

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the January 19, 2016 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Dick Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaefer, Chris Patterson (Planning Commission Liaison), Sean Balnes (St. Francis Group), Tom Neyer Jr. (St. Francis Group), John Vollbracht (Tree Ridge Capital), Eric Greenberg (St. Francis Group), Dave Elmer (staff), and Pam Morin (staff).

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

A motion by Mr. Albrinck and seconded by Mr. Kuechly was made to approve the minutes of the December 15, 2015 meeting. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Balnes announced that he is leaving the St. Francis Group. Mr. Neyer will be taking over as point in the AeroHub development. Mr. Balnes has expressed interest in continuing his involvement in the AeroHub Development. He assured CIC that there will be no conflict of interest between his new job and his involvement in this development.

Mr. Neyer reported that Village of Glendale has abandoned the contract with Drees Homes to build a residential development on the Landmark property. Glendale has declared a six month moratorium on the development of this land so they may reevaluate their current zoning.

Beyer Becker has created two plans for a mixed use development on the entire Landmark property. Landmark would retain approximately 15 acres of their property to build a new facility.

Mayor Finan has a meeting scheduled with St. Rita School for the Deaf to discuss their future plans.

Mr. Schaefer left the meeting at 8:05 am.

Mr. Neyer's report indicates that the development is more or less on schedule. They will move forward with the AeroHub development, acquiring grants, geotechnical reports, and studying possible developments on surrounding properties. He presented financial options for the acquisition and development of the Landmark Baptist and St. Rita's properties if the Village purchases these properties in the future.

Mr. Neyer presented the conceptual drawing of the OPUS office building for the AeroHub Development. The proposed three-story, cantilever building is 80,000 – 85,000 square feet. This foot print is very adaptable to the construction of single or

multiple tenant spaces. The material used will be metal, glass and pre-fab concrete panels. This proposal allows ample room for parking and a possible second building.

Mayor Finan, Dave Elmer and James Jeffers, Village Engineer, met the previous week with ODOT regarding the Through the Valley project along I-75. Mayor Finan stated that the proposed towers on each side of the Glendale-Milford Road bridge will be separate from the Through the Valley project. They will be incorporated in the over-all AeroHub development. GE Aviation has express interest of a fly over connecting their campus with the AeroHub development.

Mayor Finan made and Mr. Albrinck seconded the motion to enter executive session to consider confidential information regarding economic development. A roll call vote was taken and the motion passed with a vote of 6 - 0. The CIC entered executive session at 8:30 am.

A motion was made by Mayor Finan, seconded by Mr. Kuechly, to exit executive session. A roll call vote was taken and the motion passed with a vote of 6 - 0. The CIC exited executive session at 8:50 am. No action was taken in Executive Session.

Mr. Harwood made a motion to give OPUS approval to start marketing the AeroHub development using the proposed three-story building. Mr. Pearlman seconded this motion. There was no discussion. The motion passed with a vote of 6 – 0.

Following a discussion about the timing of the next meeting, it was agreed that the next CIC will be Tuesday, February 2, 2016 at 7:30 am.

Mayor Finan made and Mr. Harwood seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 6 – 0. The meeting was adjourned at 9:00 am.