

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY
BOARD MEETING**

**Thursday, February 26, 2004
7:00 AM at the Port Authority Offices**

I. CALL TO ORDER

Jack Rouse called the February meeting of the Port of Greater Cincinnati Development Authority Board of Directors to order at 7:37 A.M.

II. BOARD MEMBERS PRESENT

Bailey, Clifford
Fonner, John
George, Louis
Hull, Betty
Humes, Tom
JioDucci, JJ Johnson
Kull, Ron
Love, Steve
Rouse, Jack
Siebenburgen, David
Vehr, Nick
Zimmer, Joe
Reid, Janet (via telephone)

EXCUSED:

Budig, Otto
Hale, Joe
Kearney, Eric
Muller, Paul
Otto, Charlotte

STAFF:

Satzger, Kim
Sharp, Tim

GUESTS:

Alschuler, John	
Kyles, Wiley	W. Bernard Kyles & Co.
Cundiff, Jim	Hamilton County
Hanover, Pam	
Phillips, Bonnie	City of Cincinnati
Ratterman, Ed	City of Cincinnati
Evans, Terry	
Waldron, Steve	Port Authority Intern
Williams, John J.	Gonzalez, Saggio & Harlan
Neill, Sean	HR&A
Blinn, Tom	3CDC
Khodadad, Nazanin	Student @ UC

III. APPROVAL OF MINUTES

MOTION: Nick Vehr moved that the minutes of Thursday, January 8, 2004 be approved. Ron Kull seconded the motion. The motion was passed unanimously.

IV. THE BANKS UPDATE

Port/3CDC Memorandum of Understanding-Resolution

Jon Alschuler explained 3CDC and its role as compared to the Port Authority. He explained that 3CDC is developing a detailed plan for the redevelopment of Fountain Square. Additionally, Joe Pickler is chair for the Over the Rhine segment of 3CDC and has hired Des Bracey from Washington D.C. The two initial points of focus will be Washington Square and the Vine St. Corridor. The Banks has seen a lot of good progress recently, especially compared to progress of any project that occurs in his hometown of New York. The progress is standing on the shoulders of the Riverfront Advisors. 1999 plan and realizes changes need to occur because the market has changed, but the core values can be affirmed. One way to do that is to work with The Port Authority Staff to put together a group of professional advisors. Another manner to retain the values is to hire an urban design firm.

Squire Sanders is looking at finance and legal needs.

The Port Authority has been working with Park Board members for the improved design of Riverfront Park. Sasaki, led by Alstar McIntosh is working on the park. It will be different from the current design done by Hargraves & Associates which will prevent this park from looking like a copy of Louisville's park.

There is a multi-group meeting that occurs every Thursday to discuss the project. The progress so far has been to build a good team and good structure, and can now partner with other groups such as an eventual developer and move forward.

To reiterate there are three focuses of the meetings: money[for the TIFIA and other grants], urban design[to determine residential density and park integration], and execution[of the economic inclusion and selection of the developer]. For the money phase, we are putting together a stable and viable financial model that will work for the TIFIA application. If it doesn't work for TIFIA then it will work for another financial vehicle. The necessity of this is to create a package that will make it financially viable for a developer to develop here. It will take 30-60 days to form a workable financial model. At that point we will work with the Park Board and the City and County to confirm a design and integrate the park into the area. The intent is to create a ladder of experience that starts at the water and extends up to Fountain Square. It may require some changes to the Central Riverfront Master Plan.

There will be executive decision core values with 3CDC and the Port Authority is economic inclusion developers' selection, contract vendors, looking at developing partnerships. They will then assess where we are in developer selection. After developing a short term financial strategy to address current grants for \$25 million, a developer can be picked. This will probably occur by the end of the year.

Steve Love said the inclusion does not always only mean workforce development and contracting. How can we make neighborhoods inclusive.

Janet Reid talked about the 3CDC document being similar to the Port Authority's on making neighborhoods diverse. She said that they learned that legally they cannot use percentages, but can do outreach programs to diverse populations.

JJ Johnson Jio-Ducci has been doing research on inclusionary zoning. The City had a program with outreach language included in program documents.

John Alschuler said that this is a policy call by the government, however it may require a financial commitment.

There are more communities with housing needs than resources, so the City will have to make choices. There is only so much money to subsidize housing so it will have to make choices and will need a policy to guide these choices.

There are tremendous housing needs in Over the Rhine. The City will have to choose how it spends money between OTR and other neighborhoods and The Banks due to limited resources.

Steve Love said that what is being done on the area is a matter of conflict of interest. 3CDC is not a decision maker, it is here to give advice. The grants will flow through this organization. The decisions need to be made by a public entity with a public process.

Clifford Bailey was concerned about the economic inclusion policy's wording. He suggested changing "will be" to "is adopted".

Clifford moved to change "will be observed" to "has been adopted".

John Alschuler recommended "will be applied" in letter and spirit.

John Blinn suggest "will be followed" to remove any ambiguity.

Clifford moved to pass, Ron seconded.

Tom Humes said he has com to a conclusion that two things happen for a reason. But he thinks that this may be the best thing that has happened to us and the project. He believes that 3CDC is doing their role as stated in the method of understanding. What Tom John & Sean are doing is outstanding. They have added great value to The Banks project. They have executed The Banks to make it the best possible project it can be.

Jack Rouse introduced Sean and thanked him for his hard work.

MOTION: Nick Vehr moved to adopt the Resolution. Ron Kull seconded the motion. The motion was passed unanimously.

Clifford suggested putting together a plan that shows the committed relationship between 3CDC and The Port Authority.

The Banks Status Report

EDA Grant Application Update

Federal Appropriations Grant Update

V. BROWNFIELD UPDATE

Polk Building Grant Application Update

Kim Satzger presented an update and stated that the Polk Building has been applied for a Clean Ohio Fund.

Uptown Crossings/Cincinnati Zoo Project Update and Fairfax-Red Bank Road Update

Both projects are undergoing agreement discussion with subcontractors to be voted on resolution at the March 11 meeting.

VI. OTHER BUSINESS

Executive Session

VII. ADJOURNMENT

MOTION: Joe Hale made a motion to adjourn the meeting at 8:45 A.M. Clifford Bailey seconded the motion. The motion carried unanimously.

Respectfully,

Tim Sharp
Secretary