

**THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY BOARD MEETING
THURSDAY, OCTOBER 11, 2001
5:00 p.m. at the Office of the Port Authority**

I. CALL TO ORDER

Steve Love called the October meeting of the Port of Greater Cincinnati Development Authority to order at 5:20 p.m.

II. BOARD MEMBERS PRESENT:

Corathers, Robin
Hale, Joe
Humes, Tom
Kearney, Eric
Kull, Ron
Love, Steve
Martin, Greg
Miller, Norm
Otto, Charlotte
Reid, Janet
Vehr, Nick

ABSENT:

Bailey, Clifford
Byrd, Stephanie
Fonner, John
George, Louis
Muller, Paul
Rouse, Jack
Siebenburgen, David

STAFF:

Satzger, Kim
Sharp, Tim

GUESTS:

DeCourcy, Debra	Dan Pinger Public Relations
Dober, Phil	Arthur Andersen
Fletcher, Jodi	Dan Pinger Public Relations
Phillips, Bonnie	City of Cincinnati - Environment Management
Ratterman, Ed	City of Cincinnati - Economic Development
Trammell, Todd	Fernald Community Reuse Organization
Williams, John	Gonzalez, Saggio & Harlan

III. APPROVAL OF MINUTES

MOTION: Robin Corathers moved that the minutes of the Tuesday, September 6, 2001 board meeting be approved. Nick Vehr seconded the motion. The motion was unanimously carried.

IV. ORDER OF BUSINESS

A. Organizational Update

Tim Sharp

Phil Dober of Arthur Andersen reported that the accounting records are updated on a continual basis and all financial matters are in order.

Tim Sharp reported that the Port Authority will be transitioning from interim professional services to long term professional services. The Port Authority will utilize a Request for Qualifications competitive bidding process. The Port Authority intends to go out for bids on professional services for legislative affairs and financial advisory services. KMK Consulting provided the Port Authority with interim legislative affairs services. However, the KMK Consulting interim agreement has expired. The Port Authority has been receiving interim financial advice from Seasongood & Mayer; but that agreement has also expired.

The Port Authority will look to hire permanent staff as well as an interim consultant for Brownfield projects. Nick Vehr asked if the Port Authority would advertise these positions and look at resumes in order to hire; and if so, who would conduct these activities. Tim Sharp said that staff will be responsible for performing these tasks.

Kim Satzger reported that Port Authority staff had attended two conferences during the last month. In late September, she attended the Brownfields Conference in Chicago, Illinois. This conference provided information on the latest trends and technologies available for the redevelopment of brownfield properties. The Port Authority is engaged in discussions with several local developers regarding potential brownfield redevelopment projects.

Kim Satzger then reported that she and Tim Sharp attended the Urban Land Institute Conference in Boston Massachusetts. There were also two board members in attendance – Ron Kull and Tom Humes. The conference was attended by nearly 4,000 development-related professionals from around the country. The Port Authority hosted a booth at the conference. The purpose was two-fold: to make members of the development profession aware of the development opportunities in the Greater Cincinnati Area (both brownfields and The Banks); and to learn about the latest development trends and tools. While working at the booth, the Port Authority received quite a bit of interest in potential Hamilton County development opportunities.

Norm Miller will speak at the International Council of Shopping Centers (ICSC) Conference in Cincinnati on October 16 and 17, 2001. There will be heavy participation by real estate and development professionals. Tim Sharp and Tom Humes are scheduled to lead a panel discussion at the conference. It is another opportunity for the Port Authority to get in front of local and regional development professionals.

Eric Kearney stated that he had received questions from local small business representatives with regard to participation in Port Authority development projects. In particular, he wanted to know the registration process for businesses that want to locate on the riverfront or participate in the redevelopment of the riverfront.

Tim Sharp explained that the Port Authority has developed a small business database. He indicated that small businesses need only contact the Port Authority to be added to the list. However, placement on the list does not guarantee participation in The Banks project. The Port Authority will simply provide the potential riverfront developer(s) with the list of small businesses.

B. Search Committee

Steve Love

Steve Love reported that the events of September 11, 2001 slowed down the search process, but it is still on track. The committee has met since the last board meeting and will meet again on October 18, 2001 to conduct second interviews. The Search Committee hopes to have a recommendation by the board meeting on November 8, 2001. Mr. Love expressed thanks to Rhyan Zweifler, of Kittleman & Associates, for her work on the search for the president. Eric Kearney thanked Mr. Love for conducting the search.

