THE PORT
Making Real Estate Work

Board Minutes

March 11, 2026, Board of Directors Meeting
The Port
221 East 4th Street, Cincinnati, OH 45202

1. CALL TO ORDER

Manuel Chavez called The Port Board of Directors meeting to order at 8:01am.

Board Members Present:

Chavez, Manuel - Chairperson
Spiller, Amy, Co-Chairperson
Wideman, Melissa
Fisher, Bobby
Duke, Rance
Bekal, Pradeep
Qualls, Roxanne
Burke, Terry
Gonzalez, Christian

Staff Present:

Brunner, Laura
Garth, Andrew
Boehmker, Nikki
Denning, Philip
Daniels, Jilson
Florea, Lindsey
Johnson, Melissa
Michael, Rahiel
Chilton, Yasmin
Hahn, Greg

2. CHAIRPERSON'S REPORT

Manuel Chavez

Manuel Chavez asked for a motion to approve the items set forth on the consent agenda, which consisted of the meeting minutes from the February 11, 2026, Board of Directors meeting.

Motion: Amy Spiller moved to approve the consent agenda. The motion was seconded by Rance Duke and was approved by the remainder of the board.

3. PRESIDENT'S REPORT

Laura Brunner

Laura Brunner stated the leadership team would spend several hours with the strategic planning consultants, Delivery Associates, the following day and will be planning for the Board engagement session led by the consultants in April.

4. ***PUBLIC FINANCE***

Nikki Boehmker, Greg Hahn

Nikki Boehmker stated, as previously shared by Laura Brunner, that Todd Castellini has resigned from the Port to returning to banking and acknowledged Todd's contributions during his time at the Port.

Nikki Boehmker noted a change in the board action request form going forward: a section has been added describing the project incentives and financial support in place (or anticipated) for the Project from Port partners .

Greg Hahn presented Resolution 2026-02: approval of a project for the Convention Center Hotel, authorizing the Port to issue up to $130MM in tax exempt revenue bonds and to enter into a capital lease for the construction of a 700 key hotel.

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

AUTHORIZING THE ISSUANCE AND SALE OF REVENUE BONDS BY THE PORT OF GREATER CINCINNATI DEVELOPMENT AUTHORITY IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF $130,000,000, IN ONE OR MORE SERIES, FOR THE PURPOSES OF FINANCING, AND REFUNDING OBLIGATIONS ISSUED TO FINANCE, THE COSTS OF ACQUIRING, CONSTRUCTING, DESIGNING, DEVELOPING, EQUIPPING, FURNISHING, INSTALLING, IMPROVING AND OTHERWISE DEVELOPING "PORT AUTHORITY FACILITIES" WITHIN THE MEANING OF SECTION 4582.21, OHIO REVISED CODE; AUTHORIZING THE PORT AUTHORITY TO ACQUIRE A LEASEHOLD INTEREST IN THE SITE, EXECUTE AND DELIVER A CONSTRUCTION SERVICES AGREEMENT AND AUTHORIZE THE CONTRACTS FOR THE DEVELOPMENT OF THOSE PORT AUTHORITY FACILITIES; AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE OF THOSE PORT AUTHORITY FACILITIES TO THE HOTEL DEVELOPER; AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST AGREEMENT, A BOND PURCHASE AGREEMENT, AND A COOPERATIVE AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF AGREEMENTS, INSTRUMENTS, AND DOCUMENTS TO PROVIDE FOR THE TERMS OF AND THE SECURITY FOR THOSE BONDS; AUTHORIZING THE EXECUTION OF RELATED AGREEMENTS, INSTRUMENTS, CERTIFICATES, AND DOCUMENTS; AND AUTHORIZING AND APPROVING RELATED MATTERS.

Motion: Melissa Wideman moved to approve Resolution 2026-02. The motion was seconded by Roxanne Qualls and was approved by the remainder of the board.

Greg Hahn presented Resolution 2026-03: approval of a project called Mid Line, authorizing a capital lease agreement to issue up to $9.8 MM in lease revenue bonds for the construction of 57 new affordable residential units.

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

AUTHORIZING THE ISSUANCE AND SALE OF PORT AUTHORITY REVENUE BONDS IN A MAXIMUM PRINCIPAL AMOUNT OF $9,800,000 FOR THE PURPOSE OF FINANCING THE COSTS OF ACQUIRING, RENOVATING, CONSTRUCTING, AND OTHERWISE IMPROVING "PORT AUTHORITY FACILITIES" WITHIN THE MEANING OF SECTION 4582.21, OHIO REVISED CODE, FOR THE BENEFIT OF MID LINE APARTMENTS, LLC, OR ITS PERMITTED AFFILIATES, SUCCESSORS OR ASSIGNS; AUTHORIZING THE EXECUTION AND DELIVERY OF A GROUND LEASE AGREEMENT, A CAPITAL LEASE AGREEMENT, A CONSTRUCTION SERVICES AGREEMENT, A RECOGNITION AGREEMENT, A BOND ADVANCE AND

ASSIGNMENT AGREEMENT, A BOND PURCHASE AGREEMENT, AN INDEMNITY AGREEMENT, AND OTHER RELATED AGREEMENTS IN CONNECTION WITH THE TRANSACTION; AND 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.

Motion: Rance Duke moved to approve Resolution 2026-03. The motion was seconded by Bobby Fisher and was approved by the remainder of the board.

5. *FINANCIAL REPORT*

Nikki Boehmker

Nikki Boehmker presented a brief overview of the financials through January, noting cash is at $3.4MM.

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

STRATEGIC PLANNING

Philip Denning

Philip Denning, as presented in the previous few board meetings, continued highlighting Port property assemblages for the Port's general awareness as part of the Port's asset review.

Philip Denning presented visuals, property information, and ongoing work relating to the following: the Southeast Quadrant location in Uptown/Avondale; job-ready sites within the Industrial Strategy; and various sites within the Commercial Business districts.

Information presented included brief histories of the Port's involvement and the Port's current assets in each area along with the vision/pathway, along with estimated costs and timeline that would be required to move forward in the development process for each assemblage.

The Port board discussed questions about each of the property assemblages presented, all of which were answered to satisfaction.

6. *ADJOURNMENT*

The March 11, 2026, Board of Directors meeting adjourned at 9:11 am.

Respectfully,

Laura N. Brunner
Secretary