

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the November 21, 2017 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaefer, Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Dick Shaffer (Resident), Caroline Duffy (Resident), Tom Sextro (Resident), Dave Elmer (staff), and Pam Morin (staff).

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

A motion made to approve the minutes for the October 17, 2017 CIC meeting was made by Mr. Schafer and seconded by Mr. Harwood. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the October bank statement and bills. Mayor Finan made and Mr. Albrinck seconded the motion to approve the CIC account ledger as presented. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Elmer explained the rating for the Local Transportation Improvement Program grant. Out of the 52 applicants, the Village in was ranked 10th place.

Turnbull-Wahlert offered a purchase price for the Village owned land south of Inwood Drive along Reading Road. The CIC members agreed that the price was unsatisfactory. Mr. Elmer, Mr. Balnes and Mr. Jeffers, Village Engineer, are working on options to reduce the initial overhead. The CIC subcommittee is negotiating with Turnbull-Wahlert; they will come back to the entire committee when the price is more within the acceptable range.

Mr. Balnes presented a summary of the economic development since the last CIC meeting:

- AeroHUB Technology Advisory Committee has hired an executive program director. This program continues to gather interest from other educational programs.
- The PedCo/Emersion group has suggested corporate housing and/or temporary housing to be incorporated in the AeroHub development; there was some resistant to this suggestion from several CIC members.
- There has been some discussion with Innovation Pavilion, a developer of advanced manufacturing/learning center campuses.

Mr. Elmer reported on ongoing projects:

- Kinetic Vision's third building will be completed within the next month.
- Watson's expansion is moving forward; they have also acquired a warehouse along Sharon Road for storage and purchase pick up.

- The residential development at the corner of Cooper and Mohler Roads has had a slow start because of drainage problems, though one lot has been reported to be sold.
- A new business, Complete Care, has located at 9888 Reading Road; they need additional parking and are considering purchasing the Village's property at 9898 Reading Road.
- Mr. Elmer is in the process of sending out surveys to businesses along Medallion Drive, South Medallion Drive, and Cunningham Drive to determine the interest in a public transportation; KDM and Gold Medal are struggling with filling positions and they hope that the availability of public transportation may help with this problem.

Mr. Warren Walker presented CIC with a \$9,500 check for the Duke Energy Foundation Grant to help in the master planning of the AeroHub Development.

A motion made by Mr. Schafer and seconded by Mr. Albrinck to enter into executive session to discuss business specific strategies and real estate matters. A roll call vote was taken and the motion passed with a vote of 7 – 0. The CIC entered executive session at 8:40 am.

Mr. Albrinck left the meeting at 9:15 am.

Mr. Harwood made and Mayor Finan seconded the motion to exit executive session. A roll call vote was taken and the motion passed with a 6 – 0 vote. The CIC exited executive session at 9:20 am.

The next regularly scheduled CIC meeting is Tuesday, December 19, 2017.

Mr. Harwood made and Mr. Pearlman 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 9:20 am.

Hugh McKinnon, President
Community Improvement Corporation