

RESOLUTION NO. 2025-24

AUTHORIZING THE ISSUANCE AND SALE OF NOT TO EXCEED \$65,000,000 AGGREGATE PRINCIPAL AMOUNT OF REVENUE BONDS, IN ONE OR MORE SERIES OF TAX-EXEMPT OR TAXABLE BONDS, TO FINANCE COSTS OF ACQUIRING AND REHABILITATING “PORT AUTHORITY FACILITIES” WITHIN THE MEANING OF SECTION 4582.21, OHIO REVISED CODE; AUTHORIZING THE PORT TO ACQUIRE FEE OR LEASEHOLD TITLE IN THE PROJECT 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 STANDARD GATEWAY VENTURE L.P.; AUTHORIZING THE EXECUTION AND DELIVERY OF A FUNDING LOAN AGREEMENT, A PROJECT LOAN AGREEMENT, A LAND USE RESTRICTION AGREEMENT, A TAX REGULATORY AGREEMENT AND OTHER AGREEMENTS, INSTRUMENTS AND DOCUMENTS TO PROVIDE FOR THE ISSUANCE, SALE AND DELIVERY OF, AND TERMS OF AND SECURITY FOR, THOSE REVENUE BONDS OR OTHERWISE APPROPRIATE TO THE FINANCING OF THOSE PORT AUTHORITY FACILITIES; AND AUTHORIZING AND APPROVING RELATED MATTERS.

WHEREAS, the Port of Greater Cincinnati Development Authority, a port authority and political subdivision established under the laws of the State of Ohio (the “Port” or the “Issuer”), is authorized and empowered by virtue of those laws, particularly Article VIII, Sections 13 and 16 of the Ohio Constitution and Sections 4582.21 through 4582.99 of the Ohio Revised Code (as enacted or amended from time to time, the “Act”), and the authorities therein mentioned: (i) to issue its revenue bonds for the purpose of financing and refinancing costs of acquiring title to or interest in and acquiring, constructing, rehabilitating, designing, developing, equipping, installing, furnishing, improving and developing “port authority facilities,” that further “authorized purposes” both as defined in the Act, including facilities that enhance the availability of adequate housing in the State of Ohio (the “State”), that are for industry, commerce, distribution or research to create and preserve jobs and employment opportunities that are available to residents or otherwise promote economic development within its jurisdiction and the State or which are authorized by Sections 13 or 16 of Article VIII of the Ohio Constitution and to refund such revenue bonds; (ii) to lease such port authority facilities to provide rental payments and other revenues, and to provide for the pledge or assignment of those revenues, together with other amounts available therefor, expected to be sufficient to pay the principal of and interest and any premium or other service charges on those revenue bonds; (iii) to acquire interests in real or personal property, or any combination thereof, and acquire, rehabilitate, equip, design, develop, install, furnish, improve and develop port authority facilities and enter into agreements with respect to the acquisition, rehabilitation, equipping, designing, developing, furnishing, installing, improving developing, leasing, operation, use and management of such port authority facilities, all for “authorized purposes” of the Issuer, (iv) to make and enter into such contracts and agreements, and to execute and deliver all such instruments as may be necessary, proper, appropriate or otherwise included in

or for the exercise of powers otherwise granted to the Issuer under or pursuant to the Act; (v) to approve the manner of contracting for the acquisition, rehabilitation, renovation, installation, furnishing, improving, equipping, designing and developing of such port authority facilities and (vi) to enact this resolution, to issue, sell and deliver the Bonds (as defined herein) and sign and deliver the documents and instruments hereby approved, all upon the terms and conditions provided herein and therein;

WHEREAS, Standard Gateway Venture L.P., an Ohio limited partnership (together with any successor or permitted assignee, the “Borrower”) has requested that the Issuer: (i) provide financing and refinancing for the facilities located at 400-416 W. 9th Street, Cincinnati, Ohio in Hamilton County (the “Project Site”) and the acquisition and rehabilitation (herein to “Rehabilitate” or the “Rehabilitation” of) a 349-unit multifamily residential rental project, to be known as Gateway Plaza (the “Project Facilities” and together with the Project Site, the “Project”), (iii) enter a lease for the Project with the Borrower (the “Lease”) for use as a multifamily housing residential rental facility for low and moderate income tenants (the “Project Purposes”), (iv) provide financing and refinancing for the acquisition of the Project Site and the construction of the Project Facilities by issuing revenue bonds of the Issuer in one or more series, including if necessary taxable and tax-exempt bonds (collectively, the “Bonds”) to be sold, pursuant to the terms of this resolution and the Funding Loan Agreement (defined below) to the Purchaser (defined below), (ii) paying interest on all or a portion of the Bonds (defined below), if necessary and (iii) paying costs of issuing the Bonds;

