

VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION

Minutes from the December 20, 2016 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaffer, Chris Patterson (Planning Commission liaison), Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Eric Greenberg (St. Francis Group), Tom Neyer (St. Francis Group), Dick Shaffer (Resident), Caroline Duffy (Resident), Dave Elmer (staff), and Pam Morin (staff).

Dr. McKinnon called the meeting to order at 7:30 am.

A motion by Mr. Pearlman, and seconded by Mr. Kuechly was made to approve the minutes of the November 15, 2016 meeting. There was no discussion. The motion passed with a vote of 7 – 0.

Mr. Harwood made and Mr. Albrinck seconded the motion to approve the CIC November account ledger. The motion passed with a vote of 7 – 0.

Mayor Finan informed the committee that the Landmark Baptist Church Pastor, Matt Holman, has talked to him about the possibility of the village purchasing the remaining Landmark property located in Evendale, approximately 25 acres. Pastor Matt's proposal included the church remaining in their current location until their new building is completed. Mr. Balnes recommended that the village may want to shepherd Landmark through the process of finding a new location, working with the Village of Glendale, and finding an architect, if the village wants Landmark to vacate the property within three years. During these three years, Landmark would pay rent. There would be a sliding rental scale with rent increasing every six months.

Mr. Harwood pointed out several complications to this purchase: there is a tax lien on several parcels, a burial ground on one parcel, and a mansion that will be required to be demolished.

Mr. Albrinck questioned how purchasing this land would strategically advance the AeroHub development. Mayor Finan expressed his concern that the price of the land would increase once AeroHub construction begins.

OPUS and CBRE are actively marketing the AeroHub land/development on the Glendale-Milford parcel. Mr. Patterson stated that the Landmark property on the hill, along I-75, provides the most visibility, making this property the most valuable. If the village does acquire the remaining Landmark property, Mr. Patterson suggested that CIC may consider developing this property first.

Mayor shared a letter he sent to Dick Meder, St. Rita's Chairman of the Board. This letter outlined the changes that will occur to St. Rita's Lane and the current traffic signal

located at their entrance because of the AeroHub development and ODOT's plans to widening of Glendale-Milford Road. Approximately ½ acre on the western end of St. Rita's property is needed to implement this roadway change. The Mayor requested their cooperation in and a response to his letter within 45 days.

Mr. Elmer reported that the final application for the JobsOhio grant was submitted on December 15, 2016. If granted the \$500,000, this money would be used on the construction of the roadway inside the AeroHub development.

A motion made by Mayor Finan and seconded by Mr. Albrinck to enter into executive session to discuss business specific business strategy and the AeroHub development. A roll call vote was taken and the motion passed with a vote of 7 – 0. The CIC entered executive session at 8:30 am.

Mr. Schaffer made and Mr. Harwood 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. Elmer has maintained an open conversation with the owners of Wane Properties, 9972 Reading Road, formerly Homer's Smorgasbord. Wane Properties is continuing the negotiation with a possible, new tenant/owner of that property.

No information has been received about the Hamilton County's Coroner Office search for a new location.

The next regularly scheduled meeting is January 17, 2016 at 7:30 am. The subcommittee will continue to meet every Tuesday at 9:00 am.

Mayor Finan made and Mr. Albrinck 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 8:45 am.

Hugh McKinnon, President
Community Improvement Corporation