

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY
BOARD MEETING MINUTES**

Thursday, October 05, 2006

**7:30 a.m. at JRA Conference Room, Suite 1440
1014 Vine Street, Cincinnati, OH 45202**

I. CALL TO ORDER

Jack Rouse called the Port of Greater Cincinnati Development Authority Board of Directors meeting to order at 7:40 a.m.

BOARD MEMBERS PRESENT:

Budig, Otto
Hale, Joe
Johnson-JioDucci, J.J
Kull, Ron
Love, Steve
Muller, Paul
Rouse, Jack
Siebenburgen, David

EXCUSED:

Bailey, Clifford
George, Lou
Hull, Betty
Otto, Charlotte
Zimmer, Joe

STAFF:

Mistler, Amy
Robb, Deborah
Russell, Christine
Satzger, Kim
Schafer, Ray

GUESTS:

Benedict, Jim – KMK Consulting Company, LLC
Bomberger, Jeff – Squire, Sanders & Dempsey, LLP
McElravy, Jeff – City of Cincinnati
Neyer, Dan – Neyer Properties, Inc.
Phillips, Bonnie – City of Cincinnati
Williams, John – Gonzalez, Saggio, & Harlan

II. APPROVAL OF MINUTES

MOTION: Dave Siebenburgen made a motion that the minutes of the June 21, 2006 Board of Directors meeting be approved. Otto Budig seconded the motion. The motion was passed unanimously.

III. BROWNFIELD PROJECTS UPDATE

Kim Satzger introduced Christine Russell to the Board of Directors. Ms. Satzger said that Ms. Russell comes to the Port Authority from the Fernald project and that Ms. Russell will fill the Director of Brownfield Development position as a contract employee. Ms. Satzger asked Ms. Russell to provide an overview of her background.

Christine Russell said that she has a Bachelors degree in Environmental Studies, as well as a Master of Science degree in Environmental Management. Ms. Russell indicated that she worked for Fluor Fernald for the last 14 years on the Fernald Super Fund remediation project. During her time at Fluor, she had a wide range of experience including regulatory compliance, project management, contract management, proposal writing, and business development. Ms. Russell said that she has been following the Port Authority's extensive work in the area of brownfield remediation and redevelopment and is looking forward to working on the Port Authority's brownfield projects in order to recycle local properties.

Ms. Satzger thanked Ms. Russell for joining the staff of the Port Authority and indicated that her expertise in the environmental remediation field will assist the Port Authority in furthering its brownfield redevelopment mission. Ms. Satzger indicated that Ms. Russell will now assume the responsibility of project management of the Port Authority's brownfield projects and, in the future, will provide the brownfield project updates.

Christine Russell provided updates on the following projects:

4101 Spring Grove Avenue Project – Ms. Russell stated that at the last Board Meeting, it was reported that the Port Authority had submitted an application for Clean Ohio Assistance Funds for the 3.5 acre former American Can Company property located in Northside. The Port Authority was notified in August that it was granted \$750,000 in Clean Ohio Assistance Funds for the project. We are in the process of putting the project management structure in place in order to move the project forward. The former 5-story manufacturing building located on the property will not be demolished; it will be cleaned up and renovated into approximately 100 apartments with an additional 27,000 square feet of commercial and retail space. Included in the Board packet is a resolution which gives the Port Authority the authorization to enter into agreements with the Redeveloper and the Certified Professional. Once underway, this project will take approximately four months to remediate. When the remediation is complete, the developer will start on the redevelopment of the building.

MOTION: Dave Siebenburgen made a motion to approve the resolution authorizing the Port Authority to enter into agreements with: 1.) American Can Building, LLC, as Redeveloper, to subcontract for the remediation scope of work, and 2.) SRW Environmental Services for the Certified Professional scope of work. Otto Budig seconded the motion. Paul Muller abstained. The motion was passed unanimously.

