

Clermont County Port Authority
Board of Directors - Regular Meeting
May 15, 2024

The Clermont County Port Authority Board of Directors met on Wednesday, May 15, 2024, at 2:00 p.m. for a regular meeting. Attending the meeting were Clermont County Port Authority Chair Loretta Rokey; Board Members John Woliver, Greg DeFisher and Dale Roe; Clermont County Commissioners Claire Corcoran and David Painter; Kristofer McClintick, Scott Gafvert and Sara Partin, Department of Community and Economic Development; Pat Woodside and Donnie Warren, Frost Brown Todd; Ross Merder, CRG Residential; and Ed Boll, Jr. Mike Stetson and Michael Mitchell, Insight Public Sector joined via Zoom. Mr. Masadeh joined the meeting at 2:05 p.m.

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 April 17, 2024, Port Authority Meeting. Mr. DeFisher moved to approve the Minutes of April 17, 2024. Mr. Woliver 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 05/10/2024. No formal action was needed for the Budget Report.

Under new business, Mr. McClintick provided an overview of Resolution 2024-07, Authorizing the Execution of a Service Contract at a Maximum Cost to the Port Authority of \$661,482.00 for the Purpose of Advancing the Design, Development, and Operation of Broadband Infrastructure to Serve Governmental Operations, Businesses, and Residents of Clermont County, Ohio; and Authorizing and Approving Related Matters.

Mr. Woodside, Mr. Stetson and Mr. Mitchell provided additional information on the project.

After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2024-07. Mr. Woliver moved to approve Resolution 2024-07. The motion was seconded by Mr. Roe and carried unanimously.

Mr. McClintick provided an overview of Resolution 2024-08, Authorizing the Issuance and Sale of Port Authority Revenue Bonds in a Maximum Principal Amount of \$35,000,000 for the Purpose of Financing the Costs of Acquiring, Constructing and Otherwise Improving "Port Authority Facilities", for the Benefit of Westmont Apartments, LLC, or its Permitted Affiliates, Successors 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, 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 for the Purchase of Building and Construction Materials Incorporated into the Project; and Authorizing and Approving Related Matters.

Mr. Merder was present to answer any questions about the project; he gave a presentation on this project at the April 17, 2024, Port Authority Meeting.

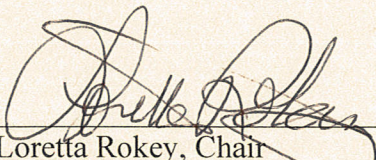
After discussion, Ms. Rokey asked if there was a motion to approve Resolution 2024-08. Mr. DeFisher moved to approve Resolution 2024-08. The motion was seconded by Mr. Woliver and carried unanimously.

Mr. Gafvert provided an update on the Fee Schedule. Ms. Partin had sent out information requests to other local ports that we had fee information for in the past. We didn't receive much feedback from the other local ports, but Mr. Gafvert showed the board a comparison of the information we did receive with our current fee schedule.

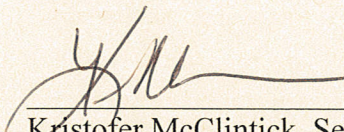
Mr. McClintick and Mr. Woodside provided an update on the bond fund and an overview of how fees would possibly be set up.

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. Roe. The motion carried unanimously. The meeting adjourned at 3:01 p.m.

ATTEST:



Loretta Rokey, Chair
Clermont County Port Authority



Kristofer McClintick, Secretary
Clermont County Port Authority

Date: 8/9/24

Motion to Approve:

Mr. Woliver

Seconded By:

Mr. Roe