**VILLAGE OF EVENDALE**

**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the July 21, 2020 Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

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

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

BUSINESS

1. Approval of Minutes from the June 16, 2020 meeting.

Motion by Mayor Finan was seconded by Mr. Harwood to approve the minutes of the June 16, 2020 meeting as submitted. There was no discussion. Motion passed by a 7-0 voice vote.

1. Approval of Bills. Account status.

Mr. Elmer reported the CIC fund balance to be just over $10,000 at the start of June. He noted during the month the $75,000 check from the Village cleared and was deposited into the account. The current fund balance is $62,794 which reflects payment on prior invoices. Two outstanding invoices remain: $697 from the Auditor of State and $3,500 from Red Tiger Investments.

Motion by Mr. Sextro was seconded by Mr. Albrinck to approve the financial report. There was no further discussion. The motion passed by a 7-0 voice vote.

Dr. McKinnon requested a recap of the Auditor of State’s report.

Mr. Elmer responded the audit consisted of a single page with no significant compliance or accounting issues noted by the State of Ohio.

1. Annual Tax Increment Review Council (TIRC) Meeting – Recap.

Mr. Elmer referred to the current Enterprise Zone tax agreements included in the CIC packet. He noted that each year, representatives from Evendale attend the TIRC meeting for an annual review of all Village tax abatement agreements to ensure they meet the standards and goals set by the Village. Mr. Elmer reported that all active agreements are either working toward compliance, are currently in compliance, or exceed compliance.

Mr. Sextro asked if the Village abates 25 percent or 75 percent of real property taxes.

Mr. Elmer responded the Village abates 75 percent of real property taxes.

Mr. Elmer noted the agreement with Gold Medal executed in 2010 expired in 2019 and will no longer be reported. He stated the company met all investment and payroll goals to obtain the full abatement.

Dr. McKinnon requested an update on the agreement with Kinetic Vision.

Mr. Elmer responded the agreement with Kinetic Vision began with the construction of their second building. The abatement is 75% over 8 years and will expire in 2024. Mr. Elmer reported Kinetic Vision has met or exceeded its requirements to qualify for the abatement.

Mr. Albrinck asked if the Kinetic Vision agreements will transfer to their new facility in AeroHub.

Mr. Elmer replied that if Kinetic Vision were to relocate outside the Village boundaries and not meet their agreement goals, then a refund could be requested.

Mr. Albrinck asked if the agreement terminates if the goals are not met.

Mr. Elmer responded in the affirmative.

Mr. Albrinck asked if Kinetic Vision were to sell their current buildings to a new user, would that new user inherit the enterprise zone agreements.

Mr. Elmer responded the Village would enter into a new agreement with the new owners.

Dr. McKinnon asked if action by the CIC was needed.

Mr. Elmer responded in the negative, stating the TIRC meeting update was for informational purposes only.

1. Sale of 3046 Inwood Drive – Update.

Mr. Elmer reference a mutual release agreement in the CIC packet. He stated that Mr. Goodwin pulled out of the transaction, thus necessitating the mutual release agreement. Mr. Elmer reported upon learning of this, he reached out to the second bidder, Maria Stanton. Ms. Stanton remained interested in purchasing the property and constructing a single-family home. Ms. Stanton will appear later to discuss her interest in the property.

Mr. Albrinck asked why Mr. Goodwin decided to withdraw from the purchase agreement.

Mr. Elmer replied that the final home design was not working out.

Mr. Keuchly asked why the Village was involved with the sale of a residential lot.

Mr. Elmer responded the lot is Village-owned.

Mayor Finan noted that public ownership gives the Village leverage with regards to what is ultimately constructed on the lot.

Mr. Elmer requested that CIC endorse the mutual release agreement.

Motion by Mr. Harwood was seconded by Mr. Keuchly to approve the mutual release agreement. There was no further discussion. The motion passed by a 7-0 voice vote.

Mr. Albrinck asked if Mr. Goodwin was required to submit a cash deposit.