WHEREAS, the Development and financing of the Project in the manner contemplated herein, and the leasing of the Project to the Borrower for the Project Purposes, will enhance the availability of adequate housing in the State, assist in the development of facilities for commerce and housing for individuals or families, and will create and preserve jobs and employment opportunities that are available to residents or otherwise promote economic development within its jurisdiction and in the State or which are authorized by Sections 13 or 16 of Article VIII of the Ohio Constitution, and the Issuer is authorized and empowered by and pursuant to the Act to Develop the Project, issue the Bonds, and to lease the Project to the Borrower, all on the terms and conditions authorized hereby; and

WHEREAS, this Board of Directors has determined, at the request of and based upon representations made by the Borrower, to authorize, subject to the conditions set forth in this resolution, the acquisition of fee title or leasehold title to the Project Site by a lease or ground lease (the “Project Site Lease”), the construction of the Project Facilities pursuant to the Construction Services Agreement or the Lease, the issuance and sale of the Bonds to provide financing or refinancing, as applicable, of the Project and the leasing of the Project to the Borrower pursuant to the Lease;

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

SECTION 1. Certain Definitions. The captions and headings in this resolution are solely for convenience of reference and do not define, limit or describe the scope or intent of any provisions or sections of this resolution. Each capitalized word or term used as a defined term but not otherwise defined in this resolution, or by reference to another document, shall have the

meaning assigned to it in the recitals hereto, the hereinafter defined Funding Loan Agreement or as set forth in this Section 1. All references to any Operative Document are to the form of that Operative Document as on file with the Secretary or an Assistant Secretary of the Issuer, as such Operative Document may be modified, in accordance with this resolution, prior to its execution and delivery on the Closing Date.

“Authorized Official” means the Chair, Vice-Chair, Secretary, President and Chief Executive Officer, Vice President and General Counsel, and any Assistant Secretary of the Board of Directors or of the Issuer. Any action authorized by this resolution to be taken by an Authorized Official or the Authorized Official, may be taken by any one of the individuals comprising the Authorized Official, unless otherwise expressly provided herein, and shall be performed in such officer’s official capacity and on behalf of the Port.

“Bonds” means the port authority revenue bonds issued pursuant to this resolution.

“Bond Counsel” means Dinsmore & Shohl LLP or such other firm of nationally-recognized bond counsel that may be approved by an Authorized Official of the Issuer.

“Bond Legislation” means, with respect to the Bonds, this resolution authorizing the Bonds, as may be amended or supplemented from time to time.

“Bond Service Charges” means for any period or payable at any time, the principal of and interest and any premium required to be paid by the Issuer on the Bonds for that period or payable at that time, whether due by maturity, upon acceleration, by call for redemption, or otherwise.

“Closing Date” means the date on which the Bonds are issued.

“Construction Service Provider” means any entity then serving as construction service provider under any Construction Services Agreement, and shall initially mean Standard Gateway Venture L.P., unless otherwise determined by an Authorized Official.

“Construction Services Agreement” means any Construction Services Agreement to be entered into among the Issuer and the Construction Service Provider simultaneously with the issuance of the Bonds, as further amended and supplemented from time to time in accordance with its terms.

“Construction Contracts” means the contract or contracts for the Construction of the Project Facilities between the Construction Service Provider, and one or more contractors, as amended from time to time in accordance with their terms.

“Costs of Issuance” means all costs and expenses incurred by the Borrower or the Issuer in connection with the issuance and sale of the Bonds, including without limitation (i) reasonable fees and expenses of accountants, attorneys, engineers, and financial advisors, (ii) materials, supplies, and printing and engraving costs, (iii) recording and filing fees and (iv) rating agency fees.

