

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the August 21, 2018 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Dr. Hugh McKinnon, members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaefer. Also attending were Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Chris Patterson (Evendale Planning Commission liaison), Dick Shaffer (Resident), Caroline Duffy (Resident), David 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 July 17, 2018 and August 7, 2018 CIC meetings was made by Mayor Finan and seconded by Mr. Albrinck. Mr. Kuechly found an error in the August 7, 2018 minutes; fifth bullet point under Economic Update should read "south east corner, not south west". The minutes were approved as corrected with a vote of 7 – 0.

Mr. Elmer presented the July bank statement and bills. Mr. Elmer pointed out that the July payment to PedCo Master Planning Services is the final payment. Plattenberg provided the auditors three years of past reports as they requested. Mayor Finan moved to approve the budget as presented with Mr. Albrinck seconding that motion. There was no discussion. The motion passed with a vote of 7 – 0.

During the discussion on the final draft of the AeroHub Master Plan the following points were made:

- Mr. Schaefer expressed his concern that the master plan and the Planned Unit Development (PUD) approved by the Planning Commission aren't compatible and sees this being a major obstacle moving forward;
- Mr. Patterson explained that the Planning Commission felt that limiting restaurants within the first 500 feet of AeroHub's property would be an attractive alternative for the development;
- Mr. Albrinck likes the flexibility proposed by the PUD and feels that the Advanced Manufacturing and R&D uses are still the primary uses;
- Dr. McKinnon acknowledged that it is essential for developers to be able to negotiate and flexibility is necessary.

Mayor Finan made a motion to recommend to Council to approve the proposed Master Plan. Mr. Harwood seconded that motion. There was no further discussion. The motion passed with a vote of 7 – 0.

Mr. Elmer reported that the sale to The Modal Shop (TMS) is moving forward. There are two minor issues: shared parking and the Claw-Back agreement. Both issues have been worked through, with the new language is being review by the Village Solicitor and TMS. Mr. Elmer is working with them to get them in front of the Planning Commission

as soon as their submittal is complete.

Mayor Finan met with Cincinnati Mayor Cranley to discuss a possible end user for 2/3 eastern portion of the city's firing range. He reported that the meeting went well and Mayor Cranley responded positively to the proposal.

A motion was made by Mr. Albrinck and seconded by Mayor Finan 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 8:18 am.

Mr. Albrinck left the meeting at 8:32 am

Mr. Schaefer made and Mr. Harwood 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 8:44 am.

Mr. Elmer has continued to work on completing the sale of 10260 Reading Road to Sherwin Williams. Mr. Elmer proposed two changes to the contract: The Service Department will be responsible for the maintenance of the green space along the east property line and reducing the price by \$25,000.00 because Sherwin Williams has occurred additional expense for site development and Phase 2 Environmental Assessment. Mr. Schaefer made and Mr. Harwood seconded the motion to recommend to Council to approve the amendment to the purchase agreement to reflect these changes. There was no discussion. The motion passed with a vote of 6 – 0.

There was brief discussion of an international manufacturing and R&D business interested in the AeroHub Development.

Mayor Finan and Mr. Elmer met with a possible buyer of the parcel located at 10268 Reading Road.

Mr. Elmer and Mr. Balnes have been working on updating the video and marketing strategy for the AeroHub Development.

Dr. McKinnon informed the members that the next regularly scheduled CIC meeting is Tuesday, September 18, 2018.

Mr. Harwood made and Mr. Schaefer 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 8:47 am.

Hugh McKinnon, President
Community Improvement Corporation

