

**Clermont County Port Authority**  
**Board of Directors - Regular Meeting**  
**April 17, 2024**

The Clermont County Port Authority Board of Directors met on Wednesday, April 17, 2024, at 2:00 p.m. for a special meeting. Attending the meeting were Clermont County Port Authority Chair Loretta Rokey; Board Members John Woliver and Greg DeFisher; Clermont County Commissioners Bonnie Batchler and David Painter; Kristofer McClintick, Scott Gafvert and Sara Partin, Department of Community and Economic Development; Pat Woodside, Frost Brown Todd; Ross Merder, CRG Residential; and Ed Boll, Jr. Jack Klein, Ryan Kaplan and Pete LaRose, Vision Development joined via Zoom.

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 27, 2024, Port Authority Meeting. Mr. Woliver moved to approve the Minutes of March 27, 2024. Ms. Rokey seconded and the motion carried. Mr. DeFisher abstained.

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 04/11/2024. No formal action was needed for the Budget Report.

Under new business, Mr. McClintick provided an overview of Resolution 2024-06, Authorizing the Issuance and Sale of Port Authority Revenue Bonds in a Maximum Principal Amount of \$39,000,000 for the Purpose of Financing the Costs of Acquiring, Constructing and Otherwise Improving "Port Authority Facilities", for the Benefit of Union Township Apartments I, LLC, or its Permitted Affiliates, Suvvessors or Assigns; Authorizing the Execution and Delivery of a Ground Lease Agreement, a Capital Lease Agreement, a Construction Services Agreement, a Bond Advance and Assignment Agreement, and Other Related Agreements in Connection with the Transaction; Approving the Proivision of an Ohio Sales and Use Tax Exemption Certificate for the Purchase of Building and Construction Materials Incorporated into the Project; and Authorizing and Approving Related Matters.

Pete LaRose and Jack Klein gave the board an overview of the project.

After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2024-06. Mr. Woliver moved to approve Resolution 2024-06. The motion was seconded by Mr. DeFisher and carried unanimously.

Mr. McClintick introduced Ross Merder of CRG Residential to the Board. Mr. Merder gave a presentation on a potential project for the board members to consider. The project is 242 Class A market-rate apartment units on 10.62 acres in Union Township. The apartments would be one-bedroom and two-bedroom units.

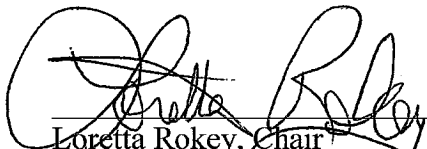
Mr. McClintick provided updates on the broadband project, bond fund, and port fees. We are still working on transferring funds for the broadband project; the County's legal team is currently reviewing the agreement. Mr. McClintick has a call tomorrow about the State's Broadband Ohio project. Mr.

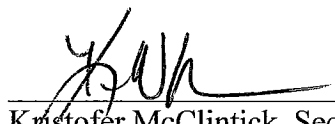
McClintick, Mr. Gafvert, and Mr. Woodside met with the County Administrator yesterday to provide an overview of the Port Authority's bond fund. There will be a bond fund presentation to the Board of County Commissioners at the session on May 1, 2024. Mr. McClintick informed the Port Authority Board that we are working on gathering fee schedules from other local Port Authorities to update our fee schedule. We hope to have more information collected before the next meeting.

Ms. Rokey asked if there were any updates for the Ulysses S. Grant Sculpture, and Mr. McClintick said there were no updates at this time.

With no additional items to discuss, Ms. Rokey requested a motion to adjourn. A motion to adjourn the meeting was made by Mr. DeFisher and seconded by Mr. Woliver. The motion carried unanimously. The meeting adjourned at 3:07 p.m.

ATTEST:

  
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Loretta Rokey, Chair  
Clermont County Port Authority

  
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Kristofer McClintick, Secretary  
Clermont County Port Authority

Date: 5-23-24

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