

## Board Minutes

### December 13, 2023 Board of Directors Meeting

Dinsmore & Shohl

255 East 5<sup>th</sup> Street, Cincinnati, OH 45202

#### 1. **CALL TO ORDER**

Manuel Chavez called The Port Board of Directors meeting to order at 8:00am.

##### **Board Members Present:**

Chavez, Manuel

Spiller, Amy

Wideman, Melissa

Jones, Angelita

Fisher, Bobby

Bakel, Pradeep

Jones, Damon

Qualls, Roxanne

##### **Staff Present:**

Brunner, Laura

Denning, Philip

Hudson, Rick

Garth, Andrew

Castellini, Todd

Michael, Rahiel

Millikin, Tom

Fischer, Bill

Recht, Chris

Daniels, Jilson

#### 2. **APPROVAL OF MINUTES – November 8, 2023**

Manuel Chavez asked the Board members if there were any additions or modifications to the November 8, 2023, Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

**Motion:** Amy Spiller moved to adopt the minutes of the November 8, 2023, Board of Directors Meeting. The motion was seconded by Bobby Fisher and was approved by the remainder of the Board.

#### 3. **PRESIDENTS REPORT**

*Laura Brunner*

Laura Brunner reviewed the scorecard results for 2023, highlighting specific goals, offering details of the results. The Board was receptive to the suggestion of simplified goals for 2024, with the focus on deployment of capital.

The board discussed and asked numerous questions about the results, all of which were answered to satisfaction.

The board asked questions about the projects, all of which were answered to satisfaction.

Philip Denning reviewed the financials of specific projects to provide examples of the obstacles and issues associated with the properties.

Philip Denning presented information about the Port's role in the local housing ecosystem. Philip Denning reviewed the Port's history and breadth of housing projects, including single and multi-family housing, the communities they are located in, and which programs are being utilized.

**HOUSING STRATEGY**  
*Philip Denning*

5.

**Motion:** Damon Jones moved to approve Resolution 2022-31. The motion was seconded by Amy Spiller and was approved by the remainder of the board.

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF PORT AUTHORITY REVENUE BONDS IN A MAXIMUM PRINCIPAL AMOUNT OF \$20,000,000 FOR THE PURPOSE OF FINANCING A PORTION OF THE COSTS OF ACQUIRING, CONSTRUCTING AND OTHERWISE IMPROVING "PORT AUTHORITY FACILITIES" WITHIN THE MEANING OF SECTION 4582.21, OHIO REVISED CODE, FOR THE BENEFIT OF PLAYING CARD PARTNERS, LLC OR AN AFFILIATE; AND AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS AND MATTERS.

The board asked questions about the project, all of which were answered to satisfaction.

Todd Castellini presented Resolution 2023-31 a capital lease resolution for 128 market rate apartment units within Factory 52 Phase 1B in Norwood

**Motion:** Melissa Wideman moved to approve Resolution 2022-30. The motion was seconded by Pradeep Bakel and was approved by the remainder of the board.

A RESOLUTION AUTHORIZING THE ACQUISITION, CONSTRUCTION, DEVELOPMENT, AND REDEVELOPMENT OF, AND ACTIONS PERTAINING TO THE FINANCING OF, REAL PROPERTY AND IMPROVEMENTS THERETO COMPRISING PORT AUTHORITY FACILITIES WITHIN THE CITY OF BLUE ASH, OHIO; AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATIVE LEASE AGREEMENT, A GROUND LEASE AGREEMENT, A CAPITAL LEASE AGREEMENT, A CONSTRUCTION SERVICES AGREEMENT, AN INDEMNITY AGREEMENT, AND OTHER RELATED AGREEMENTS IN CONNECTION WITH THE TRANSACTION; APPROVING THE PROVISION OF AN OHIO SALES AND USE TAX EXEMPTION CERTIFICATE FOR THE PURCHASE OF BUILDING AND CONSTRUCTION MATERIALS INCORPORATED INTO THE PROJECT; AND AUTHORIZING AND APPROVING RELATED MATTERS.

The board asked questions about the project, all of which were answered to satisfaction.

Todd Castellini presented Resolution 2023-30; a capital lease resolution to convert a 15,000 SF airplane hanger for brewpub and event space for Mad Tree Parks & Rec, located in Blue Ash.

**PUBLIC FINANCE**  
*Todd Castellini*

4.

**6. FINANCIAL REPORT**

*Rick Hudson*

Rick Hudson presented the Port's financials and the end of year forecast versus plan.

Rick Hudson asked for a motion to approve the operating expenditures for 2023 as forecasted and presented. Amy Spiller moved to approve, seconded by Bobby Fisher and approved by the remainder of the board.

Bobby Fisher stated the finance committee had met the previous week and the committee was very satisfied with the proposed budget for 2024.

Mr. Hudson presented reviewed the proposed budget for 2024 and presented Resolution 2022-47 to approve budget for 2024.

**RESOLUTION NO. 2023-32**

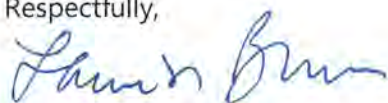
**OPERATING BUDGET FOR FISCAL YEAR 2024**

**Motion:** Bobby Fisher moved to approve Resolution 2022-32. The motion was seconded by Amy Spiller and was approved by the remainder of the board.

**7. ADJOURNMENT**

The December 13, 2023 Board of Directors meeting adjourned at 9:10 am.

Respectfully,



Laura N. Brunner  
Secretary

