

August 17, 2015 Board of Directors Meeting

3 East Fourth Street, Suite 300, Cincinnati, OH 45202

1. CALL TO ORDER

Lydia Jacobs-Horton called the Port of Greater Cincinnati Development Authority Board of Directors meeting to order at 12:00 p.m.

Board Members Present:

Jacobs-Horton, Lydia	San Marco, Mario
Luken, Charlie	Budig, Jr., Otto
Jackson, Ed	Fisher, Bobby

Staff Present:

Brunner, Laura	Paul, Gail
Thomas, Susan	
Johnson, Melissa	

Guests:

Jones, Matt – Cincinnati Business Committee
Mecklenburg, Rob – Frost Brown Todd
Wetterich, Chris – Cincinnati Business Courier

2. WELCOME AND INTRODUCTIONS

Ms. Jacobs-Horton welcomed the board members and the guests.

3. APPROVAL OF MINUTES – June 23, 2015

Ms. Jacobs-Horton asked the Board members if there were any additions or modifications to the June 23, 2015 Special Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Otto Budig Jr. moved to adopt the minutes of the June 23, 2015 Special Board of Directors meeting. The motion was seconded by Ed Jackson and was approved unanimously.

4. APPROVAL OF MINUTES – July 22, 2015

Ms. Jacobs-Horton asked the Special Board members if there were any additions or modifications to the July 22, 2015 Special Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Ed Jackson moved to adopt the minutes of the July 22, 2015 Board of Directors meeting. The motion was seconded by Charlie Luken, with a name correction noted for Bobby Fisher, and was unanimously approved as amended.

5. PUBLIC FINANCE

Susan Thomas

Ms. Thomas reminded the board that the Port Authority had previously entered into an agreement with the Dayton Port Authority to combine and create the Southwest Ohio Regional Bond Fund. Both Port Authorities have the right to issue from the fund, but the consent of the non-issuing port is required, as the reserves are common.

This resolution authorizes two transactions where the Dayton Port Authority will be the issuer, taking the number of transactions in the fund from six to eight, with one more transaction needed to get the fund rated. Both of the funds are PACE deals. The first transaction is for Kettering Tower in downtown Dayton, Ohio, the second for a Banquet Hall called Top of the Market. Both transactions are in partnership with the Toledo Port Authority, which is helping to do the deals on an unrated basis.

Otto Budig, Jr. asked if this transaction would impede the Cincinnati Port Authority to issue. Ms. Thomas replied it would not.

Mario San Marco asked how the Port Authority could be hurt by the transaction. Ms. Thomas replied the reserves are a common pool; if the deal were to default, it would go to the reserves posted by the sponsoring Port Authority, in this case, the Dayton Port Authority. Ms. Thomas stated both of these deals were small and that the reserves would more than cover the amount needed.

Lydia Jacobs-Horton asked if there was a reason the specific dollar amount is not listed. Ms. Thomas replied that only a portion of the overall deal was being done in the bond fund, with different portions coming from each Port Authority. The allocation may change, which would necessitate an additional resolution if the numbers do change.

Formal Action Requested – Before the Board today is proposed Resolution 2015-10 entitled:

A RESOLUTION (I) AUTHORIZING AND APPROVING THE ISSUANCE OF BONDS THROUGH THE SOUTHWEST OHIO REGIONAL BOND FUND IN ORDER TO MAKE FUNDS AVAILABLE TO PAY THE COSTS OF SPECIAL ENERGY IMPROVEMENT PROJECTS CONSTITUTING “PORT AUTHORITY FACILITIES” TO BE LOCATED ON CERTAIN REAL PROPERTY WITHIN THE JURISDICTION OF THE DAYTON-MONTGOMERY COUNTY PORT AUTHORITY; AND (II) AUTHORIZING THE EXECUTION, DELIVERY, AND PERFORMANCE OF ANY INSTRUMENTS, DOCUMENTS, OR CERTIFICATES RELATED TO THE ISSUANCE OF THE BONDS.

Motion: Bobby Fisher moved to approve Resolution No. 2015-10. The motion was seconded by Mario San Marco and was approved.

6. PRESENTATION AND DISCUSSION OF INDUSTRIAL OPPORTUNITIES IN THE I-75 CORRIDOR

Laura Brunner

Ms. Brunner stated that in the previous board meeting there were requests for more details and interaction about the industrial product along the I-75 Corridor. Ms. Brunner introduced Johnna Reeder, President & CEO of REDI Cincinnati, and Jeff Bender, Executive Managing Director of DTZ, a real estate professional focused in the industrial product.

Ms. Reeder began with a high level overview of REDI Cincinnati, its purpose and functions. Ms. Reeder explained how REDI has been working to connect interested parties with the resources needed, which includes Port Authorities. Ms. Reeder referenced a year and a half analysis of REDI Cincinnati, explaining and comparing the results from the previous year to the current year.

Ms. Reeder specifically focused on industrial sites and reviewed the related requests that came to REDI Cincinnati, the conclusion being that clients are looking for larger sites and many are looking for existing buildings.

Ms. Reeder stated that REDI Cincinnati has been lucky to experience wins, despite not having enough product and availability in the region. Ms. Reeder stated to date there had been 42 wins equaling 5,500 new jobs, compared to entire last year with 3,700 new jobs created.

Ms. Reeder gave examples of typical sites and buildings currently available, explaining the general positives and obstacles. What the region lacks in sites, it does have an established and solid infrastructure as far as utilities and transportation. Ms. Reeder stated IT and biomedical jobs were very welcome, current infrastructure and location make manufacturing jobs the most needed, and manufacturers prefer to be in the urban core.

Mr. Bender gave some history about local industrial sites and how and why they have changed in recent years.

Mr. Luken voiced concern that the public would need to be made aware of the importance of these needs in the region.

Mr. Bender gave an overview of his role in this process, the need for industrial sites and how it will impact the area. Mr. Bender explained various opportunities as compared to the sites that are available. Mr. Bender explained being in the urban core is desirable with a greater access to the work force. Discussion then ensued concerning sites in general as well as the potential risks.

Ms. Jacobs-Horton suggested the Port Authority team provide a list of sites for consideration in addition to an explanation of why these would be the top sites. Ms. Brunner stated that working with REDI to establish a list of sites is already in progress, and she would share the information in the future in smaller groups.

7. ADJOURNMENT

The August 17, 2015 Special Board of Directors meeting adjourned at 1:00 p.m.

Respectfully,



Laura N. Brunner
Secretary