

Board Minutes

November 8, 2017 Board of Directors Meeting

The Taft Center at Fountain Square, 425 Walnut Street, Cincinnati, OH 45202

1. CALL TO ORDER

Charlie Luken called the Port of Greater Cincinnati Development Authority Board of Directors meeting to order at 8:00 am.

Board Members Present:

Luken, Charlie	Wright, Shane
Robertson, Scott	Chavez, Manuel
Smith, David	Fisher, Bobby
San Marco, Mario	Jones, Damon
Bekal, Pradeep	

Staff Present:

Brunner, Laura	Johnson, Melissa
Hall, Darin	Recht, Chris
Castellini, Todd	Paul, Gail
Powell, Jessica	Hudson, Rick

Guests:

Duffy, Sally – SC Ministry Foundation	Schulte, Skip – Citizen
Kane, Scott – Squire Patton Boggs	Weckbach, Jeff – Hamilton County
Engel, Liz – WCPO	Kimball, Steve – Emersion Design

2. APPROVAL OF MINUTES – October 11, 2017

Mr. Luken asked the Board members if there were any additions or modifications to the October 11, 2017 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Scott Robertson moved to adopt the minutes of the October 11, 2017 Board of Directors Meeting. The motion was seconded by Damon Jones and was approved unanimously.

3. CHAIRPERSON’S REPORT

Charlie Luken

Mr. Luken welcomed the group and greeted the guests, including Sister Sally Duffy who will be joining the board in the near future.

4. PRESIDENT’S REPORT

Laura Brunner

Ms. Brunner stated a large portion of today’s meeting would be a review of the strategic plan.

Ms. Brunner informed the board she had recently traveled to Chicago to participate in a national discussion of what governance should look like for a Development Authority. Ms. Brunner stated she made good contacts to reach out to going forward and that the materials from that meeting were provided to the board.

5. STRATEGIC PLAN UPDATE

Laura Brunner, Darin Hall, Melissa Johnson, Todd Castellini

Ms. Brunner stated on June 23rd, 2015 the strategic plan was adopted by the Board of Directors. Today's presentation will focus on what has been learned in the last three years, the decisions that should be made about growth of the strategy, and how it has become clear how closely the three main parts of the strategy are integrated and overlap. In the December board meeting, the implication of the strategy on the internal team and its functions will be reviewed.

Mr. Hall reviewed the Neighborhood Strategy with the board. Using slides Mr. Hall reminded the board of the original Neighborhood Revitalization Strategy and reviewed the growth of the Strategy. Mr. Hall pointed out the complex work that is needed and being done in disinvested neighborhoods, and the strong pull of gentrification.

Mr. Hall reviewed both Market Rate Housing and Neighborhood Business Districts within the strategy, highlighting the results since the implementation of the strategy and the tools; partnerships used to make the process successful.

Mr. Hall revealed the updated Neighborhood Revitalization Strategy, focusing on the housing and business districts.

Ms. Johnson reviewed the original Industrial Revitalization Strategy, with a goal to repurpose 500 industrial acres by 2020. Using slides, Ms. Johnson reviewed the sites acquired in the last two years.

Ms. Johnson reviewed the flexible development approaches that have been implemented, and how donation of real estate can be critical and can have a positive impact on the process. Ms. Johnson stated how the need for smaller industrial sites has been in demand for smaller communities, resulting in significant impact on these communities.

Ms. Johnson reviewed the updated Industrial Revitalization Strategy, with the continued focus on assembling and preparing 500 acres for industrial sites, with public ownership being a fundamental key, along with need for Makerspace and vertical construction.

Mr. Castellini reviewed the growth and upward trend of the Public Finance Strategy. Mr. Castellini stated the organization realized the strategy needed added focus on customer service, resulting in the role of Director of Public Finance. This resulted in improved relationships with stakeholders, municipalities, banks, attorneys and the developers.

Mr. Castellini stated a Director of Compliance was being added to the Public Finance group to help with efficiency of the complex deals and needs of the projects.

Mr. Castellini summarized that with the right staffing, the Redevelopment Authority would better serve the City and the County and continue to grow, achieving the Strategy Goals and long-term revenue streams.

A final slide was presented that demonstrated how the Neighborhood Revitalization, Industrial Revitalization, and Public Finance Strategies come together and they integrate with each other.

The board asked questions about the reviewed strategies, all of which were answered to the board's satisfaction.

6. PUBLIC FINANCE

Todd Castellini

Mr. Castellini introduced Resolution 2017-15, to issue Bonds to refinance existing bonds for development on Red Bank road in Fairfax. The replacement bonds are approximately \$7.5 million, with an \$80,000 payment to the Redevelopment Authority.

Formal Action Requested – Before the Board today is proposed Resolution 2017-15 entitled:

RESOLUTION NO. 2017-15

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF SPECIAL OBLIGATION TAX INCREMENT FINANCING REFUNDING REVENUE BONDS, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$7,250,000, FOR THE PURPOSE OF REFUNDING REVENUE BONDS PREVIOUSLY ISSUED BY THE AUTHORITY TO FINANCE, IN COOPERATION WITH THE VILLAGE OF FAIRFAX, OHIO, "COSTS" OF ACQUIRING, CONSTRUCTING, IMPROVING, INSTALLING, EQUIPPING AND OTHERWISE DEVELOPING "PORT AUTHORITY FACILITIES" WITHIN THE MEANING OF REVISED CODE SECTION 4582.21; AUTHORIZING EXECUTION AND DELIVERY OF A TRUST INDENTURE AND RELATED AGREEMENTS, INSTRUMENTS AND DOCUMENTS TO SECURE SUCH REVENUE BONDS AND PROVIDE FOR PAYMENT OF BOND SERVICE CHARGES; AUTHORIZING EXECUTION AND DELIVERY OF A SUPPLEMENTAL COOPERATIVE AGREEMENT, AGREEMENTS RELATING TO THE SALE AND DELIVERY OF THE BONDS AND THE REFUNDING, DEFEASANCE AND REDEMPTION OF THE OUTSTANDING BONDS; AND AUTHORIZING AND APPROVING RELATED MATTERS.

Motion: Mario San Marco moved to approve Resolution 2017-15. The motion was seconded by Damon Jones and was approved by the remainder of the board.

FINANCIAL REPORT

Rick Hudson

Budget Update

Mr. Hudson reviewed the financials for the full third quarter. Operating revenues were at \$5.2 million versus plan of \$4.7 million, 10% over plan.

Operating Expenditures were \$3.5 million versus plan of \$3.6 million, 4% under plan.

Operating Income was at \$1.7 million versus plan of \$1.1 million, \$600,000 better than plan.

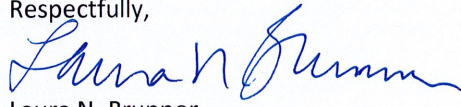
Balance sheet showed \$1.3 million in unrestricted cash funds, equal to three months of operating expenses.

The 2018 budget is being reviewed and will be presented at the December board meeting, which will be similar to the 2017 budget.

7. **ADJOURNMENT**

The November 8, 2017 Board of Directors meeting adjourned at 8:56 a.m.

Respectfully,



Laura N. Brunner
Secretary