

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the November 20, 2018 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Al Pearlman, and Chris Schaefer. Chairman McKinnon joined the meeting via phone. Also attending were Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Chris Patterson (Evendale Planning Commission liaison), Dick Shaffer (Resident), Caroline Duffy (Resident), Kathy Ryan (Manley Burke), David Elmer (staff), and Pam Morin (staff).

Dave Harwood called the meeting to order at 7:31 am.

A motion to approve the minutes for the October 16, 2018 CIC meetings was made by Chris Schaefer and seconded by Mr. Albrinck. There was no discussion. The minutes were approved with a vote of 6 – 0.

Mr. Elmer presented the October bank statement and bills. Mr. Perlman moved to approve the bank statement as presented, seconded by Mr. Albrinck. There was no discussion. The motion passed with a vote of 6 – 0.

AeroHub Update:

- The AeroHub Request for Qualifications (RFQ) were issued November 9, 2018; with responses due Friday, December 7, 2018. Mr. Balnes will be tracking the RFQ's.
- After reviewing the RFQ's, Request for Proposal (RFP) will be sent out to the finalists. Proposals will be due during the first quarter of 2019.
- Ms. Ryan lead the discussion on the governance documents. The Mayor made a motion to recommend to Council to approve the proposed Covenant and Restrictions subject to the subdivision plat and of the final review of The Modal Shop. Mr. Albrinck seconded that motion. There was no further discussion. The motion passed with a vote of 6 – 0.
- The Modal Shop will be presenting their preliminary plans at Planning Commission tonight.

Mr. Schaefer left the meeting at 8:05 am.

The land purchase agreement for the Inwood Drive property is complete. We should be ready to close before the end of the month. Mr. Albrinck made and Mr. Kuechly seconded the motion to allow either officer of the CIC to sign the contract and closing documents. There was no discussion. The motion passed with a 5 – 0 vote.

Mr. Elmer informed the members that house plans for the new residential development at Cooper and Mohler Roads have been submitted. The plans met all of our standards.

Gold Medal will be adding approximately 100,000 square feet to their building at 10601 Medallion Drive for additional warehousing.

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 5 – 0. The CIC entered executive session at 8:33 am.

Mr. Albrinck made and Mr. Kuechly seconded the motion to exit executive session. A roll call vote was taken. The motion passed with 5 – 0 vote. The CIC exited executive session at 9:10 am.

The next regularly scheduled CIC meeting is Tuesday, December 18, 2018.

Mayor Finan made and Mr. Kuechly 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 9:12 am.

Dave Harwood, Acting President
Community Improvement Corporation