“Developing” or “Development” means acquisition, construction, rehabilitation, design, development, furnishing or equipping of any real or personal property, or any combination thereof.

“Fiscal Agent” means an entity selected by the Borrower and acceptable to the Issuer, serving as Fiscal Agent under the Funding Loan Agreement, or any successor Trustee thereunder.

“Funding Loan Agreement” means the Funding Loan Agreement by and among the Issuer, the Fiscal Agent and the Initial Funding Lender, as the same may be from time to time amended in conformity with its terms dated as of the first day of the month of the Closing Date.

“Land Use Restriction Agreement” means the Land Use Restriction Agreement by and among the Issuer, the Trustee and the Borrower dated as of the first day of the month of the Closing Date and effective on the Closing Date.

“Operative Documents” means, to the extent applicable to the Development, financing or leasing of the Project, the Bonds, the Construction Contracts, the Construction Services Agreement, the Project Site Lease, the Lease, the Funding Loan Agreement, the Project Loan Agreement, the Tax Regulatory Agreement, the Land Use Restriction Agreement and any purchase option for the Project granted to the Borrower.

“Original Purchaser” means the original purchaser or purchasers of the Bonds as named in the Funding Loan Agreement.

“Project Loan Agreement” means the Project Loan Agreement by and among the Issuer, the Fiscal Agent and the Borrower, as the same may be from time to time amended in conformity with its terms and with the Funding Loan Agreement dated as of the first day of the month of the Closing Date.

“Project Revenues” means (a) all moneys received or to be received by the Issuer or the Trustee and pledged to the holders of the Bonds pursuant to the Funding Loan Agreement and the Project Loan Agreement, or otherwise as a result of the exercise of remedies under the Operative Documents, (b) the proceeds from the sale of the Bonds, (c) any money and investments in the funds established under the Funding Loan Agreement to the extent provided therein, and (d) all income and profit from the foregoing moneys.

“Tax Regulatory Agreement” means the Tax Regulatory Agreement and No-Arbitrage Certificate by and between the Issuer and the Borrower dated as of the first day of the month of the Closing Date.

SECTION 2. Findings and Determinations; Authorization of Bonds. This Board finds and determines, based, in part, upon representations of the Borrower, that:

(a) It is necessary to, and the Issuer shall, issue, sell and deliver, as provided and authorized herein and in accordance with the Funding Loan Agreement and pursuant to the authority of the Act, the Bonds, in one or more series, in the aggregate principal amount determined in the Funding Loan Agreement, but in any event not to exceed \$65,000,000 for the purpose of providing funds, to pay costs of Developing the Project (including Costs of Issuance);

(b) The Project constitutes “port authority facilities” within the meaning of that term as defined in Section 4582.21-.99 of the Act, and is in furtherance of the purposes set

forth in the Act, and will assist in the development of facilities for commerce and enhance the availability of adequate housing for individuals or families in the State, and will create and preserve jobs and employment opportunities that are available to residents or otherwise promote economic development within its jurisdiction and in the State or which are authorized by Sections 13 and 16 of Article VIII of the Ohio Constitution;

(c) The Project is consistent with the purposes of Sections 13 and 16 of Article VIII of the Ohio Constitution, to create or preserve jobs and employment opportunities and to improve the economic welfare of the people of the State and to enhance the availability of adequate housing for individuals and families in the State;

(d) Development of the Project requires the issuance of the Bonds;

(e) The terms of the Bonds contained in the draft Operative Documents now on file with the fiscal officer of the Issuer or in the Operative Documents executed and delivered in accordance herewith, are satisfactory and are hereby approved; and

(f) It is necessary and proper and in the best interest of the Issuer to, and the Issuer shall (i) enter into the Project Site Lease, (ii) enter into the Construction Services Agreement to provide for the construction of the Project Facilities and (iii) lease the Project to the Borrower pursuant to the Lease and in accordance with the other Operative Documents and (iv) enter into or accept assignment of the Construction Contracts.

SECTION 3. Terms and Provisions of Bonds. The Bonds shall be issued under and secured by the Funding Loan Agreement. The Bonds shall be signed by any two Authorized Officials, in their official capacities, provided that either or both of those signatures may be facsimiles.

