

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY BOARD MEETING
THURSDAY, MAY 10, 2001
CINCINNATI PUBLIC LIBRARY – CORRYVILLE BRANCH**

I. CALL TO ORDER

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

II. BOARD MEMBERS PRESENT:

Bailey, Clifford
Corathers, Robin
Fonner, John
Humes, Tom
Kull, Ron
Kearney, Eric
Love, Steve
Martin, Greg
Miller, Norm
Muller, Paul
Otto, Charlotte
Rouse, Jack
Siebenburgen, David
Vehr, Nick

ABSENT:

Byrd, Stephanie
George, Louis
Hale, Joe
Reid, Janet

STAFF:

Satzger, Kim
Sharp, Tim

GUESTS:

Bell, Roger
Coyle, Tim
Richardson, Bob
Rosenberg, Andrew
Rosenberg, Arnold
Sieving, Mike
Smith, Marsha
Trapp, Doug
Welker, Randy
Williams, Gregory

III. APPROVAL OF MINUTES

MOTION: Jack Rouse moved that the minutes of Thursday, April 5, 2001 meeting be approved. Clifford Bailey seconded the motion. The motion was unanimously carried.

IV. ORDER OF BUSINESS

A. Organizational Update

First Quarter 2001 Update – Tim Sharp

Tim Sharp reported that the board packets contained a First Quarter Report. This report summarizes the activities of the Port Authority for the first quarter of 2001.

Finance Report – Tim Sharp

Tim Sharp reported that the funds from the former Port Authority for Brownfield Redevelopment had been transferred to the Port of Greater Cincinnati Development Authority. Port Authority staff and Arthur Andersen representatives are currently working through the projects that were started under the former Port Authority for Brownfield Redevelopment (i.e., Mill Creek grants) and transferred to the newly created Port of Greater Cincinnati Development Authority.

Office Space Update – Tim Sharp

Tim Sharp stated that the Port Authority has moved into its office space in the Kroger Building. The address is 1014 Vine Street, Suite 1440, Cincinnati, Ohio 45202. Office renovations are currently underway and expected to be completed shortly. Temporarily, the Port Authority is receiving phone calls through the Jack Rouse Associates phone system. Port Authority staff is currently working with Cincinnati Bell to establish its permanent stand-alone phone system. Port Authority staff will send out announcements when all of the final phone numbers are in place.

Port Authority staff is in the process of working with a Minority Business Enterprise (MBE) firm for its office furnishings.

Port Authority staff is currently working with a Women Business Enterprise (WBE) firm for its digital copier/printer/fax equipment.

Interim Insurance Coverage – Tim Sharp

Tim Sharp stated that J.L. Tillman will be providing insurance coverage as per the requirements of the office space lease; and bonding insurance for the Board Secretary as per the Port Authority's Bylaws. Louis George is providing guidance to Port Authority staff with regard to the Director's and Officer's insurance coverage.

Legislative Update – Tim Sharp

Tim Sharp reported that the Port Authority is taking the regional lead with regard to Ohio House Bill 3. House Bill 3 is the State initiative to provide funding to local governments for the redevelopment of Brownfield sites. The Port Authority staff and its legislative agent are working with City, County and community group representatives with regard to the regional brownfield interests and representing these interests to the State of Ohio legislature.

Board Secretary Resolution – Tim Coyle

Tim Coyle stated that the Board, as per its bylaws, needed to appoint a Secretary. Therefore, a resolution was included in the Board packets for the appointment of Tim Sharp as Secretary and Kim Satzger as Assistant Secretary.

MOTION: Nick Vehr moved to pass the resolution appointing Tim Sharp as the Secretary and Kim Satzger as the Assistant Secretary. John Fonner seconded the motion. The motion was unanimously carried.

Economic Inclusion Policy

Jack Rouse stated that the Port Authority Board is committed to establishing a policy that is a model for economic inclusion.

Tim Sharp said that he had met with representatives of Squires, Sanders, Dempsey regarding the potential for their firm to partner with an African American law firm. He will have a report for the Board on this topic next month.

Tim Sharp said that he is working with Eric Kearney on a draft Economic Inclusion Policy. The City of Cincinnati is currently updating its policy. Squire, Sanders and Dempsey is assisting in the crafting of the policy to make sure that it meets the letter of the law while being as strong as possible.

Steve Love asked what the policy would be regarding MBE and WBE goals.

Tim Sharp said that the Port Authority's founding ordinance stated that the Port Authority, at a minimum, would meet the City of Cincinnati's standards for Small Business Enterprise (SBE) participation.

Clifford Bailey said that he would like the Port Authority to lead in the area of economic inclusion. He further suggested that the Port Authority visit Cleveland and Atlanta to talk to other public entities that have successfully implemented such policies.

Robin Corathers said that this is an opportunity to create a program that can be used as a model for economic inclusion, as well as environmental and social justice.

Tom Humes said that he wants to be proactive; however, he knows how the Paul Brown Stadium struggled with minority participation. He proposed that the Port Authority work proactively now in order to be prepared when the time comes for construction. He recommended that the Port Authority organize a working group to develop a policy and a construction plan for attaining significant minority and women-owned business participation.

