THE PORT
Making Real Estate Work

Board Minutes

June 10, 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 8:00am.

Board Members Present:

Chavez, Manuel - Chairperson
Spiller, Amy, Vice Chairperson
Wideman, Melissa
Jones, Damon
Duke, Rance
Meyer, Jill
Qualls, Roxanne
Burke, Terry
Gonzalez, Christian
Fisher, Bobby-Virtually

Staff Present:

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

2. *CHAIRPERSON'S REPORT*

Manuel Chavez

Manuel Chavez introduced Jill Meyer, newly appointed member of the board. Manuel Chavez asked for a motion to approve the items set forth on the consent agenda, which consisted of the meeting minutes from the May 13, 2026, Board of Directors meeting and Resolution 2026-06.

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

3. *PRESIDENT'S REPORT*

Laura Brunner

Laura Brunner informed the board that Philip Denning and Nikki Boehmker were recently in Tennessee to attend the latest convening of the Lincoln Institute with members of the Greater Cincinnati Foundation.

Laura Brunner and Rahiel Michael were in Columbus the previous week to meet with other leaders of Port authorities within the state, followed by a day of Port Advocacy with state senators and representatives.

Laura Brunner informed the board the Sedamsville Ribbon cutting would take place the next morning and will be attended by the Mayor, Commissioners and many guests.

Laura Brunner called attention to the Strategic Plan executive summary provided to the board, stating over the summer they will continue working on the other documents, including a five-year forecast.

The board discussed and asked questions about the plan, forecast and the Port's potential partners in this work, all of which were answered to satisfaction.

4. ***PUBLIC FINANCE***
Greg Hahn

Greg Hahn presented Resolution 2026-07: approval of Capital Lease financing agreement to issue up to $18MM in lease revenue bonds for 67 mixed-rate apartments in the Atlas building in downtown Cincinnati.

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 $18,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF ACQUIRING, RENOVATING, REHABILITATING, CONSTRUCTING, AND OTHERWISE IMPROVING "PORT AUTHORITY FACILITIES" WITHIN THE MEANING OF SECTION 4582.21, OHIO REVISED CODE, FOR THE BENEFIT OF 530 WALNUT 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: Amy Spiller moved to approve Resolution 2026-07. The motion was seconded by Christian Gonzalez and was approved by the remainder of the board.

Greg Hahn presented Resolution 2026-08: approval of a project known Montgomery Quarter Phase II to issue up to $15MM in Leave revenue bonds for the development of a Class-A office building.

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 $15,000,000 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 NEYER MQ LOT 2A, LLC, AND BRANDICORP MQ LOT 2A, LLC, OR THEIR 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: Melissa Wideman moved to approve Resolution 2026-08. The motion was seconded by Rosanne Qualls and was approved by the remainder of the board

INNOVATION DISTIRCT

Melissa Johnson

Melissa Johnson presented the results for the Cincinnati Innovation District provided by HR&A advisors, a real estate consulting firm. The advisors were engaged by the UCI board eight months ago to develop a strategy and vision, assess the opportunities and deliver a roadmap for a clear implementation plan.

Melissa Johnson provided information about the steering committee that is advising HR&A. Melissa Johnson provided details and examples of the district in its current state, the scope of the project, including the challenges, opportunities, road map goals and next steps.

The board complimented the results of the work done thus far.

5. CYBERSECURITY POLICY

Nikki Boehmker

Nikki Boehmker presented Resolution 2026-09: to adopt a policy for the Port's cybersecurity, as part of the Port's insurance this policy and will be reviewed annually.

The board asked questions about the policy, all of which were answered to satisfaction and agreed to amend the resolution authorizing the board to update the policy as needed.

ADOPTING A CYBERSECURITY POLICY

Motion: Rance Duke moved to approve the amended Resolution 2026-09. The motion was seconded by Amy Spiller and was approved by the remainder of the board

6. FINANCIAL REPORT

Nikki Boehmker

Nikki Boehmker noted an improvement in The Port's cash position as a result of ODOD billings. Nikki Boehmker noted 76 CARE Homes have been sold, 100 leased with 3 currently under construction. There are four audits currently underway for the Port and its entities.

7. ADJOURNMENT

The June 10, 2026, Board of Directors meeting adjourned at 9:05am.

Respectfully,

Laura N. Brunner
Secretary