THE PORT
Making Real Estate Work

Board Minutes

May 13, 2026, Board of Directors Meeting

The Port
221 East 4th Street, Cincinnati, OH 45202

1. CALL TO ORDER

Amy Spiller called The Port Board of Directors meeting to order at 8:00am.

Board Members Present:

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

Staff Present:

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

2. CHAIRPERSON'S REPORT

Amy Spiller

Amy Spiller asked for a motion to approve the items set forth on the consent agenda, which consisted of the meeting minutes from the March 11, 2026, Board of Directors meeting and the April 20, 2026, Special Board of Directors meeting.

Motion: Roxanne Qualls moved to approve the consent agenda. The motion was seconded by Pradeep Bekal and was approved by the remainder of the board.

3. PRESIDENT'S REPORT

Laura Brunner

Laura Brunner informed the board a retirement party would take place the following day for Deborah Robb, retiring as the Port's longest term employee at twenty years.

Laura Brunner stated that in the June board meeting, Uptown's HR&A plan would be reviewed. Laura Brunner also stated a draft of the Port's strategic plan would be circulated to the board prior to the June board meeting, giving the board time to review over the summer, with action being taken on the plan at the September board meeting.

Laura Brunner presented information about the North Star/Mission Statement, as related to the strategic plan. The board discussed, provided feedback and made suggestions for the document.

4. ***PUBLIC FINANCE***

Greg Hahn

Greg Hahn presented Resolution 2026-05: approval of a project known as the Reserve Aspire Kenwood, a mixed used development with 127 market rate apartments in Sycamore township, authorizing the Port to issue up to $55MM in tax lease revenue bonds with capital lease structure.

The board asked several 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 $55,000,000 FOR THE PURPOSE OF FINANCING 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 RESERVE KENWOOD, 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: Damon Jones moved to approve Resolution 2026-05. The motion was seconded by Christian Gonzalez and was approved by the remainder of the board.

5. ***FINANCIAL REPORT***

Nikki Boehmker

Nikki Boehmker informed the board that a public finance manager has been hired and will be starting in June. Nikki reviewed the Q1 statements, noting the balance showing $5MM in cash, five months operating expenses.

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

ECONOMIC OPPORTUNITY POLICY

Jilson Daniels

Jilson Daniels presented changes to the Ports Economic Equity Policy, which will now be called the Economic Opportunity Policy. Jilson Daniels reviewed the reasons for the changes and reviewed what will stay the same with the policy.

The board discussed questions about each of the policy changes, all of which were answered to satisfaction.

Motion: Roxanne Qualls moved to approve the policy. The motion was seconded by Rance Duke and was approved by the remainder of the board.

GRANT UPDATE

Philip Denning

Philip Denning provided a brief update that extension requests for 13 demolition grants and 15 brownfield grants have recently been submitted and expect 12 of them to be completed this month.

6. ADJOURNMENT

The May 13, 2026, Board of Directors meeting adjourned at 8:56am.

Respectfully,

Laura N. Brunner
Secretary