

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY
BOARD MEETING
THURSDAY JUNE 5, 2003
7:30 AM at the Port Authority Offices**

I. CALL TO ORDER

Jack Rouse called the June meeting of the Port of Greater Cincinnati Development Authority Board to order at 7:35 A.M.

II. BOARD MEMBERS PRESENT

Bailey, Clifford
Budig, Otto
Fonner, John
Hale, Joe
Hull, Betty
Humes, Tom
Kearney, Eric
Kull, Ron
Muller, Paul
Otto, Charlotte
Rouse, Jack
Siebenburgen, David
Vehr, Nick

EXCUSED:

George, Lou
Love, Steve
Reid, Janet

STAFF:

Satzger, Kim
Sharp, Tim
Simpson, Tamar

GUESTS:

Bledsoe, Amanda	Dan Pinger Public Relations
Cundiff, Jim	Hamilton County
Kyles, Wiley	W. Bernard Kyles & Co.
Lewis, Don	Vorys, Sater, Seymour & Pease, LLC
Phillips, Bonnie	City of Cincinnati
Stubbins, Paul	Seasongood & Mayer
Turley, Lance	Hull & Associates, Inc.

III. APPROVAL OF MINUTES

MOTION: Charlotte Otto moved that the minutes of Thursday, May 8, 2003 be approved. Joe Hale seconded the motion. The motion was carried unanimously.

MOTION: Otto Budig moved that the minutes of Wednesday, May 28, 2003 be approved. Joe Hale seconded the motion. The motion was carried unanimously.

IV. OTHER BUSINESS

The Cincinnati Mills Project

Jack Rouse introduced The Cincinnati Mills Project located at the former Forest Fair Mall.

Carolyn Lange, representing The Mills Corporation, provided an overview of her company's national development reputation and experience. Carolyn described Mill's traditional development approach as specializing in a unique list of tenants, focused on attracting families as a destination. Ms. Lange then reviewed other Mills Corporation assets, including Colorado Mills, and Sawgrass Mills.

Nick Vehr asked about potential traffic congestion at the site.

Dave Siebenburgen asked about the mall's historical attendance.

Carolyn Lange said that there are very motivated to make sure that historical traffic congestion and limited attendance will not be a problem.

Tim Sharp explained that the Board would be considering a Declaration of Intent Resolution to issue bonds.

Sharp further explained that the Declaration of Intent would allow the Port to plan for a bond issue in the fall. The Bonds would help pay for public improvements for including parking facilities and land acquisition.

Tom Humes stated that this was an excellent project, fantastic for the region.

Tom Humes also added that this time period between declaration and bond issue will allow the Port to complete our due diligence.

Carolyn Lange stated that the Port Authority is the perfect issuer for this type of project with multiple jurisdictions. The project is located in two counties, two cities, and three school districts.

Bruce Jones said that the Mills Corporation sought out the Port Authority to issue bonds because of its unique powers.

MOTION: Tom Humes made a motion to adopt the Declaration of Intent Resolution. Dave Siebenburgen seconded the motion. The motion passed unanimously.

V. BROWNFIELD UPDATE

Kemper Road Project

John Fonner presented the Kemper Road project update. John outlined the necessary Port Board actions to allow the project to move forward. John presented a Resolution to authorize the chairman or his designee to enter into construction contracts utilizing grant funds the Port has received from the Princeton School District and the State of Ohio – Clean Ohio Fund.

The Resolution authorizes the chairman or his designee to enter into an agreement with Hull and Associates, Inc. Part of the agreement will utilize the \$180,000 funds received by the Port from the Princeton School District. Hull and Associates will perform the environmental services related to the Federal RCRA regulated pollution cleanup at the site.

The second part of the work under this Resolution is for the environmental remediation and demolition services on the site utilizing the \$1.5 million in grant funds the Port received from the State of Ohio – Clean Ohio Fund.

Clifford Bailey stated that when we identify the subcontractors, we need information on each player.

Jack Rouse agreed.

MOTION: John Fonner moved that we adopt the Resolution related to the Kemper Road project. Ron Kull seconded the motion. The motion passed unanimously.

Fairfax Transmission Plant

Kim Satzger introduced the Fairfax Former Transmission Plant Project.

The developer, Bob Little of Urban Equity Partners, explained that the project aim is to create a mixed-use urban village with 30-45 retail stores and office space on the site.

Urban Equity Partners has over 50 years of development experience.

The site owner, W.P. Carey of New York is interested in redeveloping the Former Ford Transmission Plant on Red Bank Road.

The former transmission plant has environmental contamination that inhibits its redevelopment. The developer, in conjunction with the Village of Fairfax approached the Port Authority to assist in preparation and submittal of a State of Ohio Clean Ohio Fund application.

Kim Satzger explained that the Board Resolution under consideration today will authorize the Port to apply for and receive \$3M in grant funding for environmental remediation and demolition for the project.

Uptown Crossings/ Cincinnati Zoo Project

Tim Sharp introduced the Uptown Crossings Project. The project involves the Uptown Crossing Community Redevelopment Corporation and the Cincinnati Zoo.

The project includes the environmental cleanup and demolition of the 3333 Vine Street Building. The Zoo owns the building and has requested that the Port apply for State of Ohio Clean Ohio Funds.

MOTION: John Fonner moved that the Board adopt the Resolution related to the Fairfax project. Paul Muller seconded the motion. The motion passed with Otto Budig, Ron Kull and Joe Hale abstaining.

V. ADJOURNMENT

At this point in the meeting, the remaining items were tabled until the next Port Board meeting.

MOTION: Dave Siebenburgen made a motion to adjourn the meeting at 8:55 A.M. Nick Vehr seconded the motion. The motion carried unanimously.

Respectfully,

Tim Sharp
President