The Bonds (i) shall be issuable only in fully registered form in the form provided in the Funding Loan Agreement with such further designations as agreed to by an Authorized Official; (ii) shall be exchangeable for Bonds of authorized denominations, but only as provided in the Funding Loan Agreement; (iii) shall be numbered in a manner determined by the Trustee that will distinguish each Bond from each other Bond and each series of Bonds from any other series of Bonds; (iv) shall be in the denominations authorized in the Funding Loan Agreement; (v) shall be dated as of the date of their initial issuance and delivery, or, such other date or dates as may be specified in the Funding Loan Agreement; (vi) shall be subject to optional and mandatory redemption and optional and mandatory tender in the amounts, at the times and prices, and upon the conditions for which provision is made in the Funding Loan Agreement; (vii) shall be payable in such manner and at such time or times and at such place or places for which provision is made in the Funding Loan Agreement; (viii) shall be stated to mature, in one or more installments, as shall be specified in the Funding Loan Agreement, but in any event not later than forty years after the Closing Date; (ix) shall bear interest at a fixed or variable interest rate or rates per year as set forth in the Funding Loan Agreement, with an initial weighted average interest rate not to exceed 12% per annum; (x) shall bear interest from the most recent date to which interest has been paid or duly provided for or, if no interest has been paid or duly provided for, from their date, and such interest shall be payable on the interest payment dates for which provision is made in the Funding Loan Agreement; (xi) shall be issued as taxable or tax-exempt bonds, or in separate series

consisting of taxable and tax-exempt bonds; and (xii) shall be issued on a parity or may be secured separately or share common security in a senior/subordinate structure.

The provisions of the Bonds and Operative Documents shall be consistent with the provisions of this Resolution, with such changes as may be approved by any Authorized Official signing the Bonds or Operative Documents.

SECTION 4. Sale of the Bonds. The Bonds shall be sold and awarded to the Original Purchaser pursuant to the Funding Loan Agreement, at a purchase price not less than 95% of the aggregate principal amount of the Bonds to be sold pursuant thereto. It is hereby determined that the purchase price and the manner of sale and the terms of any Bonds so sold and issued, as provided in this Resolution, the Funding Loan Agreement and the Project Loan Agreement, are consistent with all legal requirements and will carry out the public purposes of the Act.

Each Authorized Official is hereby authorized to approve in the Funding Loan Agreement such matters concerning the sale of the Bonds and the terms thereof as the executing Authorized Official determines to be necessary or appropriate and consistent with this Resolution, in order to more fully effectuate the intent of this Resolution, including but not limited to (a) the date or dates of the Bonds; (b) the number of series of the Bonds, whether a series of Bonds shall be taxable or tax-exempt, senior or subordinate and the principal amount of each series of Bonds; (c) the maturity dates, interest rates and any redemption provisions applicable to the Bonds; and (d) the purchase price or prices of the Bonds. Other terms of the Bonds and the sale thereof may be specified in the Funding Loan Agreement, including the amount of the Issuer's fees for its commitment to, and facilitation and administration of the transactions contemplated hereby, to be paid from the proceeds of the Bonds or otherwise. All matters determined in the Funding Loan Agreement, as the same may be amended from time to time, shall be conclusive and binding. In the event that the Authorized Official determines that it is in the best interests of the Issuer, the full principal amount of the Bonds may be issued on more than one date, provided that no Bonds may be issued later than December 31, 2025.

Each Authorized Official is authorized, acting alone or together with any other Authorized Official, to make the necessary arrangements with the Original Purchaser to establish the date, location, procedures and conditions for the delivery of the Bonds to the Original Purchaser and to take all steps necessary to effect due execution, authentication and delivery of Bonds to, or at the direction of, the Original Purchaser under the terms of this Resolution, the Funding Loan Agreement and the Project Loan Agreement.

SECTION 5. Allocation of Proceeds of Bonds. The proceeds derived from the sale of Bonds shall be allocated and deposited as provided in the Funding Loan Agreement. All funds, accounts and subaccounts contemplated by the Funding Loan Agreement to be created are authorized hereby to be created and shall be used without further legislative action for the purposes specified in the Funding Loan Agreement. The proceeds of the Bonds are hereby appropriated for the purpose of paying costs of Developing the Project, including, without limitation, the payment of any costs related thereto.

