

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY
BOARD MEETING
THURSDAY, JUNE 27, 2002
7:45 a.m. at the Office of the Port Authority**

I. CALL TO ORDER

Jack Rouse called the June meeting of the Port of Greater Cincinnati Development Authority to order at 7:45 a.m.

II. BOARD MEMBERS PRESENT:

Bailey, Clifford
Corathers, Robin
Fonner, John
Hale, Joe
Hull, Betty
Humes, Tom
Kearney, Eric
Kull, Ronald
Love, Steve
Muller, Paul
Reid, Janet
Rouse, Jack
Siebenburgen, Dave
Vehr, Nick

EXCUSED:

Budig, Otto
George, Lou
Martin, Greg
Otto, Charlotte

STAFF:

Petersen, Johanna
Sharp, Tim
Satzger, Kim

GUESTS:

Adams, Harvey	Carpenter's Union
Gilmore, Joan	Hamilton County
Hughes, Louise	Procter & Gamble
Klepel, Dan	Cincinnati Enquirer
Phillips, Bonnie	City of Cincinnati - OEM
Ratterman, Ed	City of Cincinnati

III. APPROVAL OF MINUTES

MOTION: Jack Rouse moved that the minutes of the Thursday, May 9, 2002 meeting be approved. Nick Vehr seconded the motion. The motion was carried unanimously.

IV. ORDER OF BUSINESS

A. Organizational Update

Tim Sharp

Finance Report – Mr. Sharp stated there would be no Finance Report today.

Professional Services Partnering Update – Tim updated the Board on the Port's Economic Inclusion Policy that encourages partnering of majority professional services firm with small, woman-owned and minority owned professional service firms. He stated that the Board would consider today extensions of existing interim agreements for professional services.

Steve Love felt the interim agreements were a very positive step for the Port and applauded Tim Sharp for his research and arrival at a decision on the above companies.

Nick Vehr suggested the Port enter into a permanent agreement with a cancellation clause with the above companies as he felt they might hold back on work completed due to an interim agreement. Jack Rouse stated the above companies have gone beyond billable hours in their efforts for the Port. He also agreed with Nick Vehr on a permanent agreement. (See attached report.)

RESOLUTION: Paul Muller moved to extend the interim contract for legal services with Gonzalez, Saggio and Harlan. Eric Kearney abstained. The Resolution passed.

RESOLUTION: Eric Kearney moved to extend the interim contracts for legal services with Squires, Sanders and Dempsey. The Resolution passed unanimously.

RESOLUTION: David Siebenburgen moved to enter into an interim contract for accounting services with W. Bernard Kyles and Company. The Resolution passed unanimously.

RESOLUTION: Paul Muller moved to extend the interim contract for payroll services with W. Bernard Kyles and Company. The Resolution passed unanimously.

B. Brownfields Report

Kim Satzger

Kim Satzger gave the following Brownfields updates:

Kemper Road Project: On May 24, 2002, the final Clean Ohio Application was submitted to the local District 2 Integrating Committee and was ranked second locally. The application was then sent to the State of Ohio Clean Ohio Council to review. On July 15, 2002, the Clean Ohio Council will meet to review the applications and make their final decision. At this time the Port is awaiting results.

Peter Cremer/Conrail: The City of Cincinnati authorized the City Administration to transfer the eastern most 20 acres of the Conrail site to the Port Authority. The development is planned to include a 100-135,000 square feet building and will create 35-40 new jobs. The Port has met with both community councils adjacent to the site and gained their support prior to City Planning Commission and City Council approval of the project.

Tom Humes mentioned there is a concern on River Road regarding the volume of truck traffic and the noise level as well as the proper landscaping on the berm. Tim stated the issues are being addressed in the agreement between the Port and Peter Cremer.

Kim Satzger stated that there is a team consisting of the Port, Neyer Properties, Seasongood and Mayer and Peter Cremer Group assigned to work out a development agreement and financing between the Port and User for a long-term lease.

