

**VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the March 21, 2017 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio 45241

Attendees: Chairman Hugh McKinnon; members, Mayor Richard Finan, Jeff Albrinck, Chris Schaefer, David Harwood, Tom Kuechly, Al Pearlman, Chris Patterson (Planning Commission Liaison), David Elmer (Staff), Sean Balnes (Red Tiger), Tom Neyer (Saint Francis Group) and other consulting staff and members of the public

Chairman McKinnon called the meeting to order at 7:35am

The CIC reviewed last month's meeting minutes.

A **Motion** by Mr. Harwood, seconded by Mayor Finan, was made to approve the February 21, 2017 CIC meeting minutes. The motion passed with a 7-0 vote.

Mr. Elmer noted that the CIC's current consulting contracts with Red Tiger and Saint Francis Group both expired at the end of February. CIC members concluded they desired a continued relationship with both consultants.

A **Motion** by Mayor Finan, and seconded by Mr. Albrinck, was made to approve a 1-month contract extension with the Saint Francis Group, effective retroactively to March 1, 2017.

The motion passed with a 7-0 vote.

Mr. Elmer reviewed the Account Ledger and outstanding Invoices with the group. The CIC account balance as of February 28, 2017 was \$47,571.79. The current outstanding invoices totaled \$5,500.00 for Red Tiger and Saint Francis Group consulting services.

A **Motion** by Mr. Pearlman, and seconded by Mr. Harwood, was made to approve payment of the outstanding invoices, the total of which was \$5,500.00. The Motion passed with a 7-0 vote.

Mr. Balnes provided an update on the AeroHub project, specifically mentioning the LIFT grant status and Bayer-Becker's continued work on the AeroHub Blvd. roadway plans. Mayor Finan mentioned Sister Marianne Van Vurst was recently appointed Executive Director of the St. Rita's School for the Deaf on a two-year contract. Mayor Finan also noted that Council recently passed a Resolution to initiate the "quick-take" action against St. Rita's to acquire the land needed for AeroHub Blvd.

Mr. Elmer presented a proposed 8-year, 75% Enterprise Zone Tax Abatement Agreement submitted by Watson's for their planned headquarters office expansion. According to Watson's application, the company will invest \$1,933,700 in office improvements and bring 33 new full-time jobs to their headquarters over three years

resulting in an additional annual payroll of \$1,537,000. The CIC felt the increased property value and new jobs were important for the Village.

A **Motion** by Mr. Harwood, and seconded by Mayor Finan, was made to recommend to Evendale Council endorsement of the proposed Watson's Enterprise Zone tax abatement for 8-years at 75%. The Motion passed with a 7-0 vote

The CIC discussed proposed contract renewals with Red Tiger and Saint Francis Group for their continued consulting services related to the AeroHub development and to other real estate matters as outlined in the contracts.

A **Motion** by Mayor Finan, and seconded by Mr. Albrinck, was made to approve a 1-year contract extension with Sean Balnes (dba Red Tiger Investments LLC), effective retroactively to March 1, 2017; and, to approve a 3-month Advisory Service Agreement with Tom Neyer (dba Saint Francis Group) effective April 1, 2017. The motion passed on a 7-0 vote.

A **Motion** by Mayor Finan, and seconded by Mr. Kuechly, was made to enter executive session for the purpose of discussing real estate matters. A roll call vote was taken. All members unanimously voted to enter Executive Session.

The CIC entered Executive Session at 8:10am

A **Motion** by Mr. Harwood, seconded by Mr. Schaefer, was made to exit Executive Session. A roll call vote was taken. All members unanimously voted to exit Executive Session.

The CIC exited Executive Session at 9:10am.

A **Motion** by Mr. Schaefer, seconded by Mr. Albrinck, was made to recommend to Council an Ordinance authorizing the Mayor to negotiate the acquisition of real estate. The motion passed on a 7-0 vote.

A **Motion** by Mr. Harwood, seconded by Mr. Kuechly, was made to adjourn the meeting. The motion passed on a 7-0 vote.

The meeting adjourned at 9:11am.

Hugh McKinnon, President
Community Improvement Corporation