SECTION 6. Security for the Bonds. The Bonds shall be special obligations of the Issuer and, except as permitted otherwise under the Funding Loan Agreement, the Bond Service

Charges on the Bonds shall be equally and ratably payable solely as described in the Funding Loan Agreement.

Anything herein, or in the Bonds or in any other Operative Document to the contrary, the Bonds do not and shall not pledge the general credit or taxing power of the Issuer or of the State or any political subdivision thereof. Nothing herein or in the Bonds or in any other Operative Document gives the holders or owners of any Bonds, and they do not have, the right to have taxes levied by the Issuer, the General Assembly of the State of Ohio or taxing authority of any political subdivision of the State for the payment of Bond Service Charges. The Bonds shall contain a statement to that effect and to the effect that the Bonds are payable solely from the sources described in the Funding Loan Agreement and from any other money paid by the Borrower or obtained by the Trustee upon the exercise of rights and remedies under the Funding Loan Agreement. Nothing in the Bonds or the instruments securing them, however, shall be deemed to prohibit the Issuer from using, of its own volition, to the extent that it is authorized by law to do so, any other resources for the fulfillment of any of the terms or conditions of or its obligations under Funding Loan Agreement or any Bonds.

The Bonds and any obligations of the Issuer under the Bond Legislation, the Funding Loan Agreement, the Operative Documents and any other documents or agreements executed by the Issuer in connection with the issuance of the Bonds shall be payable solely from the Project Revenues, and shall be secured, subject to and except as otherwise provided by the terms of the Funding Loan Agreement, equally and ratably by, (i) the Pledged Security (as defined in the Funding Loan Agreement) and; (ii) all right, title and interest of the Issuer now owned or hereafter acquired in, to and under the Project Loan Agreement and the Land Use Restriction Agreement, except Unassigned Rights (each as defined in the Funding Loan Agreement). Nothing herein or in any Operative Document shall be deemed to prohibit the Issuer of its own volition, from using to the extent it is lawfully authorized to do so, any other resources or revenues for the fulfillment of any of the terms, conditions or obligations of the Bonds or any other Operative Document.

SECTION 7. Operative Documents and all Other Documents to be Executed by the Issuer. To provide for the issuance of, and to secure the timely payment of the Bond Service Charges on, the Bonds and the performance by the Issuer of its obligations under this Resolution, the Bonds and the Funding Loan Agreement, each Authorized Official, or any combination thereof, is hereby authorized, for and in the name and on behalf of the Issuer, to sign and deliver any and all Operative Documents to which the Issuer is a party, all in substantially the respective forms on file with the Secretary or an Assistant Secretary, with such modifications thereto as may be made in accordance with this Section. The forms of the Operative Documents are approved with such modifications thereto as are not inconsistent with this Resolution and not substantially adverse to the Issuer and which are permitted by the Act and shall be approved by the Authorized Official or Authorized Officials executing those documents. The approval of any such changes, and that such changes are not substantially adverse to the Issuer, shall be conclusively evidenced by the execution of those documents by the Authorized Official or those Authorized Officials.

Each Authorized Official, or any combination thereof, is authorized to take any and all actions and to execute such further documents, including but not limited to agreements, financing statements, assignments, certificates and other instruments that may be necessary or appropriate in order to effect the issuance of the Bonds, the financing, refinancing and Development of the

Project and the intent of this Resolution, including, but not limited to the taking of such actions as may be necessary to permit the Development of the Project to commence prior to the issuance of Bonds. The Secretary of this Board or other appropriate officer of the Issuer shall certify a true transcript of all proceedings had with respect to the issuance of the Bonds, together with such information from the records of the Issuer as is necessary to determine the regularity and validity of the issuance of the Bonds. All actions taken by any Authorized Official, employee, contractor or agent of the Issuer in furtherance of the purpose of this resolution is hereby ratified.