4000 Red Bank Road Project – Ms. Russell reported that the Port Authority and W.P. Carey (property owner during remediation) have received the Covenant Not to Sue (CNS) from the Ohio EPA and the Environmental Covenant has been filed. A copy of the Environmental Covenant is included in the Board packet. With these documents in hand, the developer can now purchase the property and proceed with construction.

Kim Satzger added that the developer, Regency Centers, actually closed on the property last Thursday. Regency now owns that property. The Port Authority is working with Regency Centers on a Tax Increment Financing (TIF) for the proposed public improvement at the property.

Steve Love asked if Regency is receptive to incorporating economic inclusion when bidding the privately-funded construction improvements.

Deborah Robb answered yes. She said that she has been working with Regency Centers on the bidding process by identifying potential bidders from the Port Authority's Minority Business Enterprise, Women Business Enterprise, and Small Business Enterprise database. Ms. Robb said that there is a pre-construction meeting next Tuesday that she will be attending.

Ms. Satzger added that the property owner during the demolition and remediation phase of the project, W.P. Carey, worked closely with the Port Authority on economic inclusion. The Port Authority's agreements required that the property owner, while implementing the demolition and cleanup activities, work to achieve the aspirational goals set by the Port Authority's Economic Inclusion Policy. However, once the property moves to the redevelopment phase, the Port Authority is no longer involved in the project and cannot stipulate adherence to the policy. During the remediation and demolition phase of this project, the property owner, W. P. Carey, worked very closely with the Port Authority on economic inclusion. The new property owner, Regency Centers, (although not required by agreement with the Port Authority) has asked the Port Authority to assist in the bid process for the private improvements in order to enhance opportunities for economic inclusion.

Mr. Love asked for the names of some of the contractors involved on the cleanup and demolition portion of this project.

Ms. Robb stated that Earth Management and Belmont Labs received the majority of the MBE work.

J. J. Johnson-JioDucci asked if the developer, Regency Centers, is still on track to build a Wal-Mart on the property.

Kim Satzger answered "yes."

5025 Carthage Avenue Project – Ms. Russell said that there was a groundbreaking for the Linden Pointe development last week. There is a brochure in the Board meeting binders which provides details on the development plans for the property. They are currently planning 600,000 square feet of corporate office, medical office, retail and restaurant space on the approximately 23-acre site. Construction is underway on the eastern portion of the property. At the same time, the Port Authority has contracted for the in-situ remediation continuing on the west central portion of the property. We are expecting a report soon on the most recent round of soil and groundwater sampling. As previously reported, the in-situ remediation will take approximately 12 – 15 months, and, during that time, quarterly groundwater and soil sampling will occur to gauge the level of contamination until the applicable cleanup levels are reached.

Dave Siebenburgen inquired as to when we thought buildings will start to go up.

Ms. Russell answered that buildings are actually already under construction. She indicated that some of the steel structures were up when representatives of the Port Authority were at the ground breaking last week.

Ms. Satzger stated that the property developer, Al. Neyer, Inc., has indicated that they are currently anticipating that they will have a building finished by the end of this year or early during the first quarter of 2007.

320 South Anthony Wayne Avenue Project – Ms. Russell reported that the bid process included two bid packages. The base bid was for the asbestos abatement and the demolition. There was also an option in the bid process for excavation and disposal of the subsurface concrete and contaminated soil. We have awarded only the base bid for asbestos and demolition, and that was awarded to Homrich. Homrich was the demolition contractor on the Red Bank Road project. They will be mobilizing by the end of this week. The asbestos abatement work will start next week. The Port Authority will host a demolition ceremony at the project site in the near future. We are currently in the process of planning that with the developer. We will notify the Board when the date has been selected. The timeline for this project to complete the cleanup and obtain the Covenant Not to Sue is about a 10 month timeframe.

Ms. Russell reported that, looking forward, Round 4 of the Clean Ohio Fund is underway with applications due next April. The Port Authority has started to identify potential projects.

Jack Rouse asked if there any signature projects that may be applied for in this next round?

Ms. Satzger responded that it was too early at this point to tell.

