**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the February 18, 2020 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Members David Harwood (Acting Chairman), Councilman Jeff Albrinck, Councilman Tom Sextro, 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). Mayor Finan joined via teleconference but did not vote on any matters before the CIC. Chairman Hugh McKinnon was absent.

Mr. Harwood called the meeting to order at 7:30am.

BUSINESS

1. Approval of Minutes from the January 21, 2020 meeting.

Motion by Mr. Albrinck was seconded by Mr. Sextro to approve the minutes of the January 21, 2020 meeting. There was no discussion. Motion passed by a 5-0 vote.

1. Approval of Bills. Account status. Plattenburg contract.

Mr. Elmer presented on the cash balance, outstanding bills, and account status. He reported a final monthly balance of $37,280.18.

Motion by Mr. Keuchly was seconded by Mr. Sextro to approve the financial report. There was no discussion. Motion passed by a 5-0 vote.

Mr. Elmer requested approval of a contract with Plattenburg & Associates, Inc. to produce the CIC’s annual financial statement. The total contract cost is $1,250.

Motion by Mr. Sextro was seconded by Mr. Albrinck to approve the contract with Plattenburg & Associates, Inc. There was no discussion. Motion passed by a 5-0 vote.

1. AeroHub Update.

Mr. Elmer reviewed the final funding agreement with JobsOhio and the Ohio Department of Transportation (ODOT) for grant awards to fund Phase II of AeroHub boulevard north of Glendale-Milford Road. He summarized the grant amounts from both entities: $150,000 from ODOT and $438,371 from JobsOhio. The Village requested additional grant dollars from JobsOhio, however the request was rejected. Mr. Elmer also noted receipt of a $30,000 grant from the Duke Energy Foundation. He expressed gratitude to ODOT and REDI Cincinnati staff for assisting these grant requests. Mr. Elmer requested CIC endorsement of the agreement so Village Council can review the document at their next scheduled meeting on March 10, 2020.

Mr. Albrinck asked why the entities refer to a construction amount of $2.7 million for Phase II rather than the full cost of $4.8 million.

Mr. Elmer responded that JobsOhio and REDI Cincinnati will only fund roadway improvements necessary to reach the Kinetic Vision site, not the full scope of the roadway project. He reported the $2.7 million figure does not include utilities nor the eastern half of the road. Mr. Elmer reviewed the cost estimates received from the engineering firm Bayer Becker.

Mr. Elmer also noted the engagement of Jim McGraw of KMK Consulting in hopes of obtaining additional funds from the JobsOhio 2.0 program.

Mr. Balnes summarized the JobsOhio 2.0 program, which is intended to fund infrastructure investment in advance of identifying a final end user for the land.

Mr. Elmer noted that final construction drawings for AeroHub Boulevard Phase II will be ready in March with a bid opening expected in April, with construction to commence shortly thereafter.

Mr. Harwood stated that construction would be coordinated between Kinetic Vision and the Village via a bi-weekly meeting.

Mr. Elmer stated conversations continue with JobsOhio and REDI Cincinnati regarding the full scope of Phase II noting the likelihood of future issues with construction timing and coordination as the roadway is completed to its full scope.

Motion by Mr. Sextro was seconded by Mr. Pearlman to endorse the grant agreement with ODOT and JobsOhio. There was no further discussion. The motion passed by a 5-0 vote.

Mr. Elmer noted the final annual report for AeroHub Phase I has been submitted which is the last submission necessary to obtain final payment of the original $100,000 grant.

Mr. Balnes reported on the following:

* Discussions continue between Neyer Properties and the City of Cincinnati regarding the firing range property. Initial discussions include a split purchase option, one for the west half of the property and a second for the east half. A similar MOU to that used for land along the MLK Corridor is currently under development.
* Neyer Properties has engaged a separate broker to acquire the QTC Building at 10270 St. Rita Lane.
* The Village has received verbal confirmation from ODOT of a potential grant of $250,000 for AeroHub Phase II construction via a funding program from the Hamilton County Transportation Improvement District (TID).
* Kinetic Vision has completed soil borings at their proposed development site.
* Kinetic Vision agreed it did not make sense to complete the proposed AeroHub North service road due to financial and land constraints. Future considerations for truck traffic include ingress and egress via Chester Road or on-site staging areas for each lot.
* A final subdivision plan is currently underway, as is a final purchase agreement, to facilitate the Kinetic Vision land purchase.

Mr. Keuchly asked if the $10 million investment by Kinetic Vision is just for the building.

Mr. Balnes responded the figure includes all development costs.

Mr. Elmer noted Kinetic Vision customizes their buildings to their specific needs which tends to drive up costs for construction.

1. Silco Relocation – Community Reinvestment Area – Draft State Application and Project Update.

Mr. Elmer acknowledged receipt of a purchase offer from Silco for the Village-owned property at the southeast corner of Reading Road and Inwood Drive. The purchase contract is currently under negotiation.

Mr. Elmer reported the Community Reinvestment Area (CRA) application to the State of Ohio is complete. It is currently under review at HCDC, Inc. He also stated the Village has reached out to Princeton Schools to review the compensation agreement. Mr. Elmer stated his belief that the existing agreement was generic enough to cover both the Enterprise Zone and CRA, and that nothing further would be required from Princeton Schools.

1. Other business and economic development activity update.

Mr. Elmer shared interest from a rehabilitation hospital in acquiring one of the two remaining vacant lots in Evendale Commons. The proposed user meets the definition of Hospital in the zoning code, which would be permitted on the lot along Reading Road, but not the lot along Evendale Commons Drive as codified in the planned development ordinance. The user expressed interest in both sites, but has not indicated a preference to date.

Mr. Sextro asked if the Village would consider a map or text amendment at either location to permit the development to move forward.

Mr. Elmer responded that was a possibility.

Mr. Patterson provided a brief history of the purpose and intent of the use designations in Evendale Commons.

Mr. Elmer noted the subject lots permit medical offices by right, but given the proposed use includes overnight accommodations it falls under the definition of Hospital.

Mr. Balnes stated their interest likely derives from the location’s proximity to Evendale Hospital and its orthopedics work.

Mr. Albrinck expressed his preference for such a facility to be located on the lot along Evendale Commons Drive as opposed to Reading Road. He stated it would fill the gap well between Chase Bank and the existing Kinetic Vision site.

Mr. Vohlmer stated the developer for the rehabilitation hospital user is based in Houston and is interested in five (5) acre sites in the Cincinnati area.

Mr. Pearlman asked if there have been other inquiries on the properties to date.

Mr. Elmer responded that a drug and alcohol rehabilitation facility was interested in a site across Reading Road. The inquiry did not progress further.

1. Executive Session.

Motion by Mr. Albrinck was seconded by Mr. Sextro to enter into executive session to consider confidential information regarding a business’s specific business strategy, marketing plans, personal financial statement for economic development assistance or to consider the purchase or sale of property in accordance with ORC 121.22(G)(2)(8). There was no discussion. The motion passed by a 5-0 roll call vote.

The CIC entered Executive Session at 8:06am.

Motion by Mr. Keuchly was seconded by Mr. Sextro to exit Executive Session. The motion passed by a 5-0 roll call vote.

The CIC exited Executive Session at 9:07am.

Mr. Harwood announced the next meeting of the CIC would be Tuesday, March 17, 2020 at 7:30am.

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

The meeting adjourned at 9:08am.

Attest:

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David Harwood

Acting Chairman, Community Improvement Corporation

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