noted the difficulty with using REDI Cincinnati to make progress with JobsOhio.

Mr. Balnes summarized the history and background of Mr. McGraw’s work with KMK to obtain state funding for the Martin Luther King Corridor and FC Cincinnati soccer stadium. He also noted JobsOhio’s new focus on promoting development through strategic infrastructure investments.

Mayor Finan noted Mr. Nauseef met with KMK on an unrelated matter the same day Lt. Governor Husted visited the AeroHub site.

Mr. Elmer stated payment on the contract with KMK can come from either the CIC or Village Council.

Mayor Finan expressed a desire for the contract payments to be made by the CIC.

A motion by Mayor Finan was seconded by Mr. Harwood to approve the contract with KMK. There was no further discussion. The motion passed by a 7-0 vote.

Mayor Finan reported that Village Council agreed to seek $5 million in bond funding at their recent Saturday retreat. He further stated his desire to use the money to finance the infrastructure necessary for the Kinetic Vision development at AeroHub. The Mayor noted the decision to move forward with bond issuance was unanimous amongst the Council members.

Mr. Albrink noted interest rates are very favorable and bond funding was preferable over tapping into cash reserves. Mayor Finan stated that due to timing considerations, there may be a need to advance funds from cash reserves in the short-term, but would be paid back using the bond funds.

Mr. Harwood inquired as to the timing of the bond funds. Mayor Finan responded the issuance would hopefully occur by the end of January 2020.

Mr. Albrink stated the anticipated development over the coming five years would provide sufficient income to the Village to make the bond payments.

Mr. Sextro asked if proceeds from land sales could also be used to pay down the bond debt. Mayor Finan responded in the affirmative.

Mr. Elmer noted that other outside funding sources could be used to pay down the bond debt or minimize bond expenditures for AeroHub infrastructure.

1. SILCO Relocation – Community Reinvestment Area

Mr. Elmer summarized the history of SILCO in the Village of Evendale. He noted their current facility cannot accommodate their future growth plans and they are looking to expand to a new location, either an existing building or a new building. Mr. Elmer reported their preferred location is the southeast corner of Reading Road and Inwood Drive on vacant property owned by the Village and properly zoned for the proposed use. He stated a Community Reinvestment Area (CRA) designation is being explored for the property and requested CIC support for the application.

Mr. Sextro asked if SILCO would construct a building of multiple floors. Mr. Elmer responded in the affirmative.

Mr. Albrink expressed concern with storage of company vehicles on the property. Mr. Elmer replied the site plan would be designed to hide the vehicles to the extent possible. He further noted representatives from SILCO stated many employees take their work trucks home at night.

Mr. Elmer noted the goal of a CRA is to provide a tax abatement similar in scope to what would be permitted within the Village’s Enterprise Zone designation.

Mr. Albrink noted the CRA will abate property taxes which are not levied by the Village.

Mr. Albrink asked how the CRA could be expanded to other parts of the Village. Mr. Elmer noted that other areas of the Village could qualify for CRA designation based upon current conditions of the properties.

Mr. Balnes stated CRA designations are used in other communities as economic development tools.

A motion by Mr. Albrink was seconded by Mr. Pearlman to recommend Village Council adopt a CRA designation for the Village-owned land at Reading Road and Inwood Drive. There was no further discussion. The motion passed by a 7-0 vote.

1. Other business and economic development activity update.

Mr. Balnes noted an upcoming meeting with Neyer Properties regarding property acquisition within and near the AeroHub site. He further noted local news outlets continue to report on the nuisance issues for adjacent communities created by the Cincinnati Police Firing Range. Mr. Balnes also reported on a meeting held with Senator Louis Blessing to advocate for the AeroHub project.

Mr. Elmer reported on a recent meeting with Hamilton County Assistant County Administrator Holly Christmann regarding the AeroHub project.

Mr. Elmer reported on continued conversations with Equity, LLC regarding their listing at the Village Crossing Shopping Center. He stated their continued desire to place a daycare facility on the property. Mr. Elmer noted the need to improve access to the property at P.G. Graves Lane before any development could move forward.

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 8:20am.

The CIC existed Executive Session at 9:00am.

Dr. McKinnon announced the next meeting of the CIC was scheduled for Tuesday, January 21, 2020.

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

The meeting adjourned at 9:03am.

Attest:

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Hugh McKinnon, President

Community Improvement Corporation

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