

RESOLUTION NO. 2018-11

A RESOLUTION AUTHORIZING THE ACQUISITION, CONSTRUCTION, AND DEVELOPMENT OR REDEVELOPMENT OF AND ACTIONS PERTAINING TO THE FINANCING OF REAL AND PERSONAL PROPERTY COMPRISING PORT AUTHORITY FACILITIES WITHIN THE MADISONVILLE NEIGHBORHOOD OF CINCINNATI; AUTHORIZING ACCEPTANCE OF TITLE TO AND THE IMPROVEMENT AND DEVELOPMENT OF THE PROJECT SITE, INCLUDING CONSTRUCTION AND EQUIPPING OF AN OFFICE BUILDING, PARKING GARAGE AND RELATED INFRASTRUCTURE; AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATIVE AGREEMENT, A SERVICE AGREEMENT AND CONSTRUCTION MANAGER-AT-RISK AGREEMENTS, ALL PERTAINING TO THE PROJECT; AUTHORIZING THE SIGNING OF RELATED DOCUMENTS AND AUTHORIZING AND APPROVING RELATED MATTERS

WHEREAS, the Port of Greater Cincinnati Development Authority d/b/a Greater Cincinnati Redevelopment Authority (the “Authority”) has been asked to assist in the cooperative redevelopment of the property (the “Project Site” consisting of the Office Parcel, the Garage Parcel and the Reminder Parcel, as described in the Cooperative Agreement) on Medpace Way generally located at the southeast intersection of Red Bank Expressway and Madison Road in the Madisonville neighborhood of the City of Cincinnati, Ohio (the “City”), which redevelopment is expected to proceed pursuant to a Cooperative Tax Increment Financing and Development Agreement – Phase 2B (the “Cooperative Agreement”), among the City, the Authority, RBM Development Company, LLC (the “Developer”), 400 Medpace Way, LLC (“400 Medpace”) and 600 Medpace Way, LLC (“600 Medpace”), in substantially the form on file with the Secretary of this Board; and

WHEREAS, the Project Site is currently owned in part by 400 Medpace Way; and

WHEREAS, the plan for the redevelopment of the Project Site pursuant to the Cooperative Agreement (the “Development Plan”), includes without limitation the following:

(i) acquisition of title to the Project Site by the Authority pursuant to a General Warranty Deed (the “Deed”) from 400 Medpace, or an affiliate thereof, the form of which is on file with the Secretary of this Board;

(ii) passage by City Council of ordinances sufficient to authorize the City’s participation in implementation of the Development Plan (“City Legislation”), including (A) an ordinance authorizing the Cooperative Agreement, and (B) an ordinance (the “TIF Ordinance”) declaring the improvement (as defined in the Revised Code Section 5709.40) to the Office Parcel and the Remainder Parcel to be a public purpose exempt from real property taxation for up to thirty (30) years pursuant to Revised Code Sections 5709.40 through 5709.43 (together with related statutory provisions, the “TIF Act”), requiring the owner or owners of the Office Parcel and the Remainder Parcel to make service payments to the City (“Service Payments”), including payments in lieu of the exempted taxes, and authorizing the execution and delivery by the City of a Service Agreement with the Authority, as fee owner of title to the Property, and 400 Medpace

Way, as lessee of the Office Parcel and the Remainder Parcel (the "Service Agreement"); and

(iii) the acquisition of the Project Site by the Authority and the construction, rehabilitation and development of an approximately 925-space public parking garage, and related public infrastructure improvements (collectively the "Public Improvements") by or on behalf of the Authority; and

(iv) the construction, improvement, equipping, furnishing, installation and other development on the Office Parcel of an approximately 249,000 square foot seven (7) story office building and related improvements (the "Private Improvements" and together with the Public Improvements, the "Project Improvements") by or on behalf of the Authority; and

(v) the lease of the Private Improvements to 400 Medpace (the "Lessee") pursuant to a lease agreement the form of which is on file with the Secretary of this Board (the "Lease Agreement"); and

