

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the October 16, 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), Tom Sextro (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 September 18, 2018 CIC meetings was made by Chris Schaefer and seconded by Mr. Harwood. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the September bank statement and bills. Mr. Albrinck moved to approve the bank statement as presented with Mr. Pearlman seconding the motion. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Elmer, Mr. Harwood and Mr. Balnes provided a summary of their trip to Greenville, South Carolina to tour the Gene Haas Center for Manufacturing Innovation. This advanced manufacturing & workforce development center contains product showrooms, an advanced manufacturing incubator, industrial training, and educational space. Tech Solve, Butler Tech, Cincinnati State and Princeton High School are working together to complete a space analysis for the possibility of building a similar facility for this area. Third Frontier of Ohio has funding available for four innovation centers. This group is exploring this option as possible funding for this project.

Mr. Elmer had the opportunity to tour the QTC building at 10270 St. Rita Lane. They are currently using similar equipment that he saw being used at the Gene Haas Center. They confirmed that the lack of qualified applicants is a real issue.

The CIC Subcommittee has been generating a Preferred Developer Request for Qualifications (RFQ) for the AeroHub development.

The CIC members have until October 30, 2018 to review the AeroHub Declaration of Covenants, Restrictions and Easements. Their recommendations will be forwarded to Council before Council votes on this document.

Mr. Elmer reported that Sherwin Williams has revised their site submittal. They are requesting to eliminate the retaining wall and instead employing a 3:1 grade behind their building. CIC reduced the asking price of the property to assist in the cost of the retaining wall. This may be revisited by CIC if the Evendale Planning Commission approves this revision.

The closing date for the sale of the residential lots on Inwood Drive will occur within the next 30 – 60 days.

A motion was made by Mr. Harwood and seconded by Mr. Kuechly 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 8:32 am.

Mr. Albrinck left the meeting at 8:45 am

Mr. Schaefer made and Mr. Harwood 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 8:51 am.

Dr. McKinnon informed the members that the next regularly scheduled CIC meeting is Tuesday, November 20, 2018. Dr. McKinnon informed the committee that he will be out of town on that date. He also reminded the committee that a special meeting may be necessary to approve the Declaration of Covenants.

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 8:53 am.

Hugh McKinnon, President
Community Improvement Corporation