Mr. Elmer responded in the negative.

Mr. Elmer reported the Stanton bid for the property included a proposal to construct a new 3,000 square foot, three-bedroom, 3.5-bath home with a full basement and two-car garage. No builder was identified in the bid. The projected construction timeline would last 12-18 months. The Stanton bid for the vacant lot was $50,000.

Mr. Pearlman asked if the Stantons were residents of the Village.

Mr. Elmer responded the Stantons formerly leased a home on Inwood, but were not current residents of the Village.

Mr. Pearlman asked if they had the wherewithal to follow through on construction.

Mr. Elmer responded that would be question to ask Ms. Stanton when she appears before the CIC later in the morning.

Mr. Albrinck asked if there was a contingency period built into the purchase agreement.

Mr. Elmer responded that prior to closing the bidder would be required to provide evidence of secured financing and a contract with a builder.

Motion by Mayor Finan was seconded by Mr. Albrinck to accept the Stanton bid. There was no further discussion. The motion passed by a 7-0 voice vote.

1. AeroHub Update.

Mr. Elmer referenced several documents in the CIC packet and reported the following:

* Closing on Lot #3 with Kinetic Vision was scheduled to occur on July 10. Kinetic Vision met with the bank to finalize the project financing on July 7. There was not sufficient time to prepare for a July 10 closing.
* The Village has yet to receive a due diligence acceptance letter from Kinetic Vision.
* The Village has discussed the AeroHub North covenants and restrictions with Kinetic Vision. With only minor adjustments needed, consensus appears to have been reached subject to review by Neyer Properties and the CIC.
* An extension for the purchase agreement was signed last week allowing Kinetic Vision an additional 30 days to review the covenants and finalize their financing.

Dr. McKinnon asked when closing on Lot #3 was scheduled.

Mr. Elmer responded closing was scheduled for August 28, 2020. He further noted the Village Council must first approve the AeroHub North Final Development Plan and Kinetic Vision must sign off on the covenants and restrictions prior to closing.

Mayor Finan noted the Village likely could not have meet the July 10 closing date anyway due to issues with recording the AeroHub North, Phase I plat with the County.

Mr. Harwood stated that Mr. Jeffers attempted to help push the plat through the recording process, however the county building was locked. He noted the plat has been in the process of recording for approximately 30 days.

Mr. Harwood requested an update on the permit process.

Mr. Rodney responded that permits could not be issued until the lot sale was finalized per adopted Ordinances from Village Council.

Mr. Albrinck requested an update on grading of the site.

Mr. Harwood responded that rough grading was underway, but fine grading of each site would be conducted by each individual lot owner.

Mayor Finan noted a retaining wall will be built as well.

Mr. Albrinck relayed his surprise at how large the wall was to be.

Mr. Harwood noted Cincinnati Water Works will not issue approved plans until they determine how to separate domestic and fire service supplies for AeroHub and Landmark.

Dr. McKinnon asked if any action from the CIC is required.

Mr. Elmer responded in the negative.

Mr. Elmer summarized the Ohio Site Improvement Program (OSIP) grant application for completing Phase II of AeroHub Boulevard, rough grading of the property, and associated utility infrastructure.

Mr. Balnes stated that Jim McGraw provided a PowerPoint presentation for the application.

Mr. Elmer reported that Kolar Design is focusing their design efforts on the main entryway. The completed concept plans were included in the CIC packet. He stated that a third concept is to be presented by Kolar Design representatives later in the morning.

Mayor Finan stated the first two concepts were not acceptable.

Mr. Elmer continued that a final bridge design for Glendale Milford Road was included in the CIC packet. He noted Kolar’s involvement in the design. He provided an update on construction status of the bridge, noting completion of the bridge towers was contingent on completion of the ODOT portion of the roadway project.

Mayor Finan reported that ODOT had fallen far behind and expressed his doubt the project would be completed by October.

Mr. Elmer reported no update on the Landmark land purchase option discussions.