(vi) in order to finance costs (as defined in Revised Code Section 4582.21) of the Public Improvements and of related costs including costs of issuance (collectively "TIF Costs"), issuance by the Authority of special obligation port authority tax increment financing revenue bonds in an estimated aggregate maximum principal amount of \$24,500,000 ("TIF Bonds"), secured only by an assignment of, and payable only from, a portion of the Service Payments collected by the City, or by or on behalf of the Authority, and to be assigned to the Authority, and such other security as is provided under a trust agreement and other documentation agreed to by the Authority in connection with the issuance of the TIF Bonds (collectively, the "TIF Bond Documents"); and

(vii) issuance by the Authority of special obligation port authority lease revenue bonds, in an estimated aggregate maximum principal amount of \$93,000,000 ("Lease Bonds" and collectively with the TIF Bonds, "Bonds"), secured only by an assignment of, and payable only from, the rental payments to be made by the Lessee under the Lease and such other security as is provided under any documentation agreed to by the Authority in connection with the issuance of the Lease Bonds (the "Lease Bond Documents"), to finance costs of the construction of the Private Improvements and all related costs ("Lease Bond Costs" and, together with the TIF Costs, the "Project Costs"); and

(viii) engagement by the Authority of the Developer, or an affiliate of the Developer approved by the Authority, for construction of the each of the Public Improvements and the Private Improvements pursuant to separate Construction Manager-At-Risk Agreements the forms of which are on file with the Secretary of this Board (together, the "CMAR Agreements") and the guaranty, by the Developer, August J. Troendle in his individual capacity and the August J. Troendle Revocable Trust, of completion of the Project Improvements and certain other improvements to the Project Site (the "Completion Guaranty"); and

WHEREAS, under the circumstances described herein, and pursuant to the laws of the State of Ohio (the "State"), particularly Ohio Revised Code Sections 4582.21 through 4582.59 and the authorities therein mentioned, including Article VIII, Section 13, of the Ohio Constitution (collectively, "Act"), this Board has full authority to and desires to authorize or take those actions necessary to undertake the redevelopment of the Project Site by implementing the Development Plan, including the acquisition and construction of the real and personal property comprising the Project Improvements, and further including: (i) entering into the CMAR Agreements as provided herein and, after approval by the City, entering into the Cooperative Agreement and the Service Agreement (collectively, "Port Agreements"), (ii) accepting the conveyance by 400 Medpace, pursuant to the Deed, of fee title to the Project Site, subject to the Lease (iii) accepting the Completion Guaranty on the terms and conditions contemplated by the Cooperative Agreement, and (iv) approving a letter agreement pertaining to the fees required by the Authority for its participation in implementing the redevelopment of the Project Site, the form of which is on file with the Secretary of this Board ("Letter Agreement"); and

WHEREAS, the Authority, pursuant to the Act, wishes to authorize or take preliminary actions in connection with the proposed issuance of the Bonds by the Authority to finance the Project Costs, including the Lease Bonds anticipated to be issued to finance the Lease Bond Costs, and the TIF Bonds anticipated to be issued to finance the TIF Costs;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Port of Greater Cincinnati Development Authority:

Section 1. This Board hereby finds and determines, based upon information provided by the Developer, and to the extent applicable, the City, that: (i) the Authority has full power and authority to participate in the redevelopment of the Project Site pursuant to the Cooperative Agreement, in accordance with the Development Plan and in the manner contemplated by this Resolution, (ii) the Project Site and the Project Improvements (together, the "Project") constitute "port authority facilities" in furtherance of "authorized purposes" of the Authority, including the promotion of "transportation" and "economic development" as those terms are used in the Act, (iii) the acquisition and redevelopment of the Project Site, including the acquisition, construction, rehabilitation and equipping of the Public Improvements and the Private Improvements on the Project Site, the financing of the Project Costs in the manner contemplated hereby, and the leasing of the Private Improvements by the Authority in furtherance of the Development Plan is consistent with and will promote the purposes of Section 13 of Article VIII, Ohio Constitution, and will create or preserve jobs and employment opportunities and improve the economic welfare of the people of the City, County and State, (iv) it is in the best interests of the Authority to, and the Authority shall: (a) enter into the Letter Agreement and the CMAR Agreements as soon as practicable consistent with the terms thereof and hereof, (b) enter into the Cooperative Agreement and the Service Agreement (c) accept fee title to the Project Site from 400 Medpace in order to undertake the redevelopment of the Project Site as contemplated hereby, (d) sign and accept the Completion Guaranty, on the terms contemplated by the Cooperative Agreement, and (e) take such other actions as are consistent with and contemplated by this resolution and the agreements and instruments authorized hereby (those actions contemplated by this subparagraph (iv) are referred to herein collectively as "Port Actions"). This Board hereby determines that the arrangements as to Authority fees, as set forth

