

**VILLAGE OF EVENDALE
COMMUNITY IMPROVEMENT CORPORATION**

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

Attendees: Chairman Hugh McKinnon, members Jeff Albrinck, Mayor Finan, Dave Harwood, Tom Kuechly, Al Pearlman, and Chris Schaefer. Also attending were John Vollbracht (Tree Ridge Capital), Tom Sextro (Resident), Caroline Duffy (Resident), Dick Shaffer (Resident), Fire Chief Hauck, David Elmer (staff), and Pam Morin (staff).

Dr. McKinnon called the meeting to order at 7:34 am.

A motion to approve the minutes for the February 19, 2019 CIC meeting was made by Mayor Finan and seconded by Mr. Albrinck. There was no discussion. The minutes were approved with a vote of 7 – 0.

Mr. Elmer presented the February bank statement and bills. Mr. Albrinck moved to approve the bank statement and the payment of bills as presented. This motion was seconded by Mr. Schaefer. There was no discussion. The motion passed with a vote of 7 – 0.

There was a lengthy discussion regarding the two developers who submitted AeroHub Development Request for Proposals (RFP) responses. The following points were discussed:

- Neyer Properties and Pure Development have been identified as the prospective developers. Both presented their proposals to Council and CIC members on March 18, 2019.
- Dr. McKinnon observed that both companies will work but the members must consider this decision in the long term.
- Some members feel that Neyer Properties have the local connections that may prove beneficial in acquiring additional land.
- Pure Development appears to have contacts with national advanced manufacturing and Fortune 100 companies.
- Some members felt that the Pure Development's presentation was more in line with the CIC's vision.
- Neyer Properties are more market driven, where as Pure Development is client driven.
- Issues that must be addressed by the developers are the public/private collaboration, construction of the infrastructure, developing a relationship with neighboring communities, and funding. Neyer Properties has provided their financials. Mr. Elmer will ask Pure Development to submit financials.

Dr. McKinnon suggested that the CIC tabled any decision at this time until the members can review both financial reports. He asked that the members submit additional questions for the developers to Mr. Elmer.

Mr. Elmer informed the CIC that he is having weekly meetings with The Modal Shop (TMS) and their contractors, Cincinnati Commercial Contracting (CCC). Tentative closing date is April 3, 2019 with planned shovel in the ground by April 29, 2019. Construction phases have been laid out.

Mr. Schaefer left the meeting at 8:30 am.

Mr. Elmer continues to pursue the City of Cincinnati to get an answer regarding the potential sale of the +/- 29.2 acres located on the eastern portion of the firing range.

The Village owned property at 1600 Glendale-Milford Road has been vacated. The previous tenant must still remove the remaining drums of liquid left in the building. The building is secure. The Service Department will be temporarily using the buildings to store some of their larger equipment.

No closing date has been set for the property located at 10260 Reading Road.

Mr. Mercer, Building Commissioner, has issued a violation letter to Mr. Martini, owner of Sports Plus, to shut down the temporary mulch distribution operation at 10765 Reading Road. He was given 30 days.

Mr. Martini, Sports Plus located at 10765 Reading Road, will be appearing before the Board of Zoning Appeals this Thursday, March 21, 2019. They have submitted a request to sub-divide a 0.65-acre parcel on the north east corner of their parking lot. The required minimum sized lot in the Heavy Commercial District is two-acres. They have identified Dunkin, formerly Dunkin Donuts, as their end user for the new parcel. Dunkin may present to Planning Commission in April.

There is a meeting on March 26, 2019 between the Village and Landmark regarding the next step in re-locating the Landmark church and the possibility of acquiring additional property.

A meeting with the Ohio Lieutenant Governor has been set for April 8th to discuss the proposed Advanced Manufacturing & Workforce Development Center. Mayor Finan, Mr. Elmer, Mr. Harwood and public and private sector partners will be attending this meeting.

The next regularly scheduled CIC meeting is Tuesday, April 16, 2019. Dr. McKinnon cautioned the members that the meeting may be moved to 5:30 pm on April 9, 2019 so they can vote on their recommendation of the AeroHub developer to Council before their regularly scheduled meeting later that evening.

Mayor Finan made and Mr. Harwood 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 8:50 am.

Hugh McKinnon, President
Community Improvement Corporation