IV. FINANCING PROJECTS UPDATE

Kim Satzger provided updates on the following financings:

225 Pictoria Drive – Ms. Satzger reported that this financing is a \$10 million Tax Increment Financing backed by Special Assessments (“TIF/SA” financing) for the public parking garage at the Pictoria Corporate Center. We expect to close within the next two weeks. The closing has been delayed past the end of the third quarter by the need to obtain additional documents from third parties. Nearly all of those have now been obtained. Once MEPT, which owns the tower, is prepared to proceed (we received the approval from the Board at the June meeting), we will proceed with the financing. This is a variable rate issue backed by a US Bank letter of credit.

Ray Schafer added that one of the things that we look at is the value to loan ratio. This project is 3.5:1 – which is very strong.

4000 Red Bank Road Project – Satzger stated that the Port Authority is working with Regency Centers on a project financing. This is an approximately \$9.3 Million TIF bond for public infrastructure improvements at the property. As indicated, the Port Authority and W.P. Carey received the Covenant Not to Sue, which is what we have been waiting on in order to proceed. The developer has now signed the Preliminary Agreement and the Term Sheet for the Bonds. We expect it will take about two months to close this financing. We anticipate that we will be coming back to the Board at the November 9th Board Meeting for final approval.

3000 Disney Avenue Project – Satzger said that there is a meeting today with the City and the developer of this site at 11:00 a.m. to talk about recent developments with regards to this property. Duke and Bearcreek Capital are working on developing this property. This originally was contemplated to be a TIF/SA issue and the project was going to be implemented in phases. However, it is currently being contemplated that the project will be implemented in one phase. Further, the project may be significantly more densely developed than was previously anticipated. It also now includes a residential component. We will learn more today. We may need to come back to the Board on November 9th to amend the preliminary approval that the Board already gave to reflect the current status of the project.

Steve Love stated that in some of his trips outside of Cincinnati, especially when visiting Atlanta and looking at these types of projects, there are expectations for affordable housing when there is a residential component. Mr. Love asked if there was discussion as to affordable housing in this project.

Kim Satzger stated that Jeff McElravy from the City of Cincinnati is actually working on this development. Ms. Satzger asked Mr. McElravy to respond to Mr. Love's question.

Jeff McElravy responded that the City of Cincinnati has not seen too much in the way of price points yet. The City has been looking more at the valuation side. The residential development is a fairly new component.

Mr. Love responded that part of his learning is that affordable housing is not subsidized housing. Affordable housing is very different.

J.J. Johnson-JioDucci acknowledged that there are two levels of affordable housing. There is affordable housing that is definitely low-income housing. There is also affordable housing that is work-force housing. She noted that based on the development around the Oakley area and some of the area that was demolished in order to prepare for this project, there probably is a need to replace the work-force housing, which is different from market rate and affordable housing.

Mr. Love thanked Ms. Johnson-JioDucci for her input.

Dana Avenue/Keystone Parke Project – Mr. Satzger said that this is a proposed TIF financing for a public parking garage. This property is on the southwest corner of the I-71 and Dana Avenue interchange. Dan Neyer of Neyer Properties (developer) is here with us today to briefly describe this project. Neyer Properties is contemplating a three-phase commercial office project at this site. The resolution included in the Board packet concerning this project provides preliminary approval for the issuance of \$21.5 million of bond for all phases of development, with the first financing to be bonds or notes in an amount not to exceed \$5.5 million.

Dan Neyer of Neyer Properties provided an overview of the project including the project milestones listed below:

1. Project has been seven years in the making
2. Neyer purchased 29 separate parcels to make up the development
3. There will be three buildings in the 465,000 square foot office campus. The building sizes are 65,000 square feet; 160,000 square feet; and 240,000 square feet.
4. Neyer is donating part of the land to the Cincinnati Park Board to be used to enlarge Evanston Park. Improvements to the park include a full size football field and baseball field, as well as regrading part of the land in order to create a level play area.

