

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the MARCH 20, 2018 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), Chris Barsell (Emersion), Chad Edwards (Emersion), Steve Kimball (Emersion), Tom Shanks (PedCo), 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 to approve the minutes for the February 20, 2018 CIC meeting was made by Mr. Harwood and seconded by Mr. Albrinck. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the February bank statement and bills. Mr. Elmer advised the members that it was time for the CIC audit. He stated that no changes have been made to this year's contract with Plattenburg & Associates Inc. and that their fee would be \$1,200.00. Mayor Finan made and Mr. Albrinck seconded the motion to approve the CIC account ledger as presented. The motion passed with a vote of 7 – 0.

Mr. Elmer presented an economic development update:

- A presentation and tour of the AeroHub development has been scheduled for early April with an end user interested in a 25-30 acre site in Cincinnati.
- A grant for flood plain work on Formica's 40 acre vacant land, south of their current campus, is temporarily delayed. Council passed an ordinance supporting the Mill Creek restoration project. Formica's parent company has requested that more due diligence be executed before they commit to this project.
- Council has given the Mayor the authority to enter into negotiation with Sherwin Williams for the parcel located at the north east corner of Inwood Drive and Reading Roads. Sherwin Williams is completing their due diligence.
- At their April, 2017 meeting, Evendale Planning Commission (EPC) approved a 97,000 square foot flex building on Lot D-4 on Evendale Commons Drive. The applicant is returning to EPC tonight for a revised request for a 120,000 square foot building. This expansion will require the acquisition of 2 – 3 acres from Formica.

Mr. Barsell, Emersion, presented their AeroHub Innovation District Master Plan. Their plan includes a quarter mile "urban" grid in the middle of the development to include bike and pedestrian corridors and plazas, green space areas, retail space and the location of office buildings. The larger advanced manufacturing buildings will be located on lots along the outside of the development. This will keep the truck traffic out of the

core of the development. Emersion has requested comments from the CIC members to be sent to them by Friday, April 23rd.

Mr. Balnes's report included:

- Duke Energy and REDI Cincinnati have suggested that the AeroHub development include an electrical substation. This option is being considered.
- Contact has been made with OARnet about the possibility of providing a 100 Gbps (gigabits per second) network for the Village, including the AeroHub development.
- The Master Plan, TIF, electrical substation and high fiber connections make AeroHub unique from other advanced manufacturing developments.

A motion was made by Mayor Finan and seconded by Mr. Albrinck to enter into executive session to discuss confidential information related to economic development. A roll call vote was taken and the motion passed with a vote of 7 – 0. The CIC entered executive session at 8:05 am.

Mr. Harwood made and Mr. Schaefer seconded the motion to exit executive session. A roll call vote was taken and the motion passed with a 7 – 0 vote. The CIC exited executive session at 8:30 am.

Mayor Finan announced that a contract has been drawn up for the purchase of the Evendale Community Church, 3270 Glendale-Milford Road.

Mr. Harwood informed the members that Cincinnati State's Board Meeting is April 27th. There will be an open house before the meeting. Everyone is invited.

Mayor Finan updated the committee on the latest news on the pipeline. Though the final decision won't be made until the end of May, the Mayor is hopeful that the pipeline will be located in Glendale-Milford Road and not the front yards of the residents. He has received an engineering report that the work in Glendale-Milford Road and through Evendale Commons is doable.

The next regularly scheduled CIC meeting is Tuesday, April 17, 2018.

Mr. Schaefer made and Mr. Harwood seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 7 – 0. The meeting was adjourned at 9:00 am.

Hugh McKinnon, President
Community Improvement Corporation

