

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the September 18, 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, and 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 7:31 am.

A motion to approve the minutes for the August 21, 2018 CIC meetings was made by Mayor Finan and seconded by Mr. Harwood. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the August bank statement and bills. Mr. Elmer advised the members that after paying the three bills in August, the balance in the account is just over \$25,000.00. Mr. Elmer stated that he will request an additional \$25,000.00 to be transferred from their Village CIC line item to the CIC account. 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.

Mr. Elmer reported that the land purchase agreement and the Enterprise Agreement for The Modal Shop (TMS) was approved by Council at their September meeting. The Enterprise Agreement should be heard by HCDC at their meeting in October. The closing target day is the end of October.

Work on AeroHub Boulevard and the moving of utilities continues. The following items will be considered at the October Council meeting:

- Lot consolidation
- Vacate St. Rita Lane
- Officially naming AeroHub Boulevard
- Date of the ground breaking ceremony

Mr. Balnes reported;

- The AeroHub Master Plan was approved by Council at their September 11th meeting;
- The Preferred Developer Request for Qualification (RFQ) for AeroHub is being drafted. The RFQ's will be provided to potential developers. The developers will then provide their Request for Proposals (RFP). The RFP will be used to short list qualified developers;
- Work with Kinetic Vision on updating the AeroHub video, website and branding continues. They anticipate using the rendering of the TMS development and pictures of the construction;

- The next regular meeting of the Technical Advisory Committee (TAC) will be Thursday, October 11, 2:30pm – 4:00pm. The TAC's Business Symposium II is scheduled for October 25th;
- PedCo Services has invited the Mayor to speak about the AeroHub Development at their The 7th Annual High Performance Buildings Seminar on October 4th.

Mr. Elmer provided the following economic development report:

- Council passed the PUD Innovation District for 13 acres in the AeroHub Development at the September meeting;
- Council passed the amended purchase contract for 10260 Reading Road and the sale should be completed within 30 – 40 days;
- Council approved the sale of .642 acres of Village owned land located at 9898 Reading Road to Complete Care Providers to be used for additional parking;
- Premier Physical Therapy is still interested in building a new facility on the south east corner of Reading Road and Inwood Drive;
- The property located at 10268 Reading Road has been sold to Mr. Handyman to be used as office space and storage;
- Council authorized the transfer of 2.0366 acres of Village owned land located on Inwood Drive to CIC to negotiate land purchase and conditions;
- Council approved the zoning code change to allow Indoor Recreation Facilities in the Industrial Flex 1 District as a Conditional Use.

The Mayor reported that the Village is having an active discussion with ODOT regarding the acquisition of +/- four-acre of land currently used as a flyover along I-75.

A motion was made by Mayor Finan and seconded by Mr. Albrinck 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 8:03 am.

Mr. Schaefer left the meeting at 8:28 am

Mr. Harwood made and Mayor Finan seconded the motion to exit executive session. A roll call vote was taken. The motion passed with a 6 – 0 vote. The CIC exited executive session at 8:40 am.

A motion was made by Mayor Finan and seconded by Mr. Mr. Albrinck to approve the development of a purchase agreement and sale of Village owned land parcels at 3047 Inwood Drive. There was no discussion. The motion passed with a 6 – vote.

Dr. McKinnon informed the members that the next regularly scheduled CIC meeting is Tuesday, October 16, 2018.

Mr. Harwood made and Mr. Albrinck 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 8:48 am.

Hugh McKinnon, President
Community Improvement Corporation