Center Hill Landfill Development: The City owns the 60 acre landfill and the Belvedere Corporation is the developer. The application must go through OEPA, Voluntary Action Program, to be eligible for funding. The City has requested that the Port be the "Volunteer" for regulatory process at state level. Kim reported that Phase I would be starting immediately and Phase II assessment would be completed by December 2002.

With the City as a partner, the Port will be applying for State of Ohio Clean Ohio Funds for environmental remediation. On behalf of the City, utilizing USEPA funding, the Port will engage an environmental consultant to perform Phase I and Phase II environmental assessments.

A discussion was entered into regarding the Port's involvement/liability in the Center Hill Landfill project. Steve Love inquired if the Board passed a Motion to approve the Port Authority as the Volunteer for Belvedere, would it be reversible. Tim Sharp stated the Board would negotiate with the City or amend the agreement to cover the Port's liability.

Tom Humes suggested authorizing an interim agreement for Phase I and another agreement for Phase II as the Board would be recessed during the months of July and August.

Nick Vehr suggested that approval on the Center Hill Landfill project during the months of July and August would occur after conferring with the Chairman and Vice Chairman. Nick Vehr then stated that Kim Satzger and Tim Sharp should authorize and handle any dealings that may arise. Steve Love suggested a greater review of the project. Jack Rouse suggested getting John Fonner involved along with himself and Steve Love.

MOTION: Nick Vehr made the following motion: I move that the Chairman, Vice Chairman and Chair of the Brownfields Committee and staff negotiate appropriate agreements between the Belvedere Corporation and the City and if necessary offer approval. Steve Love seconded, the Motion passed unanimously.

Eric Kearney asked for a breakdown of Brownfield projects whether they are located in the City of Cincinnati or suburbs. Tim Sharp stated that all our projects are in the county. The Kemper Road project is located the City of Sharonville, Peter Cremer is located on River Road, which is in the City, and the Center Hill Landfill is in Winton Hills which is also part of the City. Currently, the active Brownfield projects are more urban than suburban at this time.

C. The Banks Report

Tom Humes

Ohio-Kentucky-Indiana Regional Council of Governments (OKI) – Tom Humes reported in the June 27, 2002 edition of the Cincinnati Enquirer there is an article regarding OKI and their request for CMAQ Federal funding. OKI requested the funding on an annual basis and attempts to find projects suitable that meet Federal guidelines. OKI has been proactive in working with the Port to assist in funding the garage for The Banks project. This would be a benefit to the Banks project as this funding comes from State and Federal resources. The Port must also take into consideration the relocation of the Rideshare, Van Pool, and transit parking on Cinergy Field Plaza programs. Tom stated that Tim Sharp is doing an excellent job to obtain any and all funding that is available to make the Banks a success.

RFP – Tom Humes then stated the RFP is still in process and will report status at the next Board meeting.

D. Other Business

River Cities Symposium: Tom Humes reported that the Port is participating in the River Cities symposium in the following manner:

Kim Satzger – Moderate a panel on Brownfields
Nick Vehr – Lead a discussion on River Commerce Panel
Tim Sharp – Participated on the panel on River Commerce
Jack Rouse – Lead a discussion on the recreational aspect of the Banks

Paul Muller reported that he is now a member of the City's Urban Design Review Board.

MOTION: Nick Vehr 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. This executive session is done pursuant to Section 4582.58(c) of the Revised Code and Section 12122 about litigation. Steve Love seconded the motion.

The motion carried unanimously by roll call vote:

Bailey, Clifford
Corathers, Robin
Fonner, John
Hale, Joe
Hull, Betty
Humes, Tom
Kearney, Eric
Kull, Ronald
Love, Steve
Muller, Paul
Reid, Janet
Rouse, Jack
Siebenburgen, Dave
Vehr, Nick

IV. ADJOURNMENT

MOTION: The Board reopened the meeting to adjourn. John Fonner made a motion to adjourn the meeting at 9:10 a.m. Nick Vehr seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly A. Satzger
Assistant Secretary