5. Neyer worked with the Evanston Community Council in order to have public input into its vision of creating an environment for an office campus that involves lifestyles and convenience.
6. Neyer is committed to the City of Cincinnati and made sure that this development was within City limits. Neyer envisions this development to be the gateway to the City of Cincinnati.
7. Neyer worked with Xavier University to design a streetscape plan all along Dana Avenue. This plan includes gaslights, trees, and pedestrian friendly walkways.
8. This project has great visibility from I-71 and will create a true boulevard/park development.
9. There will be minor modifications to the interstate that will make it easier to navigate to and from the development.
10. This development will assist in transforming the community of Evanston.
11. The design will have a progressive and urban feel with a dominant view along the interstate.

Jack Rouse congratulated Mr. Neyer for staying committed to this project for seven years and advised the Board that there was a resolution in their Board packets regarding this project.

Kim Satzger stated that the resolution is for preliminary approval for up to \$21.5 M in bonds for all three phases of the proposed parking.

Jeff Bomberger explained that this financing is essentially being done on the Queen City Square type model except that the Port Authority will not own any of the buildings as it did in the case of the Queen City Square project. Here, the Port Authority will simply own the parking garage. This difference along with the fact that this will be a phased project, and the fact that the developer is thinking of going out and securing revenue bond anticipation notes as opposed to taking the bonds out in the first stage, it is being done essentially under that same model. Following the Queen City Square model, there will be a preliminary Construction Agency Agreement in which the Port Authority will ask Neyer to build the parking garage. The resolution will provide Port Authority approval for a three phase \$21.5 M (maximum). However, the Port Authority will likely issue approximately \$4M in the first phase of the parking garage. Port Authority staff will seek final Board approvals for each phase of the project. This is simply a preliminary approval of the overall project which authorizing the Port Authority's involvement.

Otto Budig inquired about the revenue streams to the Port Authority on these four financings.

Mr. Schaefer answered that the 225 Pictoria Drive project financing is the only financing that we have in the budget. Revenues expected from that project financing is \$100,000 – based on the upfront application and agency fees. On the 4000 Red Bank Road project financing, projected revenue is expected to be a little over \$100,000 with \$20,000 of this amount being for the application fee and about \$83,000 for the agency fee. With regard to 3000 Disney Avenue project financing, it is difficult to project the amount of income as the project scope is under review and will likely be increasing. Initially, the Disney Avenue developer thought of this financing as a \$10,000,000 financing, which would mean a \$25,000 application fee and a \$100,000 contract agency fee. On the Dana Avenue/Keystone project, for the projected \$4,000,000 phase one financing, the Port Authority is projected to receive \$58,000 based on a combination of the application and contract agency fees.

Otto Budig thanked Ray Schaefer for this explanation of the fees.

Jack Rouse presented the resolution for the Keystone financing to the Board for approval.

J.J. Johnson-JioDucci commented that she really respects Mr. Neyer tremendously and applauds the redevelopment plan for the property, which has been worked out in close coordination with the Evanston Community Council. She stated that his company always sets the pace as to how developers, large or small, should work with community stakeholders.

MOTION: Dave Siebenburgen made a motion to adopt the resolution to provide preliminary approval for the Dana Avenue/Keystone Parke financing. Joe Hale seconded the motion. The motion was passed unanimously.

V. CHAIRMAN'S REPORT

Jack Rouse introduced Jim Benedict from KMK Consulting to speak briefly on the search for the president's position. Mr. Rouse stated that the Search Working Group will be meeting on Friday, October 6th to discuss the results of the search.

