

Clermont County Port Authority
Board of Directors - Regular Meeting
March 24, 2021

The Clermont County Port Authority Board of Directors met on Wednesday, March 24, 2021 at 2:04 p.m. virtually via Zoom for their regular meeting. Attending the meeting were Clermont County Port Authority Chair Loretta Rokey and Board Members, John Woliver, Sam DeBonis and Dale Roe; Executive Director Michael McNamara; Clermont County Commissioners Claire Corcoran, David Painter and Bonnie Batchler; Gael Fawley, Department of Community and Economic Development and Ed Boll Jr.

Ms. Rokey called the meeting to order, roll was called and a quorum was present. Ms. Rokey asked for a motion to approve the Minutes of the February 24, 2021 Port Authority Meeting. Mr. Woliver moved to approve the Minutes of February 24, 2021. Mr. Roe seconded and the motion carried with Mr. DeBonis abstaining.

Ms. Fawley presented the Budget Report. No action was needed.

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

At this time, the conference room computer which hosted Mr. McNamara and several other attendees lost its connection. The connection was restored at 2:15 p.m. with no action taken by the Board while the connection was down.

Ms. Rokey asked Mr. McNamara to present the next items. Mr. McNamara explained that items a and b under New Business, resolutions for the Savannah Ridge and Tealtown Project Agreements, respectively, were pulled from last month's agenda due to the hiring of new attorneys by the project companies. This month, Pat Woodside, attorney for the Port Authority was not available for this meeting, but his colleague, Michael Elliott, attended in his place. Mr. Elliott, Frost Brown Todd, fielded questions from the Board regarding both projects. There was one correction noted for the record in Resolution 2021-02 on page 1, paragraph 3, which should read 103 rental units instead of 13. Ms. Fawley noted this for the record and will make sure it is corrected. The Board asked Mr. McNamara several questions concerning whether the projects were located in Tax Increment Financing (TIF) areas and how this affects the projects. The projects are located in TIF areas but there is no impact on the projects. Mr. McNamara concluded his review by saying the projects also fill the need for market rate housing in the township.

Ms. Rokey asked if there were any additional questions from the Board, hearing none, she asked for a motion to approve Resolution 2021-02 to Authorize And Approve A Transaction Concerning The Acquisition, Construction, Equipping, Development, And Improvement Of An Approximately 103 Unit Multifamily Housing Development And Improvements Related Thereto Constituting "Port Authority Facilities" For The Benefit Of Savannah Ridge Four LLC, Or An Affiliate Thereof; Authorizing The Acceptance Of Certain Real Property Interests; Approving The Execution And Delivery Of A Development Agreement, A Construction Manager At-Risk Agreement, A Lease Agreement, And An Indemnity Agreement In Connection With The Transaction; Affirming 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. Mr. Roe made the motion to approve Resolution 2021-02 as stated above. Mr. DeBonis seconded and the motion carried unanimously.

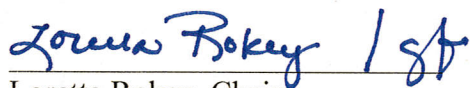
Ms. Rokey asked if there were any questions from the Board for the next resolution, hearing none, she asked for a motion to approve Resolution 2021-03 to Authorize And Approve A Transaction Concerning The Acquisition, Construction, Equipping, Development, And Improvement Of An Approximately 100 Unit Multifamily Housing Development And Improvements Related Thereto Constituting "Port Authority Facilities" For The Benefit Of Redwood Cincinnati Tealtown Road OH P1 LLC, Or An Affiliate Thereof; Authorizing The Acceptance Of Certain Real Property Interests; Approving The Execution And Delivery Of A Development Agreement, A Construction Manager At-Risk Agreement, A Lease Agreement, And An Indemnity Agreement In Connection With The Transaction; Affirming 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. Mr. Woliver made the motion to approve Resolution 2021-03 as stated above. Mr. Roe seconded and the motion carried unanimously.

Ms. Rokey asked Mr. McNamara if he had any additional items to bring to the Board today prior to entering closed session. He asked the Board if they would entertain a presentation on bond funding in May from Andy Brossart of Bradley Payne Advisors. The Board agreed to the presentation. Also, Mr. McNamara spoke about the upcoming REDI meeting about the past year in regional economic development, the new Capital Bill project initial meeting in May and the hiring of a development specialist for the Department of Community and Economic Development.

Ms. Rokey asked for a motion to enter closed session to discuss information concerning a private employer and 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 to enter closed session. Mr. DeBonis seconded the motion and it carried unanimously. At this time, Commissioner Corcoran and Commissioner Batchler left the meeting along with Mr. Boll. The Board of Directors came out of closed session at 3:09 p.m.

With no additional items to discuss, Ms. Rokey asked for a motion to adjourn. A motion to adjourn the meeting was made by Mr. Woliver and seconded by Mr. DeBonis. The motion carried unanimously. The meeting adjourned at 3:10 p.m.

ATTEST:



Loretta Rokey, Chair
Clermont County Port Authority



Michael McNamara, Secretary
Clermont County Port Authority

Date: 05/19/21

Motion to Approve:

Mr. DeBonis

Seconded By:

Mr. DeFisher