

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY
BOARD MEETING
THURSDAY, APRIL 10, 2003
5:00 P.M. at the Office of the Port Authority**

I. CALL TO ORDER

Jack Rouse called the April meeting of the Port of Greater Cincinnati Development Authority to order at 5:10 P.M.

II. BOARD MEMBERS PRESENT:

Budig, Otto
Fonner, John
George, Lou
Humes, Tom
Hull, Betty
Kearney, Eric
Kull, Ronald
Love, Steve
Reid, Janet
Rouse, Jack
Siebenburgen, David
Vehr, Nick

EXCUSED:

Bailey, Clifford
Hale, Joe
Muller, Paul
Otto, Charlotte

STAFF:

Mixon, Ebony
Satzger, Kim
Sharp, Tim

GUESTS:

Bledsoe, Amanda	Dan Pinger, Public Relations
Gilmore, Joan	Hamilton County
Jones, Bruce	Squire, Sanders & Dempsey
Kyles, Wiley	W. Bernard Kyles Company
Osborne, Kevin	Cincinnati Post
Phillips, Bonnie	City of Cincinnati - OEM
Williams, John J.	Gonzales, Saggio & Harlan

III. APPROVAL OF MINUTES

MOTION: Jack Rouse moved that the minutes of the Thursday, March 6, 2003 meeting be approved. Otto Budig seconded the motion. The motion was carried unanimously.

IV. ORDER OF BUSINESS

A. Organizational Update

Tim Sharp

Annual Report Update - Tim Sharp and Kim Satzger provided an update on the details of the Port Authority's 2001-2002 annual report. Sharp discussed the work underway to write, design and publish the report. There was an open discussion on the distribution of the report. Board members suggested a wide distribution of the report. Jack Rouse suggested circulating the distribution list among interested Board members.

Finance Report - Wiley Kyles with W. Bernard Kyles & Co. provided a finance update including the year ending 2002 compilation accounting reports. Board members suggested a more detailed breakdown of operating expenses would be appropriate. Tim Sharp and Wiley Kyles committed to bring a more detailed breakdown of operating expenses to the May Board meeting.

Professional Services Partnering Report - Tim Sharp provided the Professional Services Partnering Report to the Board. No board action was necessary. (See attached)

B. Brownfields Report

Kim Satzger

Kemper Road Project Update - Kim Satzger provided a project update for the Kemper Road Brownfield. Kim reported that the environmental work plan is under review by the State of Ohio EPA. The project team is preparing bid specifications/documents for the demolition and remediation work on the site. The Board will consider these agreements in June.

Center Hill Project Update - Satzger continued with an update on the Center Hill Project. The Port Authority applied for \$350,000 in Clean Ohio Assistance Fund funds for environmental assessment work on the site. The State is preparing to award the funds for the project once we complete contingencies on the work plan.

The Port Group/Southside Industrial Partners Project Update - Satzger then reported on the Former Conrail site project on River Road. As part of a multi-party property transaction, the City of Cincinnati City Council approved the sale of the City-owned 60 acre former Conrail Property to The Port Group. The deal also includes the transfer of (The Port Group owned) former scrap yard to the Port Authority and a leaseback to The Port Group. This property will be used as a river commerce _ dock facility. The Port will collect dock fees for commodities that pass through the dock facility. The Board will consider the deed and lease back agreements at the May Board meeting.

Brownfield Seminar Update - Satzger provided an update on the upcoming Port Authority hosted Brownfield Seminar at the end of April. Several national level speakers will be discussing how to turn liabilities into assets.

Nick Vehr wanted to let everyone know he thought Tim and Kim were doing a great job with all the projects. Bruce Jones seconded by adding that in his dealings across the state, there was not a more productive Port Authority in Ohio. Steve Love also echoed the comments and said that Tim and Kim played a major role in the Minority-Owned business expansion of Value Pac.

C. The Banks Report

Jack Rouse

The Banks RFP Update - Jack Rouse reported that the developer RFP's will be due later this month.

National Underground Railroad Freedom Center Update - Tim Sharp reported that \$50 million in tax-exempt bonds for the Freedom Center will close later this month. Sharp added the Port Authority held a public hearing on the bond issue in late March.

D. Other Business

MOTION: Lou George made the following motion: I move that the board go into executive session to consider certain confidential information relating to the relocation, expansion, or improvement of the business of certain employers, the consideration of the purchase of property, and pending litigation. This executive session is done pursuant to Section 4582.58(c) of the Ohio Revised Code and Section 12122 about litigation. Nick Vehr seconded the motion.

The motion carried unanimously by roll call vote:

Budig, Otto
Fonner, John
Humes, Tom
Hull, Betty
Kearney, Eric
Kull, Ronald
Love, Steve
Muller, Paul
Otto, Charlotte
Reid, Janet
Rouse, Jack
Siebenburgen, David
Vehr, Nick

At this point in the meeting, the board moved into Executive Session.

V. ADJOURNMENT

MOTION: The Board moved into Executive Session back into Open Session. Dave Sibenburg made a motion to adjourn the meeting at 6:20 P.M. Nick Vehr seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Timothy Sharp
Secretary