Mr. Benedict stated that outreach efforts began with advertising on August 1st. The advertisements, the advertisement schedules and the one-page job description that was used as marketing collateral material is included behind Tab V in the Board books. Mr. Benedict contacted the City of Cincinnati, Hamilton County, State of Ohio, various business groups, community organizations and other stakeholders throughout the region to solicit candidates. In regards to the advertisement schedule, it ran three weeks in the classified ads in the Cincinnati Business Courier, The Spanish Journal, The Cincinnati Herald, The Cincinnati Enquirer/Kentucky Enquirer and had a 30-day posting on CareerBuilder.com. As a result of the advertising and outreach there are 39 applicants to date. Mr. Benedict expects to have a few more coming in the next few days. The Search Working Group will determine next steps at its meeting tomorrow afternoon. The agenda for that meeting is to review the current pool of candidates, the status of pending candidates including those that are not officially on board yet but have expressed interest. The Working Group will rank the existing candidates and decide whether or not any additional outreach or advertising needs to be done to broaden the group. Based on the discussion of next steps and the process identified by the Working Group for interviews, additional outreach may be necessary.

Mr. Siebenburgen asked what was Mr. Benedict's reaction to the 39 resumes.

Mr. Benedict stated that this is a smaller group than he would have liked to have seen. However, a majority of the candidates were qualified. In a number of the searches that they do, you can automatically toss out a fairly decent percentage of the applicants because they are applying for any job that comes across their desk. Mr. Benedict stated that as much as 80% of the candidates, if you were to categorize them into three groups, A, B and C, would fall into the A or B group.

Paul Muller asked if there was any of national coverage for the position.

Mr. Benedict replied that they conducted a regional search; however the position was posted on CareerBuilder.com.

Jack Rouse explained that, based on history, the search needed to be focused regionally because of the situation with the evolving funding and reformation of the Port Authority. Additionally, a national search would have put the Port Authority in a position to potentially pay for relocation, which would have been difficult on the Port Authority's limited budget.

Jim Benedict asked if anyone knows of any individuals that they think should apply or someone with whom KMK Consulting should speak, please let him know. This information should be forwarded to Ray Schafer.

Jack Rouse thanked Mr. Benedict for his update and assistance.

On another matter, Mr. Rouse noted that in a recent meeting with Willie Carden, Director of Cincinnati Parks, Mr. Carden expressed his gratitude to the Riverfront Advisors on for all the help that they have given him on the Riverfront Park.

Jack Rouse informed the Board that he has regrettably accepted Board resignations from Tom Humes and Nick Vehr. Mr. Rouse expressed his gratitude to Tom Humes and Nick Vehr for their years of dedication and commitment to both the Riverfront Advisors and the Port Authority Board. He acknowledged that both men had a tremendous passion for the Port Authority's projects and each will be greatly missed.

VI. PRESIDENT'S REPORT

Economic Inclusion Report – Deborah Robb stated that the report is consistent with the last few reports given. The Port Authority has completed the Red Bank Road and Queen City Square projects, and the Carthage project has been bid. The next projects that are coming up are the South Anthony Wayne Avenue and the Spring Grove Avenue projects. The Port Authority has gone out for bids on the South Anthony Wayne Avenue project. This process included an Economic Inclusion Outreach Session in June. There was very good attendance with the majority of attendees participating in the actual bidding process as either prime contractors or subcontractors. The Certified Professional firm which was selected is a Woman Business Enterprise company headquartered in Indianapolis, with an office in Cincinnati. With regard to the Spring Grove Avenue project, we will also conduct an Economic Inclusion Outreach Session once the grant agreement has been signed. Ms. Robb noted that she has a list of qualified suppliers which will be invited to participate.

Deborah Robb discussed the recent relocation of the Port Authority's offices to the 16th floor of the Kroger Building. Ms. Robb indicated that she managed the move. The budget for that project was approximately \$30,000. Of that amount, over \$15,000 went to a Minority Business Enterprise (MBE) company making our MBE participation on the move approximately 52%. There was also 6% Woman Business Enterprise participation, and 89% Small Business Enterprise participation.

Jack Rouse commented that it is to Ms. Robb's credit that even on something like moving two floors, we can still achieve multiples of our original goal for inclusion. Mr. Rouse thanked Ms. Robb for having the Port Authority remain the "poster child" for Economic Inclusion in the region.

