

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

The Clermont County Port Authority Board of Directors met on Tuesday, December 19, 2023, at 3:00 p.m. at the FC Cincinnati Mercy Health Training Center in Milford, Ohio for a regular meeting. Attending the meeting were Clermont County Port Authority Chair Loretta Rokey, Board Members John Woliver, Greg DeFisher, Nader Masadeh and Dale Roe; Clermont County Commissioners Claire Corcoran and David Painter; Assistant County Administrator Greg Bickford; Kris McClintick, Scott Gafvert, Sara Partin, Desmond Maaytah, Kennedy Briggs, Ryan Kent, Chris Bussell and Leonard Kendall Department of Community and Economic Development; Patrick Woodside, Frost Brown Todd; Paul Worley Adams County; Brian Schneider RSM; Jeff Blom Clermont County CVB; Tracie Braun BCC, Dan Steward, Megan Bradford Episcopal Retirement Services 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 October 24, 2023, Port Authority Meeting. Mr. DeFisher moved to approve the Minutes of October 24, 2023. 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. Rokey presented a letter of resignation received from Greg Bickford. He is resigning as the Port Authority Executive Director and Secretary. Ms. Rokey asked if there was a motion to accept his resignation. Mr. DeFisher moved to accept the resignation of Greg Bickford as the Port Authority Executive Director and Secretary. Mr. Roe seconded and the motion carried.

Ms. Rokey presented Resolution 2023-13 Appointing an Executive Director of the Clermont County Port Authority. Ms. Rokey introduced Kris McClintick, Director of Clermont County Community and Economic Development, who would like to serve as the Executive Director of the Clermont County Port Authority. Ms. Rokey asked if there was a motion to approve Resolution 2023-13. Mr. Woliver moved to approve Resolution 2023-13 Appointing an Executive Director of the Clermont County Port Authority. The motion was seconded by Mr. Roe and carried unanimously.

Ms. Rokey asked if there were any nominations for Secretary of the Clermont County Port Authority to fill the open position left by Greg Bickford. Mr. DeFisher nominated Kris McClintick to serve as Secretary of the Clermont County Port Authority. Mr. Masadeh seconded the nomination and carried unanimously.

Ms. Partin presented the Budget Report through 12/13/2023. No formal action was needed for the Budget Report.

Dan Steward gave a presentation for The Preserve at Olive Branch. Episcopal Retirement Services (ERS) and Ridge Stone (RS) are co-developing a new middle-market residential development in Batavia, Ohio. They acquired 73+ acres of land in November 2021 and have secured preliminary zoning approvals for the project. They are currently seeking financing with the assistance of their banking partner, HJ Sims,

with the hope of commencing construction in the spring/summer of 2024, contingent upon adequate financing terms.

Jeff Blom gave a presentation on the CHM East Fork Lake Cabin Study. Mr. Blom presented a copy of the Market Feasibility Assessment to the board. Mr. Gafvert clarified that at today's meeting, what is being brought to the board is paying the \$5,000 study costs from the Appalachian Community Grant Program Technical Assistance Funds. If, for some reason, the grant funds are not able to cover these costs, then it will be brought back to the Port Authority to ask if the board will cover it.

Under new business, Ms. Partin presented the 2024 Meeting Schedule. Ms. Rokey asked for a motion to approve the meeting schedule for the Clermont County Port Authority for 2024. Mr. DeFisher made the motion to approve the meeting schedule. The motion was seconded by Mr. Woliver and carried unanimously.

Ms. Partin provided an overview of Resolution 2023-14, Authorizing and Approving an Initial Budget for 2024. After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2023-14. Mr. Masadeh moved to approve Resolution 2023-14 Authorizing and Approving an Initial Budget for 2024. The motion was seconded by Mr. DeFisher and carried unanimously.

Mr. Gafvert and Mr. Woodside provided an overview of Resolution 2023-15 Authorizing a Cooperative Arrangement between the Clermont County Port Authority and Adams County, Ohio. Ms. Rokey asked if there was a motion to approve Resolution 2023-15. Mr. Woliver moved to approve Resolution 2023-15 Authorizing a Cooperative Arrangement between the Clermont County Port Authority and Adams County, Ohio. The motion was seconded by Mr. DeFisher and carried unanimously.

Mr. Gafvert provided an overview of Resolution 2023-16 Approving and Ratifying the Execution of a Memorandum of Understanding with the Ross County Commission Regarding Funding of Hike-Bike Trail through the Appalachian Community Grant Program; and Authorizing and Approving Related Actions and Matters Related to Such Funding. After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2023-16. Mr. DeFisher moved to approve Resolution 2023-16 Approving and Ratifying the Execution of a Memorandum of Understanding with the Ross County Commission Regarding Funding of Hike-Bike Trail through the Appalachian Community Grant Program; and Authorizing and Approving Related Actions and Matters Related to Such Funding. The motion was seconded by Mr. Woliver and carried unanimously.

Mr. DeFisher left the meeting at 4:34 p.m.

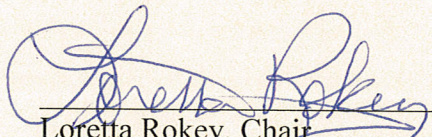
Mr. Woodside provided an overview of Resolution 2023-17 Repealing and Replacing Resolution No. 2023-09; Authorizing and Approving a Transaction Concerning the Acquisition, Construction, Development, and Improvement of an Approximately 110 Unit Multifamily Housing Development and Improvements Related Thereto Constituting "Port Authority Facilities" for the Benefit of Redwood Batavia Township East Ohio Pike OH P1 LLC; Authorizing the Acceptance of Certain Real Property Interests; Approving the Execution and Delivery of a Development Agreement, and an Indemnity Agreement; Approving the Provision of Ohio Sales and Use Tax Exemption Certificates for the Purchase of Building and Construction Materials Incorporated into the Project; and Authorizing and Approving the Execution and Delivery of Related Documents and Matters.

After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2023-17. Mr. Masadeh moved to approve Resolution 2023-17 Repealing and Replacing Resolution No. 2023-09; Authorizing and Approving a Transaction Concerning the Acquisition, Construction, Development, and Improvement of an Approximately 110 Unit Multifamily Housing Development and Improvements Related Thereto Constituting "Port Authority Facilities" for the Benefit of Redwood Batavia Township East Ohio Pike OH P1 LLC; Authorizing the Acceptance of Certain Real Property Interests; Approving the Execution and Delivery of a Development Agreement, and an Indemnity Agreement; Approving the Provision of Ohio Sales and Use Tax Exemption Certificates for the Purchase of Building and Construction Materials Incorporated into the Project; and Authorizing and Approving the Execution and Delivery of Related Documents and Matters. The motion was seconded by Mr. Roe and carried unanimously.

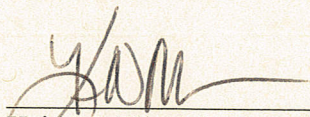
Ms. Rokey asked if there was anything else to come before the board.

With no additional items to discuss, Ms. Rokey requested a motion to adjourn. A motion to adjourn the meeting was made by Mr. Masadeh and seconded by Mr. Roe. The motion carried unanimously. The meeting adjourned at 4:38 p.m.

ATTEST:



Loretta Rokey, Chair
Clermont County Port Authority



Kris McClintick, Secretary
Clermont County Port Authority

Date: 1/25/2024

Motion to Approve:

Mr. Woliver

Seconded By:

Mr. Roe