

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the July 17, 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. Also attending were Chris Patterson (Evendale Planning Commission liaison), Dick Shaffer (Resident), Caroline Duffy (Resident), Fire Chief Hauck, 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 June 19, 2018 CIC meeting was made by Mr. Kuechly and seconded by Mr. Albrinck. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the June bank statement and bills. The committee was informed that audit had been completed with no issues. Mayor Finan made and Mr. Harwood 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 presented an AeroHub Development update:

- Work on AeroHub Boulevard Phase I has begun. James Jeffers, Village Engineer, has advised the owners of the QTC building of the limited access and utilities during construction;
- Emersion Design and PedCo Engineer have completed the Master Plan. Members received a copy of the master plan and asked to provide input. Mr. Elmer agreed to send out electronic copies as well.
- The Planned Unit Development (PUD) will be presented to the Evendale Planning Commission at tonight's meeting. It will then be forwarded on to Council for their input and approval at their August meeting. The PUD is the legal instrument supporting the Master Plan.
- Mr. Elmer informed the members that there will be two governance documents; one for the section north of Glendale-Milford Road and the second for the south section.
- The approval of TIF was completed at the July Council meeting.

Negotiation with The Modal Shop continues. Mr. Schaefer has requested to see their offer and standards.

Council has requested a recommendation from CIC regarding changing our zoning code to allow Indoor Recreational Facilities as a permitted use only after approval by the Planning Commission as a Conditional Use in the Industrial Flex 1 District. Mr. Schaefer feels that allowing this type of use in the IF-1 District will erode the Village's industrial base. Mayor Finan feels that this use will give the Village another tool in which to attract businesses. Mr. Patterson stated that nearly twenty standards must be

reviewed by Planning Commission before approving a Conditional Use Permit. Mayor Finan made and Dave Harwood second the motion to recommend to Council to approve the zoning change. The motion passed with the vote of 6 – 1, with Mr. Schaefer casting the only dissenting vote.

Mr. Elmer reported that Sherwin Williams will be appearing before the Planning Commission for the final approval of their building and site plan at 10260 Reading Road

A motion was made by Mayor Finan and seconded by Mr. Harwood to enter into executive session to discuss confidential information relating to economic development as per the Ohio Revised Code. A roll call vote was taken and the motion passed with a vote of 7 – 0. The CIC entered executive session at 8:36 am.

Mr. Schaefer left the meeting at 8:40 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 8:57 am.

Dr. McKinnon informed the members that the next regularly scheduled CIC meeting is Tuesday, August 21, 2018.

Mr. Kuechly made and Mayor Finan 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 9:10 am.

Hugh McKinnon, President
Community Improvement Corporation