Steve Love stated that his day job enables him to talk a lot about economic inclusion to others. He is very proud that he is able to constantly reinforce the work that the Port Authority has done in this area. Deborah Robb, supported by the Kim Satzger, has been able to implement the Economic Inclusion mission of the Port Authority. Mr. Love acknowledged that people are surprised when they are informed of the Port Authority's results and realizes with these types of examples, they can do it too.

Kim Satzger informed the Board that the move of the Port Authority's offices to the 16th floor was paid for by 3CDC as part of an agreement with them to take over the Port Authority's previous space on the 14th floor.

Ms. Robb noted that she has begun mentoring WCPO TV in their economic inclusion goals and policies. She is working with Mona Morrow at WCPO TV to help her with their program which is relatively new. Ms. Robb also stated that she has been selected to participate in Leadership Cincinnati Class 30 and thanked John Williams for his nomination. Ms. Robb has also been elected to chair the local advisory committee for the South Central Ohio Minority Business Council and is also working with Steve Love and a large group of community stakeholders on the Economic Inclusion Task Force for The Banks project.

Kim Satzger stated that due to our accomplishments and extensive database for MBE/WBE/SBE companies, the Port Authority continues to be solicited by area companies for assistance in finding qualified suppliers. Ms. Satzger mentioned that Messer Construction recently contacted the Port Authority regarding a project that they were about to bid and requested assistance in identifying MBE and WBE companies for them to contact. The Port Authority is finding itself as an economic inclusion resource for local developers.

Jack Rouse stated that we continue to do extremely well in the areas of inclusion, financings and brownfield cleanup – “the best in the Midwest.” He noted that it proves that under the leadership of Kim Satzger, the Port Authority has been able to accomplish great things. Mr. Rouse thanked everyone for their commitment to the Port Authority.

Ray Schafer offered a comment also on inclusion. He stated that for someone relatively new to inclusion, he has certainly never seen anything to this extent from the private sector. And, certainly from what he hears from other public sector entities, there is nothing like it. In everything that the Port Authority does, economic inclusion is a part of the thought process.

Financial Report – Ray Schafer provided this report stating that Tab VI contains the Financial Information. The Balance Sheet documents that there is approximately \$480,000 in cash at this time. Unless there are questions, Mr. Schafer said that he will move to the Statement of Revenues and Expenses. He directed the Board to look at the total revenue line on the Statement of Revenues and Expenses. This line shows a below budget amount of \$819,000; \$700,000 of that relates to grants from the City and County, which the Port Authority has not yet received. That leaves the Port Authority about \$119,000 short at this point in time. Recognizing that within the shortfall, the large element is Pictoria financing project, which we expect to close and see an additional \$100,000 this year. As mentioned earlier, that is just looking at those that we have budgeted. The other projects that are not budgeted, Red Bank Road, Disney/Millworks Avenue, and Dana Avenue/ Keystone, may happen yet this year. Certainly, Mr. Schafer believes that the Red Bank Road project financing is very close. Mr. Schafer said that if he took those project financings that are budgeted, the Port Authority is roughly at a breakeven point in terms of the revenues for the year. Right now it is looking like the Port Authority may be approximately \$9,000 over its budget on projected project revenues. With regard to the expense side, Mr. Schafer reported that there are fluctuations between salaries and benefits on one hand and contracted services on the other. The timing of when we should add personnel per the budget, led to the discussion that we had earlier in the year about adding people on a contract basis until the grant funds are received from the City and the County. The intent, once we get those monies and once we get a stabilization of the other things that we are trying to do at the Port Authority, is to bring people on full-time. Mr. Schafer directed the Board members to look at the bottom line on expenditures; indicating that the Port Authority is below its budget by \$205,000. That is good given the fact that, pre-City and County

grants, the Port Authority is \$119,000 below its revenue target and \$86,000 positive at the net line. Conservatively controlling the net line while providing needed contract services has been our intent and the direction that was given by the Board and that we have applied in our discussions with the Finance Working Group. Mr. Schafer asked for questions.

Otto Budig commented that he liked the presentation. Good presentation in terms of being understandable and clear.