SECTION 8. Covenants and Agreements of Port. In addition to the other covenants of the Issuer made in this Resolution and in the Tax Regulatory Agreement and the other Operative Documents relating to the tax status of the Tax-Exempt Bonds (as defined below) (the Tax Regulatory Agreement together with the Land Use Restriction Agreement, the "Tax Agreement") the Issuer further covenants and agrees as follows:

(a) Performance of Covenants, Authority and Actions. The Issuer will at all times faithfully observe and perform all agreements, covenants, undertakings, stipulations and provisions contained in the Operative Documents and in all proceedings of the Issuer pertaining to the Bonds. The Issuer warrants and covenants that it is, and upon delivery of the Bonds will be, duly authorized by the laws of the State, including particularly and without limitation the Act, to issue the Bonds and to execute the applicable Operative Documents and all other documents to be executed by it, to provide for the security for payment of the Bond Service Charges on the Bonds in the manner and to the extent herein and in the Funding Loan Agreement set forth.

(b) Tax Matters. To the extent within its authority and control, the Issuer will restrict the use of the proceeds of Bonds issued as tax-exempt bonds ("Tax-Exempt Bonds") in such manner and to such extent as may be necessary, upon the advice of Bond Counsel, so that none of the Tax-Exempt Bonds will constitute arbitrage bonds under Section 148 of the Code. Each Authorized Official and any other officer of the Issuer having responsibility for the issuance of Tax-Exempt Bonds, alone or in conjunction with the Borrower or any officer, employee or agent of or consultant to the Borrower, shall sign and deliver the Tax Agreement, for inclusion in the transcript of proceedings for the Tax-Exempt Bonds setting forth the reasonable expectations of the Issuer regarding the amount and use of all of the proceeds of the Tax-Exempt Bonds, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on the Tax-Exempt Bonds.

Upon the advice of Bond Counsel, the Issuer will (i) take, or require to be taken, to the extent within its authority and control, all actions that may be required of it for the interest on the Tax-Exempt Bonds (as defined in the previous paragraph) to be and remain excludable from the gross income of holders of the Tax-Exempt Bonds for federal income tax purposes, and (ii) not take or authorize to be taken any actions that would adversely affect that excludability under the provisions of the Code. Each Authorized Official and any other appropriate officer are hereby authorized and directed to take any and all actions and make or give such designations, reports and certifications, as may be appropriate to assure such exclusion of that interest.

In its performance of these covenants, and other covenants of the Issuer pertaining to federal income tax laws, the Issuer may rely upon the advice of Bond Counsel.

(c) Transcript of Proceedings. An Authorized Official shall furnish to the Original Purchaser a true transcript of proceedings, certified by the Secretary or Assistant Secretary of this Board, of all proceedings had with reference to the issuance of Bonds purchased by the Original Purchaser, together with such information from the records of the Issuer as is necessary to determine the regularity and validity of the issuance of the Bonds so purchased.

(d) Further Assurances. The Issuer shall do all things and take all actions on its part necessary to comply with the obligations, duties and responsibilities on its part under the Operative Documents. Nothing herein or in the Operative Documents shall be construed as requiring the Issuer to use any money from any source other than as described in the Funding Loan Agreement with respect to payment of Bond Service Charges on the Bonds or its obligations, duties and responsibilities under the Operative Documents.

(e) Volume Cap. If necessary, any Authorized Official is hereby authorized to take such actions as may be necessary to obtain a volume cap allocation from the State of Ohio; provided that the cost of any application or allocation shall be borne by the Borrower or paid from the proceeds of the Bonds.

SECTION 9. Public Approval. This Board hereby ratifies the actions of the President and CEO of the Issuer in holding a public hearing on behalf of the Issuer and Hamilton County, Ohio as required by Section 147(f) of the Code. An Authorized Official or other representative of the Issuer is authorized to take such actions as may be necessary to secure applicable elected representative approval for the issuance of the Bonds from the City of Cincinnati, Ohio or the County of Hamilton, Ohio, as required by Section 147(f) of the Code.

SECTION 10. Acquisition and Development of the Project. Based on information furnished to it, the Board has determined that any contract or contracts for the Development of the Project shall be made in accordance with this paragraph, and in order to serve the Project Purposes, it is in the best interest of the Issuer that such contract be negotiated by the Borrower and that any such contract or contracts, including any such contract as may result from the assignment or exercise of options available to the Borrower, shall be and hereby are accepted by the Issuer upon review and approval thereof by an Authorized Official.

