

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY  
BOARD MEETING  
THURSDAY SEPTEMBER 11, 2003  
5:00 PM 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 5:06 P.M.

II. BOARD MEMBERS PRESENT

Budig, Otto  
Fonner, John  
Hale, Joe  
Hull, Betty  
Humes, Tom  
JioDucci, J.J. Johnson  
Love, Steve  
Kull, Ron  
Muller, Paul  
Otto, Charlotte  
Reid, Janet  
Rouse, Jack  
Siebenburgen, David  
Vehr, Nick  
Zimmer, Joe

EXCUSED:

Bailey, Clifford  
George, Lou  
Kearney, Eric

STAFF:

Sainato, Lisa  
Satzger, Kim  
Sharp, Tim

GUESTS:

Andreyko, J.L.	
Bledsoe, Amanda	Dan Pinger Public Relations
Cundiff, Jim	Hamilton County
Jones, Bruce	Squire, Sanders & Dempsey
Kyles, Wiley	W. Bernard Kyles & Co.
Mayfield, Laverne	Greater Cincinnati Occupational Health Center
Phillips, Bonnie	City of Cincinnati
Ratterman, Ed	City of Cincinnati
Ritter, Jim	Ross Sinclair & Assoc.
Schwab, Kathy	UCCURC
Spencer, Rick	SCS Engineers

### III. APPROVAL OF MINUTES

**MOTION:** John Fonner moved that the minutes of Thursday, June 5, 2003 be approved. Joe Zimmer seconded the motion. The motion was carried unanimously.

### IV. ORGANIZATIONAL UPDATE

#### **Finance Report**

Jack Rouse welcomed everyone back and then introduced Tim Sharp.

Tim Sharp then presented Wiley Kyles for his review of the financial report.

Steve Love asked about the source of revenues for the projects outlined in the balance sheet.

Mr. Sharp explained that the Port receives application and finance fees for its participation in projects.

#### **Professional Services Partnering**

Tim Sharp provided a professional services partnering update and stated that W. Bernard Kyles & Co. is currently the only accounting firm providing accounting services for the Port.

#### **Website**

Kim Satzger provided an update on the Port's website. She stated that the website would contain the latest and most up to date information concerning the Port and its operations.

Ms. Satzger informed the group that she would forward a link to view the website via e-mail tomorrow and that the web site should be "live" sometime in the coming weeks.

#### **IEDC Conference**

Tim Sharp discussed the upcoming International Economic Development Council Conference. Sharp stated that the Port Authority will be hosting a tour of The Banks and speaking about brownfields.

Nick Vehr said that this is a great collaboration of professionals and mentioned that Kathy Schwab of UCCURC has also set up a Downtown Living tour.

Bruce Jones said that Squire, Sanders & Dempsey is a corporate sponsor of this event.

### V. BROWNFIELD UPDATE

#### **Kemper Road Project**

John Fonner reported that the demolition event is scheduled for September 23, 2003 at the site.

Jack Rouse said that this was the first project the new Port undertook and it has been a lot of work to get to this point.

Kim Satzger spoke of the two contractors – Keen & Cross, contracted to perform the asbestos abatement and Precision who was contracted to execute the demolition and cleanup. Ms. Satzger said that the demolition could be completed by the end of the year.

Ms. Satzger further noted that RCRA and Clean Ohio Fund (COF) funded work will be completed by year end and that the property would be transferred to the developer (Neyer Properties) in the later winter/ early spring.

John Fonner pointed out that Neyer is obligated to a long-term lease and/ or purchase – which is unprecedented in Ohio. Mr. Fonner also stated that Neyer would be posting a sign at the site next week.

Jack Rouse commended both John Fonner and Kim Satzger for all of their efforts on this project.

Tom Humes asked whether or not Neyer would need to market directly or if they would need time.

Kim Satzger answered that Neyer is hopeful to begin marketing right away.