Mr. Rouse stated that this is another area in which he believes that the Port Authority has made tremendous progress. He thanked the Finance Working Group members for their dedication to the financial matters of the Port Authority.

Mr. Schafer continued his financial report by providing a status update as to the 2005 audit. Mr. Schafer said that he has completed his first review of the audit report and it is now in the hands of BKD. BKD is very close to completing the audit. This week, BKD will begin their independent internal report review. Once the review is complete, a final draft will be provided back to the Port Authority. At that point in time, Mr. Schafer will discuss the report with the Finance Working Group. It is unclear as to when the State approval process begins and how long it takes, and how this fits with when we present to the Board. We have been advised by BKD that they will forward their final audit report to the State for its review before we distribute the final audit to the Port Authority Board. BKD has advised the Port Authority that we have a clean opinion and there are no recommendations for improvement for internal controls and procedures.

Jack Rouse asked Kim Satzger for an update on the engagement of consultants.

Ms. Satzger stated that the Port Authority has been augmenting its staff with consultants as needed as we go through our transition to new leadership, await City and County funding, as well as wait on the reformation of the Port Authority as proposed by the Port Authority to City and County officials. Christine Russell has been engaged as a contract employee to serve as the Director of Brownfield Development. In addition, the Port Authority engaged Malcolm Pirnie, which is an environmental consulting firm, to assist the Port Authority in the preparation of environmental reports required by the Clean Ohio Program.

Kim Satzger also discussed the PowerPoint presentation that was inserted into the Board packets. She said that, over the last couple of months, she has been reviewing this presentation with the County Commissioners and Cincinnati City Council members. The intent was to update County and City officials on the activities of the Port Authority since our meeting with them earlier this year concerning the Economic Impact Study. Ms. Satzger updated them on all the new projects going on this year, which is essentially 2-3 new Brownfield projects and six financings projects. Ms. Satzger also reinforced the findings in the economic impact study that states that for every dollar invested by the County and City in the Port Authority, they receive \$5.67 in return in terms of fiscal impact of local taxes and revenue to municipalities and school districts. Ms. Satzger also stated that we will be updating the Economic Impact Study. The Port Authority will be asking the University of Cincinnati to update the Study with its new projects.

Ms. Satzger stated that, in addition to providing project updates to City and County officials, she also talked to them about the Port Authority's funding, as well as the status of the proposal for the reformation of the Port Authority.

Jack Rouse stated that there were three parts in the letter that was sent out in regards to the reformation. The letter discussed on-going funding; a county-wide port authority with all of the

powers of a fully functioning port; and the reformation of the Board to a smaller Board consisting of nine members. This request has been with County and City officials since December 2005.

Kim Satzger reported that Hamilton County had approved the 2006 funding for the Port Authority at a recent County Commission meeting. The County has forwarded a grant agreement which we have signed and have returned to the County. They indicated that they will sign it and said that they will be giving us our \$350,000 grant in the near future. Ms. Satzger further reported that the City is bundling our funding with the reformation issue. Ms. Satzger said that she asked both the County and the City to separate the two issues so that the Port Authority could get its grant funding and then work on the reformation during the fourth quarter of this year.

Otto Budig asked Kim Satzger what kind of responses she was getting from the City leaders concerning her presentation.

Ms. Satzger said that we have received positive responses to the presentation.

Jack Rouse noted that it is very hard to argue with the kind of results that we have achieved.

Kim Satzger mentioned that at our last Board Meeting she discussed that we were hosting a Brownfield Seminar in Cincinnati for the National Brownfield Association on June 29th. The event was held at the Hyatt and was very well attended. There were approximately 150 people in attendance. It was a day long seminar and was very successful.

Ms. Satzger invited the Board to the new offices on the 16th Floor of the Kroger Building, Suite 1600.

VII. ADJOURNMENT

MOTION: Jack Rouse made a motion to adjourn the Board of Directors meeting. Mr. Budig seconded. The meeting was adjourned at 8:30 a.m.

Respectfully,

Kimberly Satzger
Secretary