in the Letter Agreement, are satisfactory to and in the best interests of the Authority, taking into account the cost of the Private Improvements and the aggregate principal amount of the Bonds, the concurrent determination to undertake actions with respect to both the TIF Bonds and the Lease Bonds, and the relationship between the Project Costs payable from the TIF Bonds and the Lease Bonds. The Letter Agreement, in the form on file with the Secretary is hereby approved and shall be signed and accepted at or prior to the execution and delivery of any of the Port Agreements.

Section 2. This Board is hereby authorized and approves the Cooperative Agreement in substantially the form on file with the Secretary of this Board. The President and CEO (the "Authorized Officer"), alone or together with the Secretary or any Assistant Secretary of this Board (each a "Fiscal Officer"), are hereby authorized and directed to execute the Cooperative Agreement, substantially in that form, but with such changes as are necessary or desirable to reflect the intended terms of the transactions contemplated by this resolution and finalized by the parties to the Cooperative Agreement, such execution being conclusive evidence of approval of any such changes and that they are necessary or desirable, in accordance herewith, and are not adverse to the Authority.

Section 3. Based on information furnished to the Authority by the Developer, and the findings and determinations made by this Board in Section 1 above, this Board hereby determines that the manner in which the contracts for the redevelopment of the Project Site should be made is to enter into the CMAR Agreements and, in accordance therewith, and subject to the terms of the Cooperative Agreement, authorize the Developer to act as its agent for and manager of the redevelopment of the Project Site, including the construction of the Public Improvements and the Private Improvements. The Developer, or an affiliate of the Developer approved by the Authority, under the CMAR Agreements (the "Construction Manager") shall be authorized to negotiate the terms of the construction contract or contracts, including any subcontract or subcontracts and all contracts for the supply of materials (collectively, "Construction Contracts") and all agreements with respect to the design, landscape design, engineering, architecture or similar services with respect to the redevelopment of the Project Site (the "Professional Contracts") necessary or desirable in connection therewith, all subject to applicable provisions of the Cooperative Agreement and the CMAR Agreements.

This Board hereby specifically finds and determines that such manner of negotiation and contracting with respect to the Construction Contracts and the Professional Contracts (collectively, "Contracts" and each a "Contract") will best carry out the public purposes of the Project, including the public purposes of Article VIII, Section 13 of the Ohio Constitution and, accordingly, the Contracts shall not be subject to any requirement of competitive bidding or selection unless and except to the extent specified in the Cooperative Agreement. This Board hereby authorizes and approves the appointment of the Developer, or an affiliate of the Developer approved by the Authority, as Construction Manager under the CMAR Agreements for the purpose of undertaking, managing and completing, on behalf of the Authority, the redevelopment of the Project Site, including the construction of the Project Improvements.

Notwithstanding anything to the contrary in the Cooperative Agreement or the CMAR Agreements, the obligations of the Authority under or pursuant to the CMAR

Agreements and the Contracts shall not be a general obligation, bonded indebtedness or a pledge of the general credit of the Authority but shall be payable solely from the proceeds of the Bonds, the proceeds of any other revenue bonds of the Authority issued for that purpose and any other money that may be made available to the Authority for that purpose, including any moneys provided by the Developer, and the CMAR Agreements and each Contract shall so state, by addendum or otherwise. Further, until and unless the Bonds have been issued by the Authority, all monetary or pecuniary obligations of the Authority under or with respect to the CMAR Agreements or the Contracts shall be conditioned on the issuance of the Bonds (except to the extent if any funded by the Developer), and the CMAR Agreements and each Contract shall so state, by addendum or otherwise. Subject to the foregoing, this Board hereby authorized and approves the CMAR Agreements in substantially the form on file with the Secretary of this Board. The Authorized Officer, alone or together with any Fiscal Officer, is hereby authorized and directed to execute and deliver the CMAR Agreements, in substantially that form, but with those changes as are not substantially adverse to the Authority and as are approved by the officer or officers executing the CMAR Agreements as being necessary or desirable and in the best interest of the Authority, that execution being conclusive evidence of approval of any such changes as being necessary or desirable and in the best interest of the Authority and that they are not substantially adverse to the Authority.

