

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the May 21, 2019 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Al Pearlman, and Chris Schaefer. Also attending were Sean Balnes (Red Tiger), Chris Patterson (Planning Commission liaison), Tom Sextro (Resident), Caroline Duffy (Resident), Dick Shaffer (Resident), David Elmer (staff), and Pam Morin (staff).

Dr. McKinnon called the meeting to order at 7:28 am.

A motion to approve the minutes for the April 16, 2019 CIC meeting was made by Mr. Pearlman and seconded by Mr. Harwood. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the April bank statement and bills. The Plattenberg's final financial statement was presented. The Mayor made a motion and Mr. Albrinck seconded the motion to approve the Plattenberg engagement letter in which it is not to exceed \$1,200.00. There was no discussion. The motion passed with a 7 – 0 vote. Mr. Kuechly asked if there were any outstanding bills for Pedco E & A Services, Inc. Mr. Elmer stated that there was none. The Mayor made and Mr. Pearlman made a motion to approved the bank statement as presented. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Balnes informed the committee that at the May Council meeting, the Council voted to authorize the Mayor to negotiate a Development Services Agreement with Neyer Properties, Inc. The CIC subcommittee hopes to meet with Neyer Properties Inc. next week.

Work on necessary utilities, paving of AeroHub Boulevard and the removal of St. Rita Lane have been top priority in getting the AeroHub development ready for development. The Modal Shop (TMS) has extended the Due Diligence Period to June 3, 2019. TMS are re-scheduling the closing and groundbreaking dates.

Discussion of the property purchase options with Landmark Baptist Temple are at a standstill.

Mr. Elmer and Mr. Patterson provided an update on the proposed Dunkin project located in front of Sports Plus, 10765 Reading Road. At the May council meeting, Council upheld the Board of Zoning Appeals decision to deny their request for a 0.65-acre lot instead of the required 2.0-acre lot. They have withdrawn their request to appear before the Planning Commission (EPC). They have indicated that they are still interested in locating in Evendale, but felt that it was premature to go before EPC at this time.

Sherwin Williams has begun site work at 10260 Reading Road.

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 7:53 am.

Mr. Harwood made and the Mayor seconded the motion to exit executive session. A roll call vote was taken and the motion passed with a 7 – 0 vote. The CIC exited executive session at 8:40 am.

Mr. Harwood attended the graduation of Cincinnati State's Additive Manufacturing program. He reported that numerous industrial leaders were present. They graduated eight students, in which six already have jobs.

Mr. Kuechly inquired if there have been any inquiries about our property located at 10660 Reading Road. Mr. Elmer told the committee that there is interest but nothing solid.

The next regularly scheduled CIC meeting is Tuesday, June 18, 2019.

Mr. Albrinck made and Mr. Harwood seconded the motion to adjourn the meeting. There was no discussion. The motion passed with a vote of 7 – 0. The meeting was adjourned at 8:47 am.

Hugh McKinnon, President
Community Improvement Corporation