

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY
BOARD MEETING
THURSDAY OCTOBER 9, 2003
5:00 PM at the Port Authority Offices**

I. CALL TO ORDER

Jack Rouse called the October meeting of the Port of Greater Cincinnati Development Authority Board to order at 5:09 P.M.

II. BOARD MEMBERS PRESENT

Bailey, Clifford
George, Lou
Hull, Betty
Humes, Tom
JioDucci, J.J. Johnson
Kearney, Eric
Kull, Ron
Muller, Paul
Reid, Janet
Rouse, Jack
Siebenburgen, David
Zimmer, Joe

EXCUSED:

Budig, Otto
Fonner, John
Hale, Joe
Love, Steve (attended via telephone – did not vote)
Otto, Charlotte
Vehr, Nick

STAFF:

Sainato, Lisa
Satzger, Kim
Sharp, Tim

GUESTS:

Bledsoe, Amanda	Dan Pinger Public Relations
Cundiff, Jim	Hamilton County Commissioners
Jones, Bruce	Squire, Sanders & Dempsey
Krueger, Jennifer	Tetra Tech
Kyles, Wiley	W. Bernard Kyles & Co.
Osborne, Kevin	Cincinnati Post
Phillips, Bonnie	City of Cincinnati
Ratterman, Ed	City of Cincinnati
Ritter, Jim	RSA
Schwab, Kathy	UCCURC
Spencer, Rick	SCS Engineers
Stewart, John	Tetra Tech

III. APPROVAL OF MINUTES

MOTION: Clifford Bailey moved that the minutes of Thursday, September 11, 2003 be approved with one amendment – Mr. Bailey was not in attendance and the minutes should reflect as such. Joe Zimmer seconded the motion. The motion was passed unanimously.

IV. ORGANIZATIONAL UPDATE

Jack Rouse opened the meeting.

Tim Sharp introduced the Finance Report and Wiley Kyles of W. Bernard Kyles & Co.

Finance Report

Wiley Kyles presented the Port's Balance Sheet as of September 30, 2003.

Eric Kearney raised the question as to when we would see the Port's Economic Inclusion policy in action. Tim Sharp stated that Wiley has compiled a project-based template to track funds and whom we hire to perform contracts. Eric asked when the template would be implemented. Tim stated that it would be in place by the next Board meeting. A discussion ensued as to how best perform this task. Janet Reid suggested that we model our system after the Cincinnati Public Schools. Clifford Bailey stated that the Port is in need of an Economic Inclusion Coordinator. Steve Love that the City tracks ethnicity by SBE and ownership.

Professional Services Partnering

Tim Sharp updated the Board with regard to Squire Sanders & Dempsey's (SSD) partnership with Gonzalez, Saggio and Harlan (GSH). Tim went on to highlight SSD and GSH's roles with respect to legal financings. GSH has served as Issuer counsel and SSD has served as Bond counsel.

V. BROWNFIELD UPDATE

Kemper Road Project

Kim Satzger reviewed the September 23 Kemper Road Project Demolition Event. Kim highlighted the partners and the fact that awards were given to each partner for their financial assistance in the project.

Kim further described how the City of Sharonville's Mayor Lovitt took place in the event by speaking as well initiating the demolition by driving the track hoe into the building.

Kim mentioned that pictures and a summary of the event will be posted on the Port's web page.

Jack Rouse noted that this is an enormous undertaking, and that we all gained a lot of knowledge from this project for future endeavors.

Center Hill Project Update

Kim Satzger explained that State of Ohio awarded the Port Authority \$349,500 in Clean Ohio Assistance Fund grant funds and we are currently working through contract issues in order to implement the funds. Kim further explained that we should be receiving an agreement from the State of Ohio in the very near future.

Uptown Crossings/ Cincinnati Zoo Project Update

The Port Authority has applied for \$496,151 in State of Ohio grant funds for the clean-up and demolition of the 3333 Vine Street building.

Kim Satzger stated that the Public Hearing regarding the application for funds was held last week and went smoothly. Kim further stated that the application would be sent to the State of Ohio tomorrow.

Eric Kearney asked whether or not the Cincinnati Empowerment Corporation could assist in funding. Kathy Schwab said that she would look into that suggestion and noted that the Cincinnati Zoo is currently providing matching funds.

