

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the August 7, 2018 Special 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 Sean Balnes (Red Tiger), Chris Patterson (Evendale Planning Commission liaison), Dick Shaffer (Resident), Dave Elmer (staff), and Pam Morin (staff).

Dr. McKinnon called the meeting to order at 8:30 am.

Mr. Elmer presented The Modal Shop Enterprise Zone Application for 5.1 acres in the AeroHub Development south of Glendale-Milford Road. The applicant is proposing 40,000 square foot building. Mr. Kuechly pointed out that the application states that the building will be 35,000 square feet.

The applicant hopes to break ground October 1, 2018. Mr. Patterson informed the CIC members that Evendale Planning Commission will be reviewing the preliminary building plans at their August 21, 2018 meeting. The Modal Shop has reviewed the Master Plan and is aware of the expectations in building design.

Mr. Elmer provided the St. Francis Group Economic Impact Analysis report. Emersion did a similar study and the two reports are almost identical. The Modal Shop proposal falls within an acceptable range on these reports.

Mr. Kuechly asked how the construction of AeroHub Boulevard will affect their building construction schedule. Mr. Elmer stated that the construction of both projects will overlap 4 – 5 months.

Mayor Finan made and Dave Harwood seconded the motion to recommend to Council to approve The Modal Shop Enterprise Zone with the correction of the building size. There was no discussion. The motion passed 7 – 0.

Mr. Elmer provided a quick economic update:

- Evendale Planning Commission has approved the Sherwin Williams building and site plan;
- The property at 10268 Reading Road continues to receive attention;
- There has been no activity regarding the 10800 Reading Road parcel;
- There has been interest in the Village owned parcel at 9766 Reading Road;
- Mr. Elmer has received an inquiry about the Village owned property on the south east corner of Reading and Inwood Roads;
- The Village has completed the purchase of the Evendale Community Church, 3270 Glendale-Milford Road. This property will be used by the Village.

Mr. Albrinck and Mr. Schaefer left the meeting at 8:57 am.

Mr. Harwood made and Mayor Finan seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 5 – 0. The meeting was adjourned at 9:07 am.

Hugh McKinnon, President
Community Improvement Corporation