

**VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION**

Minutes from the February 19, 2019 Meeting
Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

Attendees: Chairman Hugh McKinnon, Members Jeff Albrinck, Dave Harwood, Tom Kuechly, Al Pearlman, and Chris Schaefer. Also attending were Sean Balnes (Red Tiger), John Vollbracht (Tree Ridge Capital), Chris Patterson (Evendale Planning Commission liaison), Tom Sextro (Resident), Caroline Duffy (Resident), David Elmer (staff), and Pam Morin (staff). Mayor joined the meeting through telephone conferencing.

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

A motion to approve the minutes for the January 15, 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 6 – 0.

Mr. Elmer presented the January bank statement and bills. Mr. Kuechly moved to approve the bank statement as presented; this motion was seconded by Mr. Albrinck. There was no discussion. The motion passed with a vote of 6 – 0.

Mayor Finan and Mr. Elmer met with representatives from GE Aviation. They have agreed to meet quarterly to keep an open line of communication between GE Aviation and the Village.

Mr. Balnes reported that the Master Developer Request for Proposals (RFPs) are due by March 1, 2019. A special combined Council and CIC meeting has been tentatively set for March 12, 2019 to review the RFPs. Each developer will have 30 minutes for their presentation.

Mr. Elmer reported that the closing date on The Modal Shop (TMS) property has been scheduled for March 22, 2019. TMS hope to break ground mid-April.

Mr. Balnes informed the CIC members that the revised AeroHub video has had 1,500 viewers. They will begin tracking who is viewing the video.

Council has approved the AeroHub Governance Documents.

Mr. Schaefer recommended that permitted uses for Lot 2 and 4 to be restricted to:

- Advanced Manufacturing;
- Office;
- Research;
- Education.

A discussion followed.

To reflect these changes, Mr. Harwood made a motion to request that the Evendale Planning Commission consider a text amendment to the Innovation District PUD regulations as found in Section 1256.19 of the Zoning Code of the Village. Mr. Albrinck seconded this motion. There was no further discussion. The motion passed with a vote of 6 – 0.

Mayor Finan informed the CIC members that Aberdeen Trucking has until February 28, 2019 to vacate the property at 1400 Glendale-Milford Road. After that date the Village will start the process of clearing all hazardous material. No demolition will be done at this time. The Village Service Department will use the buildings to store their vehicles.

Dr. McKinnon presented the following updates on on-going projects:

- The property located at 3520 Glendale-Milford Road will begin the demolition process soon. The property has the potential to be subdivided into at least three residential lots;
- The residential development at Cooper and Mohler Roads has started;

Mr. Harwood reported that Mayor Finan, Mr. Elmer, Mr. Balnes, himself and representatives from Butler Tech, Cincinnati State, TechSolve and REDI attended the Ohio Chamber of Commerce meeting in Columbus. The Chamber is would like to open four innovation centers throughout Ohio. This group was able to present the AeroHub development and the cooperation between the different entities involved in AeroHub.

A motion was made by Mr. Albrinck and seconded by Mr. Harwood 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 6 – 0. The CIC entered executive session at 8:21 am.

Mr. Harwood made and Mr. Albrinck 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 8:40 am.

The next regularly scheduled CIC meeting is Tuesday, March 19, 2019.

Mr. Schaefer made and Mr. Albrinck 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 8:32 am.

Hugh McKinnon, President
Community Improvement Corporation

