

January 13, 2016 Board of Directors Meeting

The Taft Center at Fountain Square, 425 Walnut Street, Cincinnati, OH 45202

1. CALL TO ORDER

Lynn Marmer called the Port of Greater Cincinnati Development Authority Board of Directors meeting to order at 7:56 a.m.

Board Members Present:

Marmer, Lynn	Fisher, Bobby
Smith, David	Luken, Charlie
Wright, Shane	San Marco, Mario
Jackson, Ed	

Staff Present:

Brunner, Laura	Recht, Chris
Thomas, Susan	Robb, Deborah
Hall, Darin	Castellini, Todd
Johnson, Melissa	
Hudson, Rick	

Guests:

Schulte, Skip – Citizen	Hertlein, Denice - Citizen
Shenk, Andy - Citizen	Engel, Liz – WCPO.com
Williams, Jason – Cincinnati Enquirer	

2. WELCOME AND INTRODUCTIONS

Ms. Marmer welcomed the board members and the guests.

3. APPROVAL OF MINUTES – December 3, 2015

Ms. Marmer asked the Board members if there were any additions or modifications to the December 3, 2015 Special Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Bobby Fisher moved to adopt the minutes of the December 3, 2015 Special Meeting of the Board of Directors. The motion was seconded by Ed Jackson and was approved unanimously.

4. APPROVAL OF MINUTES – December 9, 2015

Ms. Marmer asked the Board members if there were any additions or modifications to the December 9, 2015 Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Bobby Fisher moved to adopt the minutes of the December 9, 2015 Special Meeting of the Board of Directors. The motion was seconded by David Smith and was approved unanimously.

5. PRESIDENT'S REPORT

Laura Brunner

Ms. Brunner gave a brief update of the various meetings for the Strategic Planning teams, and when the teams would be presenting to the board.

6. PUBLIC FINANCE

Susan Thomas

Ms. Thomas introduced Resolution 2016-01, a bond resolution with the Southwest Ohio Regional Bond Fund. The question before the board is one of consent, as this is a Dayton Port Authority deal. The bond is for the Delco building in Dayton, Ohio, which housed the Dayton Engineering laboratories for over 70 years. The building has been vacant since the mid 1980's and will be repurposed into market-rate apartments.

The piece of the deal coming through the bond fund is \$3.9 million in property-assessed clean energy bonds. This would be the tenth deal in the bond fund, and the fund can now be rated through the rating agencies. Having the fund rated will allow for direct issue going forward.

Formal Action Requested – Before the Board today is proposed Resolution 2016-01 entitled:

A RESOLUTION (I) AUTHORIZING AND APPROVING THE ISSUANCE OF BONDS THROUGH THE SOUTHWEST OHIO REGIONAL BOND FUND IN ORDER TO MAKE FUNDS AVAILABLE TO PAY THE COSTS OF SPECIAL ENERGY IMPROVEMENT PROJECTS CONSTITUTING "PORT AUTHORITY FACILITIES" TO BE LOCATED ON CERTAIN REAL PROPERTY WITHIN THE JURISDICTION OF THE DAYTON-MONTGOMERY COUNTY PORT AUTHORITY; AND (II) AUTHORIZING THE EXECUTION, DELIVERY, AND PERFORMANCE OF ANY INSTRUMENTS, DOCUMENTS, OR CERTIFICATES RELATED TO THE ISSUANCE OF THE BONDS.

Motion: Charlie Luken moved to approve Resolution No. 2016-01. The motion was seconded by Shane Wright and was approved. Mario San Marco abstained from voting.

7. INDUSTRIAL STRATEGY UPDATE

Melissa Johnson

Ms. Johnson presented a set of slides that focused Team D, the Industrial Revitalization Strategy; and provided a refresher of the overall strategic plan. The strategy for Team D is more than a real estate or industrial strategy; it is founded in economic development. This is to create a competitive environment for investment, particularly for investment in manufacturing.

Ms. Johnson called attention to the tremendous benefits of manufacturing in the local economy, focusing on the total job creation generated by the addition of each manufacturing job. Ms. Johnson reviewed information on other cities that have been successful with their strategies, and the differences of each.

Ms. Johnson provided a breakdown of the local manufacturing ecosystem, including the Port Authority's role, and described the background and challenges of the local industrial profile.

Ms. Johnson reviewed the industrial goals for the Port Authority within the strategy. These goals correlate to an ecosystem-based approach with support from developing leadership. Ms. Johnson reviewed a flow chart for the Port Authorities Industrial Strategy, which would be focused on over the next six months.

The Board asked several questions about the strategy and the next steps, all of which were answered to the board's satisfaction.

8. FINANCIAL REPORT

Shane Wright & Rick Hudson

Budget Update

Mr. Wright stated operating income of \$4.1 million was \$500,000 favorable to plan, largely driven by the Communities First Down Payment Assistance Program.

Operating expenditures were \$2.9 million, 10% favorable to plan. Operating income of \$1.2 million was \$825,000 favorable to plan.

Non-operating income was \$43,000 unfavorable to plan, due to TechSolve II closing costs.

Restricted cash was at \$1.3 million, which is equal to 6 months of operating expenses.

Assets held for resale were at \$7 million, primarily due to the work being done in Bond Hill.

9. CHAIRPERSON'S REPORT

Lynn Marmer

Ms. Marmer directed the Board's attention to the election of officers for the Port Authority Board, which is governed by Article 2, Sections 1 and 2 of the Port of Greater Cincinnati Development Authority Bylaws. In anticipation of the election of officers, current office holders have been approached and are agreeable to accepting these designations.

Ms. Marmer submitted to the board for its consideration the following slate of officers for terms commencing January 13, 2016 through December 31, 2016.

Charlie Luken - Chair

Lydia Jacobs Horton – Vice Chair

Ed Jackson moved to approve the officers. The motion was seconded by Mario San Marco and was approved.

10. ADJOURNMENT

The January 13, 2016 Board of Directors meeting adjourned at 8:58 a.m.

Respectfully,



Laura N. Brunner
Secretary