Clifford Bailey said that Hamilton County did not put its minority and women-owned business participation policy into practice. He had presented a plan for minority and women-owned business participation to Hamilton County but it was never implemented. He suggests that the Port Authority look at that plan. He stated that the Port Authority should make a trip to Cleveland to see how it achieved its minority and women-owned business participation goals of 30% and higher.

Tom Humes said that if the Port Authority is going to perform better, it had better be prepared with an action plan.

John Fonner said that he encourages economic inclusion in construction but the Port Authority should model economic inclusion in all of its long-term relationships. He hopes that the Port Authority will be judged on its body of work and not on a project by project basis.

Greg Martin said that trades have worked hard to achieve economic inclusion. Look at the State of Ohio's \$120 million Workforce Investment Act. This Act provides funds for workforce training for minorities and women. He recommended that the Port Authority - as a government entity - take a leadership role in economic inclusion.

Norm Miller said that RFQ has good economic inclusion language in it. He suggested that the Port Authority modify this language for the RFP for Green Industries.

Tom Humes said that the Riverfront Advisors Plan cited economic inclusion as a critical component in the success of The Banks plan. He recommended that the Port Authority develop a workable plan now.

Robin Corathers urged the Board to think about setting up a fund to facilitate economic inclusion for the redevelopment of The Banks and Brownfields.

B. Search Committee Update

Steve Love

On April 26th and 27th, Rhyon Zweifler of Kittleman & Associates came into town to interview selected board members and community leaders in order to develop the Position Guide for the position of Port Authority President. As a result of this process, Steve Love has received the first draft of the Position Guide. The Search Committee meets on May 11, 2001 to review the Position Guide with Rhyon Zweifler via telephone.

Charlotte Otto said that the process was excellent and the discussion in her interview was candid.

Clifford Bailey said the potential affects of current events (race riots) on the search were discussed in his interview.

C. Brownfields Update

John Fonner

Brownfields Community Advisory Committee

The BCAC has been meeting biweekly in order work through the issues associated with the Green Industries RFP and the Brownfield Strategy. Squire, Sanders, and Dempsey is reviewing the Green Industries RFP. The document's economic inclusion language is in the process of being modified. There has been a lot of developer interest in the Green Industries site.

Brownfield Strategic Plan Update

The BCAC has conducted a series of meetings with the following professional groups: developers, real estate agents, attorneys, environmental scientists, and bankers as well as City and County employees in order to take input on Hamilton County brownfield issues as to the impediments to brownfield redevelopment and the suggested role of the Port Authority in this redevelopment process. Additionally, there were two meetings with community residents to discuss the impact of brownfields on the local neighborhoods and the potential role that the Port Authority could play with regard to the redevelopment of brownfields. On May 24, 2001 the BCAC is hosting a meeting with suburban government economic development representatives regarding suburban brownfields.

The BCAC has received calls from private sector developers inquiring as to whether the Port Authority can play a role in private sector brownfield projects.

The strategy is due to the City of Cincinnati and Hamilton County on July 1, 2001.

D. The Banks Update

RFO Update

Tom Humes said that The Banks Development Committee has met to review the format of The Banks RFQ as well as Hamilton County's comments on the RFQ document.

Nick Vehr stated that he is very frustrated with the delay in getting the document out.

Tom Humes stated that much of the delay had been caused by the County's delay in commenting on the RFQ document.

Market Study Update – Tim Sharp

Tim Sharp reported that Property Advisors had provided the Port Authority with drafts of the Market Study document for The Banks. He plans to take comments on the draft and finalize the document by the next meeting.

Norm Miller suggested that Property Advisors attend the next board meeting to respond to questions on the study.

Finance Working Group – Tim Sharp

Port Authority staff and the Finance Working Group members have been working with Hamilton County staff and its consultants to address the financing plan for the parking garages located within The Banks.

Mike Sieving said that the next City/County Steering Committee meeting will most likely be the 14th or 21st of June. The County and the Port Authority will be called on to report on this issue.

Great American Ballpark Presentation – Arnold Rosenberg

Arnie Rosenberg of Parsons Brinkerhoff made a presentation on the design and construction schedule for the Great American Ballpark. Construction improvements will be phased in over the next two years. The ballpark is scheduled for completion in 2003. At that point, the buildings on the west side of the ballpark will be constructed, i.e., the Reds Hall of Fame. The completion of the ballpark will enable the Port Authority to phase in improvements adjacent to the ballpark.

Tom Humes suggested that the Port Authority investigate the building facade design where the ballpark meets Freedom Way.

Mr. Rosenberg reported that Hamilton County has a 15% SBE goal; however, that goal has been exceeded as 22.3% of contract dollars have gone to small businesses. The breakout is as follows: 12.1% MBE, 5.1% WBE, and 5.1% SBE.

V. ADJOURNMENT

MOTION: Charlotte Otto moved the meeting be adjourned at 7:13 PM. Clifford Bailey seconded the motion. The motion was unanimously carried.

Respectfully Submitted,

Kimberly A. Satzger
Assistant Secretary