

Clermont County Port Authority
Board of Directors - Regular Meeting
April 16, 2025

The Clermont County Port Authority Board of Directors met on Wednesday, April 16, 2025, at 2:05 p.m. for a regular meeting. Attending the meeting were Clermont County Port Authority Chair Loretta Rokey; Board Members John Woliver and Nader Masadeh; Clermont County Commissioners David Painter, Bonnie Batchler, and Claire Corcoran; Emily Loudermilk, Aide to Commissioner Batchler; Kristofer McClintick, Scott Gafvert, Desmond Maaytah, and Gretchen Willenbrink-Talley, Department of Community and Economic Development; Pat Woodside, Frost Brown Todd; Ed Boll, Jr.; Hal Silverman, Silverman and Company, Inc. and Hal Homes, Inc.; Richard Spoor, KMK Law; and Pete Larose, Vision Development, who joined via Microsoft Teams.

Ms. Rokey called the meeting to order, the roll was called, and a quorum was present. Ms. Rokey asked for a motion to approve the Minutes of the March 19, 2025, Port Authority Meeting. Mr. Woliver moved to approve the Minutes of March 19, 2025. Mr. Masadeh seconded, and the motion carried.

Ms. Rokey reviewed the guidelines regarding public comments and asked for public comments. No public comments were received.

Ms. Willenbrink-Talley presented the Budget Report through 04/10/2025. No formal action was needed for the Budget Report.

Under new business, Mr. McClintick introduced Hal Silverman and Richard Spoor who gave a presentation on the Streamside Rental Homes project in the Village of Batavia. This project will be 111 2-3 bedroom units of luxury ranch rental homes on a 20.132-acre site.

Mr. Gafvert provided an overview of Resolution 2025-05, Authorizing submission of a grant application for the purpose of funding a portion of the cost of a bronze sculpture of President Ulysses S. Grant, Frederick Douglass, and Ely S. Parker within Clermont County; and approving related actions and matters. After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2025-05, Authorizing submission of a grant application for the purpose of funding a portion of the cost of a bronze sculpture of President Ulysses S. Grant, Frederick Douglass, and Ely S. Parker within Clermont County; and approving related actions and matters. Mr. Woliver moved to approve Resolution 2025-05. The motion was seconded by Mr. Masadeh and carried unanimously.

Mr. McClintick provided an overview of Resolution 2025-06, Authorizing the issuance and sale of Port Authority revenue bonds in a maximum principal amount of \$50,000,000 for the purpose of financing the acquisition, construction and improvement of "Port Authority facilities", for the benefit of Milford Apartments I, LLC, or its permitted affiliates, successors or assigns; authorizing a ground lease, a capital lease, a construction services agreement, a bond advance and assignment agreement, a disbursing agreement, a bond purchase agreement, and other related agreements in connection with the transaction; approving the provision of an Ohio sales and use tax exemption certificate; and authorizing and approving related matters. After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2025-06, Authorizing the issuance and sale of Port Authority revenue bonds in a maximum principal amount of

\$50,000,000 for the purpose of financing the acquisition, construction and improvement of "Port Authority facilities", for the benefit of Milford Apartments I, LLC, or its permitted affiliates, successors or assigns; authorizing a ground lease, a capital lease, a construction services agreement, a bond advance and assignment agreement, a disbursing agreement, a bond purchase agreement, and other related agreements in connection with the transaction; approving the provision of an Ohio sales and use tax exemption certificate; and authorizing and approving related matters. Mr. Masadeh moved to approve Resolution 2025-06. The motion was seconded by Mr. Woliver and carried unanimously.

Mr. McClintick and Mr. Gafvert gave the board an update on the Revolving Loan Fund Programming. Mr. McClintick informed the board that he would be providing a more thorough explanation of this program at the next regular meeting. After discussion, the board requested that Mr. McClintick consider changing the start time of the May 21, 2025 meeting, in order to have enough time for this presentation. Ms. Willenbrink-Talley will send an email with the new time and update the meeting calendar.

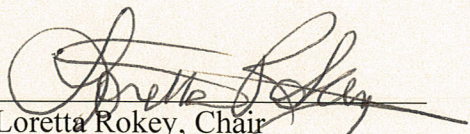
Mr. Gafvert gave the board a brief update on the Façade Improvement project.

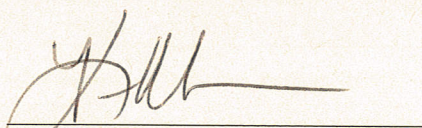
Mr. McClintick gave the board brief updates on the Broadband project and the Bond Fund.

Mr. Woliver asked if a fact sheet can be provided to the board for each project going forward. We will create a fact sheet and submit it to the board for review.

With no additional items to discuss, Ms. Rokey requested a motion to adjourn. A motion to adjourn the meeting was made by Mr. Woliver and seconded by Mr. Masadeh. The motion carried unanimously. The meeting adjourned at 3:13 p.m.

ATTEST:


Loretta Rokey, Chair
Clermont County Port Authority


Kristofer McClintick, Secretary

Motion to Approve: <u>Mr. Woliver</u>
Seconded By: <u>Mr. Roe</u>

Clermont County Port Authority

Date: 5/21/25