**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the January 21, 2020 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: 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), and Andrew Rodney (Building, Planning, & Zoning Manager). Chairman Hugh McKinnon joined via teleconference but did not vote on any matters before the CIC.

Mayor Finan called the meeting to order at 7:30am.

BUSINESS

1. Approval of Minutes from the November and December 2019 meetings.

Motion by Mayor Finan was seconded by Mr. Sextro to approve the minutes of the November 19, 2019 meeting. There was no discussion. Motion passed by a 6-0 vote.

Motion by Mayor Finan was seconded by Mr. Sextro to approve the minutes of the December 17, 2019 meeting. There was no discussion. Motion passed by a 6-0 vote.

1. Approval of Bills. Account status.

Mr. Elmer presented on the cash balance, outstanding bills, and account status. He reported a final monthly balance of $44,200. The only outstanding bill was first payment on the contract with KMK Consulting.

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

1. AeroHub Update.

Mr. Balnes reported the following:

* St. Rita published an RFP for architectural services for a new school.
* Neyer Properties is interested in acquiring the QTC Building at 10270 AeroHub Boulevard after having met with General Electric on January 30th regarding their future use of the building.
* Discussions with Neyer Properties are on-going regarding marketing of the AeroHub property.
* Next goals are to finalize the capital stack of funds for roadway construction and to draft a land purchase contract with Kinetic Vision for their site.
* Meetings with Neyer Properties and Bayer Becker on December 18, 2019 and January 14, 2020 where right-of-way dedication was discussed, including construction of the western two lanes and the median north of Glendale-Milford Road to minimize the disruption for Kinetic Vision. Entry signage was also discussed at the meetings. Consensus for stormwater detention was at the northwest corner of AeroHub Boulevard and Glendale-Milford Road intersection. It would serve as an aesthetic water feature for the entrance. Bayer Becker would be commencing final construction drawings in anticipation of a March bid.
* Follow-up meeting scheduled for January 25, 2020 with JobsOhio to request an increase in project funding from $438,000 to $880,000.
* Village Council conducted a first reading of the Ordinance to issue $5 million in bonds, with an anticipated release to the market on April 1, 2020.
* Duke Energy Foundation provided a $40,000 grant to fund engineering work for AeroHub Boulevard.
* On January 7, 2020, David Linger met with Chad Schaeffer of Duke Energy regarding participation in the AeroHub Innovation Center.
* There is potential for a partnership with the Hamilton County TID for a grant of up to $250,000 for roadway construction.
* The Village met with Assistant County Administrator Holly Christmann regarding Hamilton County’s $2 million fund for economic development.
* Jim McGraw of KMK Consulting met with Andrew Deye of JobsOhio to discuss AeroHub and why it is different than the projects along MLK Boulevard corridor.

Mr. Patterson reported the Village was not actively engaged with St. Rita at this time.

Mr. Keuchly asked if the current capital stack of funding will help to offset the proposed $5 million bond funding.

Mr. Balnes responded in the affirmative.

Mr. Balnes continued his report:

* JobsOhio conducted their quarterly meeting in December. They expect to double the current spending of economic development funds to $300 million. The additional funds would be invested in site selection and readiness activities. New 2020 initiatives include attracting military jobs and families. JobsOhio will also invest in talent development in high growth industries and the retention of military missions.
* JobsOhio plans to invest $15 million annually to help prepare sites for development.
* Ohio needs to double STEM graduates over the next 10 years, which will include a JobsOhio investment of $100 million.
* March quarterly meeting is scheduled to be held at the National Museum of the United States Air Force in Dayton, Ohio.
* The contract with KMK Consulting was approved by the CIC at their December meeting. A call is scheduled for January 23, 2020 to launch the contract. Strategies for the call will be discussed in Executive Session.

Mr. Elmer reported a conference call was conducted on January 16, 2020 with Bayer Becker, Neyer Properties, and Kinetic Vision to finalize lot boundaries for Lot #2. A rough draft of the land purchase agreement was emailed. A follow-up meeting to discuss the contract will be schedule in the near future. The next steps are to finalize the proposed subdivision, place the plan on the next available Planning Commission agenda, and finalize the purchase contract.

Mr. Albrinck asked if it was still possible for Kinetic Vision to break ground in the spring.

Mr. Balnes responded in the affirmative.

Mr. Patterson stated Miller-Valentine believes the project timeline is aggressive but on target.

Mr. Balnes noted Kinetic Vision has chosen Genesis Engineering as their civil engineer.

Mr. Patterson distributed a map showing a proposed location for the 20 acres to be retained by Landmark for their future church along the ridge overlooking I-75 at the eastern terminus of Oak Road.

Mr. Elmer asked if AeroHub would have frontage along I-75 under this proposal.

Mr. Patterson noted the location of seven acres moving north along I-75.

Mr. Patterson stated that Landmark believes the rehabilitation of the existing AAU building would give them more room to grow. However, the proposed footprint for construction could evolve over time depending upon the conditions of the AAU building, the land characteristics, and other factors.

Mr. Sextro asked if the plan would prevent single-family residential development in Glendale.

Mr. Harwood responded his belief that single-family residential development in Glendale is unlikely at this time.

Mr. Albrinck asked if it would be best to reject the current proposal and cease negotiations with Landmark.

Mr. Harwood responded that Evendale desires tax revenue via development in the Village and there is little interest in spreading the Landmark footprint in Evendale. He stated his belief that the price of the land is dependent upon the proposed zoning in Glendale.