C. Brownfields Update

Kim Satzger reported that, since the Board authorized Port Authority staff to enter into “Preferred Developer” negotiations with Neyer Properties at its last Board meeting, she, Tim Sharp, and John Fonner have worked with Neyer to come to an agreement with regard to the redevelopment of the Port Authority's 3603 East Kemper Road property. It is anticipated that these negotiations will be completed on or before November 15, 2001.

Tim Sharp reported that the Clean Ohio Fund is allocating \$200 million for greenspace development and \$200 million for brownfield redevelopment. The local Ohio Integrating Committee will review and approve all applications for funding and forward the locally approved projects to the State of Ohio for final approval. Last week the local Integrating Committee selected the local representation for the greenspace side of the Clean Ohio funding. The State is in the process of developing the application process for both the greenspace and the brownfield programs. It is expected that the applications requesting brownfield funds will be due during the first part of next year. As yet, there has been no suggested timing for the application process for the greenspace funds.

Charlotte Otto asked if the Riverfront Park was eligible for Clean Ohio greenspace funds. Mr. Sharp said yes.

Joe Hale wanted to know if the greenspace Clean Ohio funds could be used for park planning. Tim Sharp said that he would look into it.

Kim Satzger stated that the City of Cincinnati approved and filed the *Strategic Vision for Brownfield Redevelopment* (prepared by the Port Authority) on September 6, 2001. Port Authority staff members made a presentation to the County Commission on October 15, 2001. However, the County has not, as yet, approved the brownfield strategic vision document.

The City of Cincinnati is applying for a USEPA Brownfield Job Training Grant. Bonnie Phillips of the Environment Management Department at the City of Cincinnati explained that the City is applying for funds to train those persons living in brownfield impacted neighborhoods. These individuals will be trained to conduct environmental remediation activities.

Robin Corathers said that there are other partners involved in this endeavor. USEPA Job Training Grant application partners include the Mill Creek Conservancy, the Cincinnati Job Training Center, and the Port Authority.

D. The Banks Update

Tom Humes

Tom Humes reported that the RFQ Review Working Group has interviewed nine of the twelve developers who submitted qualifications for The Banks project. He thanked the Working Group for giving a considerable amount of time to this process.

Joe Hale asked if there was any discussion of the riverfront park. Tom Humes replied that the park is essential to the success of the project and should be in place before the project is complete. He also said it was recommended that the park be a fully integrated component of The Banks project.

Norm Miller said that he would like to stay open to innovative ideas that may result from the developer selection process.

Tim Sharp said that the development teams indicated that people will not move down to the riverfront without the park being completed. He further stated that all of the development teams thought that the plan was a strong plan with a good complement of uses.

Tom Humes thanked Tim Sharp and Kim Satzger for all of their work on this project.

Norm Miller acknowledged the tremendous contribution made by Tom Humes through his leadership and commitment to the project.

Charlotte Otto asked if we have an estimate on the number of jobs that will be created by The Banks project.

Norm Miller said that it was included in the original Banks Plan. He also stated that businesses would be more likely to expand into downtown if The Banks project happens.

Eric Kearney believed that it would be worthwhile to reinforce the message of the jobs created.

Greg Martin said that we may also want to include projections about the number of construction jobs that will be created.

Nick Vehr and Charlotte Otto will work on public relations with Port Authority staff in order to develop a new communications strategy.

Steve Love said that Tom Humes has done a great job on the developer selection process.

Tom Humes reported that Hammes Company has withdrawn from the RFQ developer selection process. In fact, the announcement by County staff that it will not recommend, at this time, the funding of the garage construction caused several developers to question the timing of The Banks project and the Port Authority's readiness to proceed on the project. Mr. Humes said that we are committed and we will make this project happen, Steve Love confirmed this position.

V. ADJOURNMENT

MOTION: Nick Vehr made a motion to adjourn the meeting at 6:20 p.m. Greg Martin seconded the motion. The motion was unanimously carried.

Respectfully submitted,

Kimberly A. Satzger
Assistant Secretary