### **Fairfax Transmission Plant**

John Fonner talked about how the Board granted the Port approval to apply for Clean Ohio Funds at the last Board meeting. The Port requested \$3M in its CORF application.

Mr. Fonner noted that the application is currently ranked second locally behind the City of Cincinnati's Queensgate project.

John Fonner further stated that the application would be reviewed by the State and COF Council, which will meet in December.

### **Center Hill**

Tim Sharp discussed the Port's pending COF application for \$350,000 for environmental assessments for the Center Hill project. In preparation for a potential award in late September, the Port Board would consider two resolutions.

The resolution presented is for accepting the grant funds from the COF upon approval by the State Controlling Board.

**MOTION:** Otto Budig moved to passage of the resolution to accept funds from COF, Dave Siebenburgen seconded the motion. The motion passed unanimously.

A second resolution related to the Center Hill project was discussed. The resolution authorized the Port to enter into an agreement with SCS Engineers to perform the environmental work utilizing the grant funds.

**MOTION:** Otto Budig moved to pass the resolution, Dave Siebenburgen seconded the motion. The motion passed unanimously.

### **Uptown Crossings/ Cincinnati Zoo**

Tim Sharp presented the Uptown Crossings (UCCURC)/ Cincinnati Zoo Clean Ohio Assistance (COA) application and reviewed the Declaration of Intent for Financing.

Kathy Schwab (UCCURC) reviewed the timetable for the project and areas for which the funds would be utilized.

Dave Siebenburgen questioned as to the amount of the bond for issuance.

Kathy Schwab stated the bond amount is \$3.5M.

Otto Budig posed the question as to whether we are able to do this given 501(c)(3) regulations.

Bruce Jones explained that the Board is within regulation parameters to serve as conduit issuer on behalf of UCCURC and The Cincinnati Zoo.

**MOTION:** Paul Muller moved to accept the resolution for The Declaration of Intent, John Fonner seconded the motion. The motion passed unanimously.

Otto Budig, Joe Hale and Ron Kull abstained from voting.

### **Calhoun Street Market Place**

Tim Sharp introduced Jim Ritter of CHCURC and highlighted that Jim is an integral part in the creation of TIF districts within the City of Cincinnati.

Mr. Ritter introduced Dick Spoor of Hemmer Spoor Pangburn DeFrank & Kasson law firm.

Mr. Ritter then gave a presentation on TIF and TIF financing related to the Calhoun Street project.

Ron Kull asked whether or not the City would back the bonds.

Bruce Jones said that there will be an agreement between the Port and the City – a cooperative agreement – but that the TIF district revenues are the intended source of repayment.

Dave Siebenburgen stated that the Board requires training in order to gain more specific knowledge of TIF and TIF financing.

**MOTION:** Nick Vehr moved to accept the Declaration of Intent for TIF financing of the Calhoun Street Market Place. John Fonner seconded the motion. The motion passed unanimously.

Ron Kull abstained from voting on this motion.

## VI. THE BANKS UPDATE

### **The Banks**

Tim Sharp presented the Resolution for the Board to apply for \$11M Federal TRAC funds for The Banks intermodal facility.

**MOTION:** Janet Reid moved to adopt the resolution, Charlotte Otto seconded. The motion passed unanimously.

Riverfront Park

Tim Sharp discussed the progress that the Port and City Park Board is making on funding for the Riverfront Park. Sharp stated a line item is included in the U.S. House of Representatives Energy's Water Appropriation bill for \$350,000 for Riverfront Park design.

VII. OTHER BUSINESS

Cincinnati Mills/ Forest Fair Project Update

Bruce Jones provided an update on the status of the project.

V. ADJOURNMENT

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

**MOTION:** Nick Vehr made a motion to adjourn the meeting at 7:00 P.M. Joe Hale seconded the motion. The motion carried unanimously.

Respectfully,

Tim Sharp  
President