

VILLAGE OF EVENDALE COMMUNITY IMPROVEMENT CORPORATION

Minutes from the March 15, 2016 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Dick Finan, Dave Harwood, Tom Kuechly, Al Pearlman, Chris Schaeffer, Chris Patterson (Planning Commission Liaison), Sean Balnes (360 Property Partners), Eric Greenberg (St. Francis Group), Tom Neyer Jr. (St. Francis Group), Tom Gelwicks (Resident), Dave Elmer (staff), and Pam Morin (staff).

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

A motion by Mayor Finan and seconded by Mr. Albrinck was made to approve the minutes of the January 19, 2016 meeting. There was short discussion as to if the minutes reflected the correct date for the next CIC meeting. Dr. McKinnon recognized that the February 16, 2016 meeting was cancelled and that the minutes should stand as written. The motion passed with a vote of 7 – 0.

Mr. Elmer presented an Economic Development report:

- Gold Medal's 30,184 square foot addition is progressing. Talk between Norfolk Southern Railway and Gold Medal continues about the potential of Gold Medal purchasing property from the railway. This purchase would give Gold Medal the land necessary for further expansion.
- Council has given approval to the concept of Kinetic Vision's proposal to convert the existing detention area into a retention pond and making the area a public park. James Jeffers, Village Engineer, is working with Kinetic Vision, Menards, Anchor Properties and Miller Valentine on this project. Their report should be available by next month's meeting. Anchor Properties has verbally agreed to donate the land. The Evendale Commons TIFF Fund will be used to fund this project. With the additional traffic due to the construction of Menards and the Kinetic Vision's expansions, Mr. Schaeffer suggested that the Village may want to consider making the first intersection on Cunningham Drive south of Glendale-Milford Road a four-way stop. Mr. Elmer will follow up on this suggestion and report back to the CIC next month.
- Mr. Elmer has been talking to Mr. Bedi, the new owner of the property at 9972 Reading Road. Mr. Bedi would like to tear down the existing building and building new.
- The owner of the vacant building at 10890 Reading Road is in negotiation with person interested in opening a Mexican restaurant on this site. They are considering tearing down the existing building and building new.
- Formica Corporation wants to sell 40 acres of undeveloped land. Currently there are some flood plain issues with this land. They are talking to the Mill Creek Council about the possibility of using part of this land as a flood storage/ponding area. The other portion would be used for development.

- Magnified Giving is in the process of purchasing the building at 9940 Reading Road. This building will be used as office and training space.
- Cincinnati Overstock has leased the vacant building at 10268 Reading Road.

Mayor Finan reported that the subcommittee members had a meeting with the Mayor and several Council Persons from Village of Glendale regarding the Landmark property. The Mayor outlined the Village's plans for this development. They received positive feedback from Glendale.

Mayor Finan also met with the Lincoln Height's Mayor Richard Headen to discuss the AeroHub development and the Village's hope to include the City of Cincinnati Firing Range property on Spartan Drive in this development. A second meeting with the Lincoln Height's Council was suggested by Mayor Headen.

Mr. Elmer and Mr. Balnes met with Cincinnati Councilman Kevin Flynn to discuss the possibility of moving the City of Cincinnati Firing Range and the Village's desire to include that property in the AeroHub development. Another meeting is being planned to explore this option. An Assistant Police Chief will be included in this meeting.

Mayor Finan made and Mr. Pearlman seconded the motion to enter executive session to consider confidential information regarding economic development. A roll call vote was taken and the motion passed with a vote of 6 - 0. The CIC entered executive session at 7:35 am.

A motion was made by Mr. Harwood, seconded by Mayor Finan, to exit executive session. A roll call vote was taken and the motion passed with a vote of 7 - 0. The CIC exited executive session at 8:45 am. No action was taken in Executive Session.

Mr. Elmer confirmed that he had completed the required paper work for the audit due April 30, 2016.

Mr. Harwood made and Mayor Finan 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 8:55 am.

The next regularly scheduled CIC meeting is scheduled for April 19, 2016 at 7:30 am. Dr. McKinnon asked if the meeting could be moved to April 12, 2016. Dr. McKinnon will be out of town on April 19th. Because some of the members had already left the meeting, Ms. Morin will verify that all the members can meet on April 12, 2016 at 7:30 am.