Calhoun Street Market Place Project Update

Tim Sharp presented the project to the Board as a mixed-used redevelopment and reminded the Board of the Declaration of Intent to Issue Bonds adopted in September for the public improvements on Calhoun Street. The Port's role is to finance public improvements on the site.

Tim stated that during due diligence, the Port is working through a tentative cooperative agreement with the City of Cincinnati.

The Resolution authorizes the Port to move forward on the cooperative agreement with the City of Cincinnati.

Bruce Jones pointed out that he has spoken with the Assistant City Manager and that the City of Cincinnati is very eager to move ahead.

MOTION: David Siebenburgen moved to adopt the resolution. Tom Humes seconded the motion. The motion passed unanimously.

Westfield Station – Oakley Project Update

Tim Sharp presented the residential project located in the Oakley neighborhood in the City of Cincinnati. The Developer has purchased the entire property and has asked the City of Cincinnati and the Port to move forward, however, there are contamination issues.

Tim went into detail regarding the Declaration of Intent regarding TIF financing from the City of Cincinnati for bond issue. The Port's role is to finance public improvements on the site.

Eric Kearney asked for an explanation of the prevailing wage coordinator.

Bruce Jones replied that a prevailing wage coordinator is designated and that this person does not have to be employed by the City of Cincinnati.

Jack Rouse questioned as to whether or not a general contractor could perform the prevailing wage coordinator duties; Bruce said that the Port can and will make this a part of the contractual obligations so that the contractor can monitor. Bruce further stated that this is a unique situation as it is a residential property versus a commercial property.

Jim Ritter spoke about the tax abatement process and TIF district system related to this project.

MOTION: Paul Muller moved to pass the resolution. David Siebenburgen seconded the motion, which passed unanimously.

GM/Globe Site –Ohio Heart Hospital – Norwood Project Update

Kim Satzger outlined the project area and location – the former GM Globe Warneke site – and the proposal to build a four-story hospital. The Port’s role in the project will be to finance public improvements on the site.

Erid Kearney pointed out that the verbiage in the Resolution should be the City of Norwood instead of City of Cincinnati and that the City of Norwood should sign the final agreement.

Bruce Jones noted Eric’s comments and stated that the City of Norwood would be participating in the next step, which is the cooperative agreement.

Jack Rouse explained that this resolution is just to facilitate the project and does not commit the Port at this stage.

Bruce Jones further stated the developer is providing a letter of credit to secure bonds.

MOTION: Joe Zimmer moved to approve the resolution. Ron Kull seconded the motion. The motion passed unanimously.

American Laundry – Norwood Project Update

Kim Satzger described this mixed-use development project in the former American Laundry site in the City of Norwood. The site is owned by LandBank Corp. /Neyer Properties. A letter of credit will be furnished by the developer to back the financing. The Port’s role on the project is to finance public improvements on the site.

Eric Kearney pointed out that paragraph C.1. needs to be changed from City of Cincinnati to Norwood Ventures.

MOTION: Janet Reid moved to approve the resolution. Ron Kull seconded the motion. The motion passed unanimously.

Columbia Square – City of Cincinnati Project Update

Tim Sharp illustrated the mixed use redevelopment project located at Delta Avenue and Columbia Parkway in the Columbia Tusculum neighborhood of the City of Cincinnati. The Port’s role on the project is to finance public improvements on the site.

Tim explained that the Declaration of Intent to Issue Bonds is necessary in order to move the project forward.

MOTION: Dave Siebenburgen moved to approve the letter of intent. Lou George seconded the motion. The motion passed unanimously.

VI. THE BANKS UPDATE

The Banks

Jack Rouse said that the Port Authority has had several meetings with the 3CDC Working Group (both he and Janet Reid serve on that Board as well).

EDA Grant Application

Tim Sharp gave a detailed description of the Federal Economic Development Administration grant application process, in summary, the Port must submit a pre-application then be invited to apply for the grant, and the second step is submitting the full application. The Port received a letter inviting a full application for Freedom Way improvements on The Banks in September.

Jack Rouse stated that the Port is still searching for other sources of funding.

To date, the Port has applied for \$10.4M in CMAQ funds.

VII. OTHER BUSINESS

Executive Session

There was no Executive Session.

V. ADJOURNMENT

MOTION: J.J. Johnson-JioDucci made a motion to adjourn the meeting at 6:00 P.M. Tom Humes seconded the motion. The motion carried unanimously.

Respectfully,

Tim Sharp
President