Section 4. This Board hereby authorizes and approves the execution and delivery by the Authority of the Service Agreement and any other instruments or agreements included as exhibits to any of the Port Agreements, each in substantially the form on file with the Secretary of this Board. The Authorized Officer, alone or together with any Fiscal Officer, is hereby authorized and directed to execute and deliver the Service Agreement and any other such instrument or agreement in substantially those forms, but with those changes as are not substantially adverse to the Authority and as are approved by the officer or officers executing that agreement or instrument as being necessary or desirable and in the best interest of the Authority, that execution being conclusive evidence of approval of any such changes as being necessary or desirable and in the best interest of the Authority and that they are not substantially adverse to the Authority.

Section 5. This board hereby authorizes and approves the acceptance of title to the Project Site pursuant to the Deed and the acceptance of the Completion Guaranty, each in substantially the form on file with the Secretary of this Board, together with any changes not substantially adverse to the Authority and approved by the Authorized Officer as being reasonably necessary or desirable and in the best interest of the Authority, with execution of a written acceptance being conclusive evidence of approval of any such changes as being necessary or desirable and in the best interest of the Authority and that they are not substantially adverse to the Authority. This Board hereby further authorizes and approves all other Port Actions necessary or desirable, in the reasonable judgment of any Authorized Officer, to carry out the transactions contemplated by the Port Agreements.

Section 6. The Authority retains the law firm of Frost Brown Todd LLC ("FBT") as bond counsel to provide legal services in connection with the transactions contemplated by this resolution and the participation of the Authority in the redevelopment of the Project Site, including the preparation, negotiation, execution and delivery of the Port

Agreements and the other instruments and agreements authorized hereby, the preparation, negotiation, authorization, execution and delivery of the TIF Bond Document and the Lease Bond Documents, the authorization, sale, issuance and delivery of the Bonds.

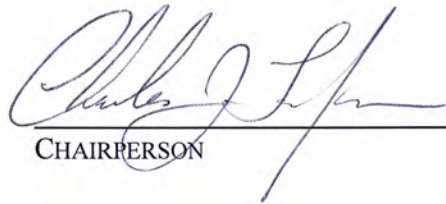
Section 7. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

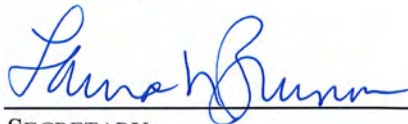
Section 8. This resolution shall take effect and be in force immediately upon its adoption.

A roll call being had upon the question of the passage of the foregoing resolution, the vote thereon resulted as follows:

Ayes: 8

Nays: 0


CHAIRPERSON

Attest: 
SECRETARY

CERTIFICATE

The undersigned, President of the Port of Greater Cincinnati Development Authority d/b/a Greater Cincinnati Redevelopment Authority, hereby certifies that the foregoing is a true and complete copy of Resolution No. 2018 -__ passed on the 20th day of June, 2018, and has not been amended or rescinded as of this date.

**Port of Greater Cincinnati Development
Authority d/b/a Greater Cincinnati
Redevelopment Authority**

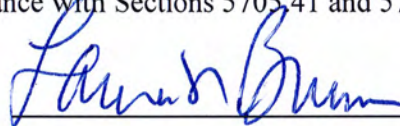
6-20, 2018



Handwritten signature of Charles J. Fifer, President of the Port of Greater Cincinnati Development Authority, written over a horizontal line.

FISCAL OFFICER CERTIFICATE

The undersigned, fiscal officer of the Issuer, hereby certifies that the moneys required to meet the obligations of the Issuer during the year 2018 under the foregoing resolution have been lawfully appropriated by the Issuer for such purposes and are in the treasury of the Issuer or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.41 and 5705.44, Ohio Revised Code.



Dated: _____, 2018