Mr. Keuchly noted the current proposed now prevents the density the Village desires.

Mr. Albrinck stated their future church site is on one of the most desirable locations in the development.

Mr. Patterson stated the value of the land in Evendale is linked to the intensity of land use in adjacent areas of Glendale.

Mr. Albrinck asked how motivated Landmark is to redevelop their property, noting his desire not to give up prime land along I-75.

Mr. Keuchly asked if Landmark can develop on land they own in Glendale.

Mr. Patterson responded in the affirmative.

Mr. Keuchly expressed his opposition to the new proposal. He suggested moving Landmark to the land east of the cemetery.

Mr. Elmer summarized for the CIC the past iterations from Landmark for a proposed new location of their church.

Mr. Harwood noted this may not be the final location depending upon future outcomes for development in Glendale.

Mr. Albrinck asked if Landmark can sustain their current operation for the long term.

Mr. Patterson responded in the affirmative, noting their finances are solid to sustain their current level of activity in their existing buildings.

Mr. Harwood noted their situation was not likely to improve substantially, just maintain their existing operation and footprint.

Mr. Sextro asked if Landmark wanted to remain in Evendale rather than move to Glendale.

Mr. Patterson responded they would rather stay in Evendale.

Mr. Albrinck stated he does not want Landmark to believe the current proposal is the only long-term option and that discussions need to continue on alternative proposals.

Mr. Harwood reported on a conversation with Mayor Don Lofty of Glendale regarding Evendale’s position relative to Landmark and AeroHub. Mayor Lofty explained the interests of Glendale included aesthetics and Glendale’s desire to promote development to bolster financial security.

Mayor Finan expressed his dissatisfaction with the proposal, but noted it is the only proposal currently on the table.

Mr. Keuchly asked why not end negotiations with Landmark, noting Evendale should not make irrational decisions.

Mr. Patterson replied it is ultimately Landmark’s decision whether or not to sell their land holdings.

Mr. Albrinck asked if it would be viable to tap into the Glendale water supply to help encourage them to participate in negotiations with Landmark.

Mr. Harwood recalled an agreement from the past that requires Evendale to purchase water from Cincinnati Water Works.

Mr. Balnes noted Evendale would have to show how more intense development in Glendale will benefit them over the objections of their residents.

Mr. Patterson requested a vote of CIC on the current proposal from Landmark.

Mr. Elmer noted past efforts to disengage with Landmark have always resulted in Landmark returning to the table.

Mr. Keuchly asked why Landmark wanted to stay in Evendale.

Mr. Albrinck responded it was to maintain proximity to their existing facilities in the Village.

Mr. Sextro asked if Landmark were to remain as is, what would be the final AeroHub acreage available for development.

Mr. Elmer responded the figure to be 30-40 acres north of Glendale-Milford Road and west of the Landmark property.

Mayor Finan stated no vote on the proposal would be taken due to the lack of unanimous agreement amongst the CIC membership before voting.

Mr. Albrinck expressed a desire to continue negotiations with Landmark and Glendale regarding the current proposal, with the understanding that Evendale would retain the six-acre option but may not exercise the option in the future.

Mr. Patterson noted the current proposal is a derivative of Landmark’s opposition to relocating to the 15 acres across from the cemetery as previously discussed in prior negotiations.

Mr. Albrinck suggested leaving the negotiation table.

Mr. Patterson responded that it has been Evendale in the past that has re-engaged with Landmark.

Jon Volbrecht entered at 9:07am.

Motion by Mr. Pearlman was seconded by Mr. Sextro to approve the $25,000 option to purchase the remaining six acres of Landmark property. There was no further discussion. The motion passed by a 5-1 vote, with Mr. Keuchly as the lone no vote.

Mr. Balnes noted TechSolve is finalizing their branding with Cincinnati State and will appear at a future CIC meeting to share their plans.

1. Silco Relocation.

Mr. Elmer reported Village Council approved an Ordinance to submit an application to the State of Ohio for a Community Reinvestment Area (CRA) at the southeast corner of Inwood Drive and Reading Road to facilitate a relocation of Silco to the site. The next steps are to notify Princeton Schools and publish the Ordinance in the newspaper. It is expected the state will take approximately two weeks to review the application once it is submitted.

Mr. Sextro asked if Silco would purchase the land if the CRA is approved.

Mr. Elmer responded that is likely given that Silco desires an abatement as part of their relocation.

1. Executive Session.

An Executive Session was not conducted.

1. Other business and economic development activity update.

Mr. Elmer reported on a meeting with executives from Equity regarding their listing at Village Crossing Shopping Center along Reading Road. As expressed in the meeting, the biggest issue centers around access at P.G. Graves Lane. He noted previous conversations included the Village financing a public road east of Reading Road provided the land for the road is donated and the owners accept land use restrictions on the property deeds. The land south of the proposed road extension is largely within the floodplain. The current owners are not motivated to sell the property. Bayer Becker is developing a more detailed cost estimate for the public roadway extension.

Mr. Albrinck left the proceedings at 9:29am.

Mr. Pearlman asked about the status on negotiations to purchase the Cincinnati Police Gun Range.

Mayor Finan responded the City of Cincinnati remains interested in selling the eastern half of the property, with the western half remaining under an option agreement.

Motion by Mayor Finan was seconded by Mr. Pearlman to adjourn the meeting. There was no further discussion. The motion passed by a 6-0 vote.

The meeting adjourned at 9:34am.

Attest:

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

Richard Finan, Mayor

Acting Chairman, Community Improvement Corporation

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