Based on information furnished to it, this Board has determined that the Construction Contracts shall be made in accordance with this paragraph, and that it is in the best interest of the Issuer that the Construction Contracts for the construction of the Project Facilities be negotiated by the Construction Service Provider on behalf of the Issuer pursuant to the Construction Services Agreement and this Board hereby finds and determines that such negotiation best carries out the Project Purposes. This Board hereby approves the appointment of Standard Gateway Venture L.P. as its agent under the Construction Services Agreement for purposes of Development of the Project and authorizes the Construction Service Provider to execute and deliver, in its own name, such contracts relating to the Development of the Project as may be necessary provide for the construction of the Project Facilities, all as permitted by the Act. Provided further, if requested by

the Construction Service Provider and after review thereof by legal counsel, one or more Authorized Officials may execute the Construction Contracts or any agreements related thereto in the form approved by the Authorized Official signing thereof, provided that any obligation of the Issuer thereunder shall be payable solely from the proceeds derived from the sale of the Bonds or from the Borrower, and any such agreement or contract shall be subject to the certification of availability of funds by the fiscal officer of the Issuer.

It is further determined that prior to the issuance of the Bonds, the Construction Service Provider may, at its own risk, commence the Development of the Project on behalf of the Authority. Any Authorized Official is authorized to execute such documentation and agreements as may be reasonably necessary or desired by the Authorized Official to permit the Construction Service Provider to exclude from sales taxes any building and construction materials to be purchased on behalf of the Issuer for the Project, it being understood that subsequent to the issuance of the Bonds that such purchase shall be made pursuant to the Construction Contracts and shall be incorporated in a structure or improvement to real property that will be accepted for ownership by the Issuer, provided that the Bonds are issued.

SECTION 11. Tax Credit Determination. It is hereby determined that the amount of tax credits to be allocated to the Project under Section 42 of the Code does not exceed the amount necessary for the financial feasibility of the Project and its viability as a qualified housing project throughout the credit period for the Project. In making the foregoing determination, the Port has solely relied upon representations of the Borrower. The foregoing determinations shall not be construed to be a representation or warranty by the Port as to the feasibility or viability of the Project. The Board hereby authorizes any Authorized Official to review and make the foregoing determination again for and on behalf of the Port at the request of the Borrower, following receipt of supporting materials submitted by the Borrower to the Ohio Housing Finance Agency ("OHFA") and either written representations of the Borrower or of OHFA to the effect that (i) the amount of tax credits to be allocated to the Project under Section 42 of the Code does not exceed the amount necessary for the financial feasibility of the Project and its viability as a qualified housing project throughout the credit period for the Project and (ii) the Project satisfies the requirements for the allocation of a housing credit dollar amount under OHFA's qualified allocation plan. Such determinations shall occur on or about the date of the sale of the Bonds to the purchasers thereof and on or about the date that each building of the Project is placed in service. In reliance upon the representations of the Borrower, it is hereby found and determined that the Project satisfies the requirements for the allocation of a housing credit dollar amount under OHFA's qualified allocation plan.

SECTION 12. Observance and Performance of Agreements and Obligations. The Issuer will observe and perform all of its agreements and obligations provided for in the Operative Documents, other documents or agreements entered into in connection with the Bonds, and this Resolution; provided that nothing herein shall require the Issuer to spend its own funds to do so. All the obligations under this Resolution are hereby established as duties specifically enjoined by law and resulting from an office, trust or station upon the Issuer within the meaning of Section 2731.01, Ohio Revised Code.

SECTION 13. Compliance with Open Meeting Requirements. It is found and determined 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 that all deliberations of this Board that resulted in those formal actions, were in meetings open to the public in compliance with the law.

SECTION 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. In case any obligation of the Issuer authorized or established by this Resolution is held to be in violation of law as applied to any person in any circumstance, such obligation shall be deemed to be the obligation of the Issuer to the fullest extent permitted by law.

SECTION 15. Effective Date. This Resolution shall take effect and be in force immediately upon its adoption.

Adopted: 6-11, 2025

Yeas: 10

Nays: 0

Abstentions: 0


Chair


Secretary