

**VILLAGE OF EVENDALE**  
**COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the January 17, 2017 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 Jr. (St. Francis Group), Dick Shaffer (Resident), Caroline Duffy (Resident), Al Schutte (Resident), Tom Shanks, (PedCo E & A Services, Inc.), Joe Doerger (St. Rita School for the Deaf), Jim McCarthy (Turnbull-Wahlert Construction), Dave Elmer (staff), and Pam Morin (staff).

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

A motion by Mr. Kuechly and seconded by Mr. Albrinck was made to approve the minutes of the December 20, 2016 meeting. There was no discussion. The motion passed with a vote of 6 – 0. Mayor Finan was absent.

Mr. Elmer presented the December bank statement and bills. There was a discussion regarding the new St. Francis Group agreement. Mr. Pearlman made and Mr. Schaffer seconded the motion to table the payment to the St. Francis Group until the committee has an opportunity to review the new agreement. Mr. Elmer agreed to send out the new agreement and the amended bank statement. Mr. Harwood made and Mr. Albrinck seconded the motion to approve the CIC December account ledger as amended. The motion passed with a vote of 6 – 0. Mayor Finan was absent.

Mr. Schaffer asked if the committee members could receive a summary from the CIC subcommittee meetings prior to the regular CIC meetings. Dr. McKinnon agreed that his request was valid.

Friends of the Library and Cincinnati Commercial Contracting have withdrawn their request to do a feasibility study for the parcel on Reading Road, south of Inwood Drive. Turnbull-Wahlert has expressed some interest in this parcel. The representative from Turnbull-Wahlert was present, but had to leave the meeting because of a family emergency.

Mr. Doerger reported that St. Rita's has replied to the Mayor's letter regarding ½ acre land acquisition for alignment of St. Rita Lane and their response should be delivered this week.

On January 6, 2017, Mayor Finan and Mr. Elmer met with the representatives from Sharonville and Glendale to discuss our strategy regarding AeroHub.

The closing date for the sale of the village property located at 3680 Glendale-Milford Road has been rescheduled for early February, 2017.

Mr. Elmer reported that the Hamilton County's Coroner Office has decided to relocate in Blue Ash. Mr. Elmer has requested the report from Hamilton County disclosing their property search results.

Mr. Patterson informed the committee that Planning Commission has approved a Conditional Use Permit for outdoor storage from Ferguson Enterprises Inc. Ferguson, a national plumbing and HVAC company, is in the process of buying the property at 10725 Evendale Drive. Their new office/warehouse facility will serve as their regional headquarters.

Mr. Shanks requested a meeting with Mr. Elmer to discuss the AeroHub development. Mr. Elmer agreed to contact him.

A motion made by Mr. Kuechly and seconded by Mr. Harwood to enter into executive session to discuss business strategy and economic development. A roll call vote was taken and the motion passed with a vote of 6 – 0. Mayor Finan was absent. The CIC entered executive session at 8:00 am.

Mr. Harwood made and Mr. Schaffer seconded the motion to exit executive session. A roll call vote was taken and the motion passed with a 6 – 0 vote. The CIC exited executive session at 8:25 am. Mayor Finan was absent.

Mr. Schaffer left the meeting; Mayor Finan arrived at this time.

REDI has contacted Mr. Elmer with a possible end-user for the AeroHub development. Because of the non-disclosure agreement, REDI couldn't reveal the name of the company. They were able to tell Mr. Elmer that the company is in the space industry, but not in competition with GE Aviation. They are looking for 40 acres and wants to start construction in July, 2017.

Eli's BBQ hasn't returned any phone calls or emails from Mr. Elmer regarding their interest in 9972 Reading Road.

Mayor Finan attended the annual partner meeting for the Evendale Surgery Center. The Mayor had a frank discussion with the partners about their 3+ acres parcel along Reading Road that has been vacant for a number of years.

McMobility, 10691 Reading Road, is looking for a parcel on Reading Road. They need a larger service area and would like to build a new facility.

The next regularly scheduled meeting is February 21, 2017 at 7:30 am.

Mr. Kuechly made and Mr. Harwood 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 9:00 am.

Hugh McKinnon, President  
Community Improvement Corporation