

MINUTES

CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY BOARD OF DIRECTORS MEETING Thursday, June 14, 2018

The regular Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held at the Cleveland Metroparks Lakefront Office, 8701 Lakeshore Blvd., Cleveland, Ohio on Thursday, June 14, 2018. The meeting was called to order by Chairman Darrell McNair at 8:33 a.m. Attendance by roll call showed the following:

PRESENT

Darrell McNair, Chair
Jan Roller, Vice-Chair
Pat Ramsey, Secretary
Harriett Applegate
J. Stefan Holmes
Chris Ronayne (8:34 a.m. arrival)
Robert Smith
David Wondolowski

VIA TELEPHONE

ABSENT & EXCUSED

Paul Hoogenboom

ALSO PRESENT

W. Friedman, President & CEO
C. Naso, Chief Financial Officer
M. Rivalsky, Controller
N. LaPointe, Director, Planning & Capital Development
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. Magyar, Director, Operations & Facilities
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.
C. Middlebrook, St. Lawrence Seaway Development Corporation
A. Amato, Shark & Minnow
E. Kogelshatz, Shark & Minnow
R. Nganga, Huntington
P. Angelo, Huntington
H. Homace, KS Associates
F. Lamb, Zions Bank
K. Miley, Wilkerson & Associates
E. Wilkerson, Wilkerson & Associates

APPROVAL OF MINUTES

The minutes of the Board of Directors meetings of May 10, 2018 were presented for approval by the Board, copies having been delivered in advance to all Directors. On motion by Director Ramsey, seconded by Director Smith and unanimously carried, the Board minutes of May 10, 2018 were approved.

PUBLIC COMMENT PERIOD

Chairman McNair then opened the floor for public comment related to agenda items. There being no public comment, he proceeded with the agenda.

CHAIR'S COMMENTS

Chairman McNair welcomed Mr. Craig Middlebrook, Acting Deputy Administrator of the St. Lawrence Seaway Development Corporation. Administrator Middlebrook addressed the Board and presented the Cleveland-Cuyahoga County Port Authority (CCCPA) with its 15th SLSDC Pacesetter Award. The Pacesetter Award is presented to ports that increase their international tonnage through the Seaway. CCCPA increased international cargo by 19 percent, and has handled more than 400,000 tons of cargo. Administrator Middlebrook commended Mr. Friedman's leadership and noted that the CCCPA is a trailblazing port on the Great Lakes. The mindset has positively changed across the Great Lakes since the launch of the Cleveland Europe Express.

PRESIDENT'S COMMENTS

Mr. Friedman addressed the Board and thanked Administrator Middlebrook for his remarks. Mr. Friedman noted that 25 percent tariffs have been imposed on steel coming in from Europe and Canada. Most of the steel received by the port is from these two locations. Mr. Friedman stated that all approvals from the Federal Aviation Administration (FAA) have been received and operations are underway at the CDF. Congress has passed the Water Resource Development Act (WRDA) which authorizes the United States Army Corps of Engineers to undertake its programs and projects. Mr. Friedman noted that construction of the conference center is going well and is on schedule to be completed by September.

Director Ronayne asked Administrator Middlebrook about whether extending the season of the Seaway is being considered. Administrator Middlebrook replied that several stakeholders are involved. Whether the Welland Canal season can be extended is the issue and it can be a contentious topic. However, there is still active dialogue among the stakeholders.

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(1)(a) – Playhouse Square Foundation Project – Adoption of Amending Resolution – Amendment to Resolution No. 2018-11

Director Roller introduced the agenda item and Ms. Rhonda Bever explained that due to a clerical error in the previously approved resolution, an amendment is necessary.

On motion by Director Ramsey, seconded by Director Ronayne, and unanimously carried,

RESOLUTION NO. 2018-12

A RESOLUTION CORRECTING THE DEFINITIONS OF CERTAIN
TERMS DEFINED IN RESOLUTION NO. 2018-11

was approved. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(a) – Port of Cleveland’s General Cargo Facility Dock 26W & 28 Master Planning Study

Mr. Nicholas LaPointe addressed the Board of Directors and referred to a presentation attached hereto as “**Exhibit A**” (slides 1-7). Director Ronayne asked about a funding source for the project. Mr. Friedman replied that the \$20 million would need to be sourced whether they’re from internally generated funds or grant dollars. Director Holmes requested the staff to provide the anticipated projected revenue from the changes that are being proposed. Mr. Friedman stated that he will try to address the potential changes in revenue. Director Wondolowski noted that if the changes were implemented there would be a long-term savings in maintenance. Director Roller requested additional information about the study. Mr. LaPointe stated the port will hire an engineering consultant familiar with maritime infrastructure. The study would likely take 5-6 months. Director Applegate noted that it will be important to focus on the aesthetics of the property as well since cruise ships are calling frequently. Director Ronayne suggested including the City of Cleveland in the process since they are in the process of planning lakefront development.

On motion by Director Ronayne, seconded by Director Holmes, and unanimously carried,

RESOLUTION NO. 2018-13

A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF A CONTRACT WITH A QUALIFIED ENGINEERING CONSULTANT(S) IN AN AMOUNT NOT-TO-EXCEED \$150,000 FROM MONIES APPROPRIATED IN THE FY 2018 CAPITAL BUDGET FOR THE PURPOSE OF EXPLORING THE FEASIBILITY AND ESTABLISHING A BASIS OF DESIGN FOR THE DOCK 26W & 28 PROJECT

was approved. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(b) – Port of Cleveland’s Sediment Processing & Management Facility Phase 3 Reconfiguration & Site Improvement Authorization to Increase Project Budget

Mr. LaPointe addressed the Board of Directors and referred to a presentation attached hereto as “**Exhibit A**” (slides 8-11). On motion by Director Wondolowski, seconded by Director Holmes, and unanimously carried,

RESOLUTION NO. 2018-14

A RESOLUTION APPROVING AN INCREASE IN THE AUTHORIZED CONTRACT AMOUNT WITH INDEPENDENCE EXCAVATING FROM AN AMOUNT NOT TO EXCEED \$3,324,734.00 TO AN AMOUNT NOT TO EXCEED \$3,616,000.00 FOR THE PURPOSE OF RECONFIGURING THE PORT AUTHORITY'S SEDIMENT PROCESSING & MANAGEMENT FACILITY TO INCREASE THE BENEFICIAL REUSE THROUGHPUT CAPACITY AND CREATE MECHANICAL STORAGE CAPACITY THROUGH 2020

was approved. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

BUDGET AND ADMINISTRATION COMMITTEE
Agenda Item 4(C)(3)(A) – 2019 Alternative Tax Budget


Mr. Carl Naso addressed the Board of Directors and presented the 2019 Alternative Tax Budget. He referred to pages 11-18 of the agenda. On motion by Director Smith, seconded by Director Ramsey, and unanimously carried,

RESOLUTION 2018-15


A RESOLUTION ADOPTING THE 2019 ALTERNATIVE TAX BUDGET OF THE
CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY

was adopted. The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

On motion by Director Ronayne, seconded by Director Ramsey, and unanimously carried by roll call vote, the Board of Directors meeting was adjourned at 10:00 a.m.



CHAIR



SECRETARY