

MINUTES

CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY BOARD OF DIRECTORS MEETING Thursday, May 9, 2019

The regular Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held at the Port of Cleveland Conference Center, 1100 W. 9th Street – Suite 100, Cleveland, Ohio on Thursday, May 9, 2019. The meeting was called to order by Vice-Chair Roller at 8:33 a.m. Attendance by roll call showed the following:

PRESENT

Jan Roller, Chair
Pat Ramsey, Vice, Chair
Harriett Applegate, Secretary
J. Stefan Holmes
Paul Hoogenboom
Darrell McNair
Robert Smith
David Wondolowski

VIA TELEPHONE

ABSENT & EXCUSED

Chris Ronayne

ALSO PRESENT

W. Friedman, President & CEO
D. Gutheil, Chief Commercial Officer
C. Naso, Chief Financial Officer
M. Rivalsky, Controller
R. Snipes, Senior Accountant
L. Bohinc, Finance Coordinator
M. Freilino, Manager, Executive & Administrative Operations
R. Bever, Director of Finance
G. Woodson, Director, Development Finance & Inclusion
L. Sternheimer, Director, Urban Planning & Engagement
J. Davis, VP, External Affairs
D. Wilcox, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A
P. Ritzert, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A
N. Puzzuoli, Shark & Minnow
D. Bemar, Shark & Minnow
B. Midlik, Stark Enterprises
S. Ryzner, Stark Enterprises
R. Hayes, Stark Enterprises
D. Dietrich, Cleveland Construction
F. Lamb, Zions Bank
J. Baker, Jr., ILA
K. Kalynchuk, PMC
G. Krzys, USACE
T. Imbrie, Pentrust
J. Noland, Pentrust

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting of March 7, 2019 were presented for approval by the Board, copies having been delivered in advance to all Directors. On motion by Director Hoogenboom, seconded by Director Ramsey, and unanimously carried, the Board minutes of March 7, 2019 were approved.

PUBLIC COMMENT PERIOD

Chair Roller then opened the floor for public comment related to agenda items. There being no public comment, she proceeded with the agenda.

CHAIR'S COMMENTS

Chair Roller addressed the Board of Directors and expressed her excitement in serving as Board Chair. Chair Roller noted she attended the Great Lakes Economic Forum and the sessions and speakers were very impressive. Attendees included individuals from Canada, Japan, Columbia and the United States to name a few. They addressed infrastructure, climate change, trade balance, NAFTA and the United States Mexico Canada Agreement (USMCA). Representatives were very positive about economic development in the Great Lakes. Chair Roller then congratulated Director Smith on his appointment to the JobsOhio Board of Directors. Chair Roller advised that Director McNair will acquire her role as Chair of the Real Estate & Development Finance Committee. Chair Roller noted that after the regular Committee reports, the Board would assemble into ad-hoc committees for additional discussion. The ad-hoc committees were properly noticed and open to the public.

PRESIDENT'S COMMENTS

Mr. Friedman addressed the Board and thanked Chair Roller for attending the Great Lakes Economic Forum. He noted that it's organized by the Council of the Great Lakes Region and this year Port of Cleveland was the host and sponsor. The mission of the council is to create a forum where all parties from the Great Lakes can meet and discuss strategies to position the Great Lakes region for the future. Mr. Friedman stated that the Green Marine Green Tech Conference will be hosted in Cleveland on June 5-7, 2019. The focus will be on how Ports and related parties can make the maritime industry more sustainable.

MARITIME COMMITTEE

Agenda Item 4(C)(1)(a) – Flotsam & Jetsam Update

Mr. Jared Magyar addressed the Board of Directors and referred to a presentation attached hereto as "**Exhibit A**". Referring to **Exhibit A** (slide 8), Director Ramsey asked whether the Downtown Cleveland Alliance (DCA) provides training. Mr. Magyar replied yes, the positions on Flotsam and Jetsam are specialized. There is a training program and a requirement that they've been employed by DCA for at least three years. Director Applegate suggested keeping the boats very involved in public events and accessible to the public. Chairwoman Roller asked about the hours of operation for the boats. Mr. Magyar replied they begin working in early June, Monday through Friday, 8 hours per day. Director Applegate asked how far the boats travel to provide clean-up. Mr. Magyar replied that all 7 miles of the river are services and NorthCoast Harbor near the Rock and Roll Hall of Fame & Museum. Director Ramsey asked how the debris is disposed. Mr.

grandfathering of the project since the potential fees of the project were discussed and communicated previously. Director Holmes asked about the projected timeline for the project. Ms. Hedges replied they expect to close the financing on the project in September and begin construction. She noted that Friedlander must be out of their space by date certain, and if construction doesn't begin on time, they will no longer be a part of the project. Director Holmes asked what amount of space Friedlander has committed to. Ms. Hedges replied approximately 9 floors, which is fifty percent. Stark would occupy one floor with offices.

Director McNair asked Mr. Midlik to elaborate on the capital stack and asked how much public funding is included. Mr. Midlik replied the City will provide \$12 million in forgivable loans in addition to the non-school TIF and real estate tax abatement; port bond issuance is projected to be approximately \$28-\$29 million. In addition, the County is looking to provide \$6 million, also forgivable. JobsOhio has provided an offer of grants and loans which are still being finalized. There is also a low interest loan structure provided by the State of Ohio. Director McNair asked what the gap is with prevailing wage. Mr. Midlik replied the gap is being projected as an \$8 million cost increase. Director McNair asked how many Starck projects are prevailing wage. Ms. Hedges replied approximately 90% and the Fannie Lewis laws are followed. Chairwoman Roller asked how much the bond request will be. Mr. Midlik stated that it would be approximately \$10 million with bond fund using conduit structure. Chairwoman Roller also asked Starck to provide details on their community benefits package. Ms. Hedges replied that she would provide the information. Director Holmes requested to see the capital stack proposal and asked when the original application for the project was submitted. Mr. Midlik said he would be happy to share the numbers privately. Mr. Naso replied it was approximately 2014-2015. Director Ramsey asked where the interns will be from. Ms. Hedges replied it will be students within the City of Cleveland who have an interest in architecture and/or construction management.

PUBLIC COMMENT

Mr. Greg Krzys with the USACE office in Cleveland addressed the Board.

There being no public comment, on motion by Director Hoogenboom, seconded by Director Wondolowski, and unanimously carried, the meeting was adjourned at 10:20 a.m.



CHAIR



SECRETARY