

Clermont County Port Authority
Board of Directors - Regular Meeting
April 19, 2023

The Clermont County Port Authority Board of Directors met on Wednesday, April 19, 2023, at 2:00 p.m. for their regular meeting. Attending the meeting were Clermont County Port Authority Chair Loretta Rokey, Vice Chair John Woliver, Board Members Dale Roe and Nader Masadeh; Clermont County Commissioners Bonnie Batchler and Claire Corcoran; Commissioner Aide Jennifer Haley; Assistant County Administrator / Community and Economic Development Interim Director Greg Bickford; Scott Gafvert and Sara Partin, Department of Community and Economic Development; Patrick Woodside, Frost Brown Todd, and Ed Boll, Jr.

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 January 11, 2023, Port Authority Meeting. Mr. Woliver moved to approve the Minutes of January 11, 2023. Mr. Roe seconded and the motion carried.

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

Ms. Partin presented the Budget Report through 04/14/2023. No formal action was needed for the Budget Report.

Under new business, Mr. Woodside provided an overview of Resolution 2023-03 to Appoint an Executive Director of the Clermont County Port Authority. Mr. McNamara left his position in Clermont County on 3/17/2023. The Director position for Clermont County Economic Development has been advertised, but in the meantime, Mr. Bickford is acting as the Interim Director. Resolution 2023-03 is to appoint Greg Bickford as Executive Director of the Port Authority on an interim basis until this Board appoints an Executive Director on an ongoing basis.

After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2023-03. Mr. Woliver moved to approve Resolution 2023-03 Appointing an Executive Director of the Clermont County Port Authority. The motion was seconded by Mr. Roe and carried unanimously.

Mr. Woodside provided an overview of Resolution 2023-04 to Authorize a Ground Lease Amendment, a Capital Lease Amendment, a Mortgage Joinder, and Other Actions in Connection with the Refinancing of the Redwood Savannah Ridge Development.

Ms. Rokey asked if there was a motion to approve Resolution 2023-04. Mr. Woliver moved to approve Resolution 2023-04 (I) Authorizing and Approving the Execution and Delivery of a Grown Lease and Capital Lease Amendment; (II) Authorizing the Execution of a Mortgage; and (III) Authorizing and Approving Related Matters. The motion was seconded by Mr. Masadeh and carried unanimously.

Mr. Woodside provided an overview of Resolution 2023-05 to Authorize Agreements with Cold Jet to Advance the International Paper Site Development.

Ms. Rokey asked if there was a motion to approve Resolution 2023-05. Mr. Masadeh moved to approve Resolution 2023-05 (I) Authorizing and Approving the (I) Execution and Delivery of a Construction Agreement and Related Agreements with Cold Jet, LLC; and (II) Authorizing and Approving Related Matters, in order to Advance the International Paper Site Redevelopment. The motion was seconded by Mr. Roe and carried unanimously.

Ms. Rokey asked Ms. Partin to present the next item on the agenda for the nomination and election of officers. Ms. Partin called for nominations for the Clermont County Port Authority for 2023.

Upon call for nominations for Chair of the Clermont County Port Authority, Mr. Woliver nominated Loretta Rokey, and said nomination was seconded by Mr. Roe.

Upon call for nominations for Vice Chair of the Clermont County Port Authority, Ms. Rokey nominated John Woliver, and said nomination was seconded by Mr. Roe.

Upon call for nominations for Secretary of the Clermont County Port Authority, Mr. Woliver nominated Greg Bickford, and said nomination was seconded by Mr. Roe.

Upon call for nominations for Fiscal Officer of the Clermont County Port Authority, Mr. Woliver nominated Greg DeFisher, and said nomination was seconded by Mr. Roe.

Hearing no more nominations from the floor, Ms. Partin closed the nominations.

Mr. Woliver moved to elect Loretta Rokey as Chair of the Clermont County Port Authority. The motion was seconded by Mr. Masadeh and carried with Ms. Rokey abstaining.

Mr. Masadeh moved to elect John Woliver as Vice Chair of the Clermont County Port Authority. The motion was seconded by Mr. Roe, and the motion carried with Mr. Woliver abstaining.

Mr. Masadeh moved to elect Greg Bickford as Secretary of the Clermont County Port Authority. The motion was seconded by Ms. Rokey and was carried.

Mr. Woliver moved to elect Greg DeFisher as Fiscal Officer of the Clermont County Port Authority. Mr. Roe seconded the motion and the motion carried.

The new officers of the Clermont County Port Authority will serve the term from April 2023 through February 2024 as follows:

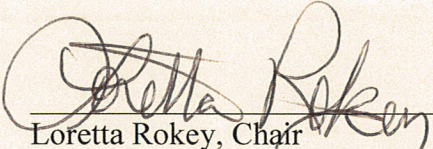
Loretta Rokey	Chair
John Woliver	Vice Chair
Greg Bickford	Secretary
Greg DeFisher	Fiscal Officer

Ms. Rokey asked for a motion to enter executive session to discuss information concerning a private employer specifically relating to the relocation, location, expansion, improvement, or preservation of its business in accordance with Section 4582.58 of the Ohio Revised Code. Mr. Woliver made the motion and Mr. Masadeh seconded. The motion carried unanimously.

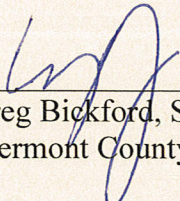
Mr. Bickford invited Commissioners Corcoran and Batchler to remain in closed session for information purposes only. Also invited to remain in closed session were Pat Woodside, Sara Partin, and Scott Gafvert. The closed session began at 2:23 p.m. At 2:44 p.m., the Board of Directors came out of the closed session with no action taken.

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 2:46 p.m.

ATTEST:



Loretta Rokey, Chair
Clermont County Port Authority



Greg Bickford, Secretary
Clermont County Port Authority

Date: 6-21-23

Motion to Approve: <u>Mr. DeFisher</u>
Seconded By: <u>Mr. Masadeh</u>