Dr. McKinnon asked about next steps.

Mr. Patterson responded the Village is awaiting a response from the Landmark Board of Directors on the latest draft agreement.

Mr. Elmer reported the final development plan for AeroHub North is complete and will be reviewed by Planning Commission later in the evening. He noted there was no discernable difference between the plan adopted for AeroHub South and the proposed plan for AeroHub North. Mr. Elmer requested that CIC endorse the opening summary memo and the development schedule. He also summarized the list of documents included in the final development plan package.

Mr. Elmer reviewed the development schedule with CIC. The schedule attempts to capture all events within the next year through July 2021, with the remainder to later follow. He stated the schedule is subject to change due to factors such as funding, market conditions, etc.

Dr. McKinnon noted the CIC does not take formal action on the development plan, but requested that CIC endorse the document.

Motion by Mr. Harwood seconded by Mr. Pearlman to endorse the AeroHub North final development plan. There was no further discussion. The motion passed by a 7-0 voice vote.

Mr. Elmer referenced a copy of the AeroHub North covenants and restrictions included in the CIC packet. He noted no significant changes from those recorded for AeroHub South. The documents must also be endorsed by Neyer Properties. Village Council will review the document in August.

Mr. Elmer reported the Village’s intention to expand the Innovation District PUD zoning designation to the QTC Building and the Cincinnati Police Firing Range properties.

Mr. Albrinck asked if anything was evolving in response to the recent march down Spartan Drive.

Mayor Finan reported on a conversation he had with the Assistant City Manager for the City of Cincinnati. He also noted a discussion with the Mayor of the City of Cincinnati approximately one week ago. Mayor Finan stated his preferred course of action was for the Village to obtain a purchase option for the firing range property. He reported that Neyer Properties was working on behalf of the Village to obtain such an option and that the City of Cincinnati requested a review of options for relocating the firing range. A final report is to be shared with the Village.

Mr. Balnes reported that Neyer Properties has an interest in acquiring the QTC Building. He stated Colliers International was researching the building’s ownership. Chris Debrozzi of Neyer Properties will appear at the next CIC to provide a full update.

1. Silco Relocation – Community Reinvestment Area (CRA) – Project Update.

Mr. Elmer reported the Village and Silco signed a 90-day extension to the land purchase contract due to concerns with the impact of COVID on their business. He noted that to obtain the improved exterior building aesthetics the Village requested as part of their site plan review, the Village negotiated a 50/50 split of the costs via a reduction in the land purchase cost. Mr. Elmer reported Village Council authorized the reduction at their meeting last Tuesday.

Mayor Finan summarized the Village’s concerns regarding the exterior building aesthetics as originally proposed by Silco.

1. Other Business and Economic Development Activity Update.

Mayor Finan reported frustration in working with Cincinnati State and President Posey regarding the AeroHub Innovation Center. He noted Cincinnati State will allow the Village to make a presentation before their Board of Trustees on July 28 and to move the discussion to a Board subcommittee for further review.

Mr. Balnes reported the following:

* A presentation for the Board of Trustees is in draft form with some minor adjustments yet to be completed.
* Neyer Properties has selected a brokerage partner for the AeroHub development. That contract should be finalized in the next week.
* Will be meeting this week with representatives of the Cincinnati Business Courier to finalize and schedule the list of AeroHub articles to appear in the newspaper.
* The Modal Shop will conduct an official ribbon cutting in mid- to late-August to allow the CEO to attend.

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 Mayor Finan was seconded by Mr. Albrinck to enter into Executive Session. There was no discussion. The motion passed by a 7-0 roll call vote.

The CIC entered Executive Session at 8:38am.

Motion by Mr. Harwood was seconded by Mayor Finan to exit Executive Session. There was no discussion. The motion passed by a 7-0 roll call vote.

The CIC exited Executive Session at 8:53am.

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

The meeting adjourned at 8:53am.

Attest:

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Hugh McKinnon

Chairman, Community Improvement Corporation

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