

**TOLEDO-LUCAS COUNTY PORT AUTHORITY**  
**Meeting of the Board of Directors**  
**March 24, 2016**

The Pledge of Allegiance was recited.

**ROLL CALL**

The third meeting in 2016 of the Toledo-Lucas County Port Authority Board of Directors was called to order at 8:00 a.m. on Thursday, March 24, 2016, at One Maritime Plaza, 2<sup>nd</sup> Floor, Classrooms A and B, Toledo, Ohio.

The following members were present: Chairman James M. Tuschman, Vice Chairman John S. Szuch, Directors William J. Carroll, Jerry Chabler, Bernard H. Culp, Dr. Lloyd A. Jacobs, Andrea R. Price, G. Opie Rollison, Nadeem S. Salem, Sharon Speyer, A. Bailey Stanbery, and Baldemar Velasquez.

The following member was absent: Director George Tucker.

**APPROVE MINUTES OF MEETING FEBRUARY 25, 2016**

The minutes of the meeting of February 25, 2016, were presented for approval, copies having been distributed in advance to all directors. On motion by Director Tuschman, seconded by Director Chabler, and unanimously carried, the minutes were approved as submitted.

**PUBLIC COMMENT PERIOD**

Chairman Tuschman requested comments from the public. Hearing none, he proceeded with the order of business.

**REPORT AND COMMUNICATIONS FROM THE CHAIR: AMES M. TUSCHMAN**

Chairman Tuschman reported that he and Director Chabler attended a press conference for the Air Show scheduled for July 16 and 17, 2016. Colonel Craig Baker, Commander of the Ohio Air National Guard, paid tribute to the Port Authority for its support. Chairman Tuschman also reported that he, President Paul Toth, and Director Szuch met with Paula Hicks-Hudson, mayor of the City of Toledo, earlier this month for a quarterly update and are scheduled to meet with the Lucas County Commissioners as well.

**PRESENTATION BY OHN THARP, LUCAS COUNTY SHERIFF**

**REPORT BY THE PRESIDENT & CEO: PAUL L. TOTH, R.**

Paul L. Toth, Jr., President & CEO reported that the St. Lawrence Seaway opened for business this week. Mr. Toth also reported that Holly Kemler and Brian Perz graduated from the Leadership Toledo program. Mr. Toth further reported that there will be new service with Allegiant, effective June 3, 2016. Mr. Toth reported that several development opportunities have presented themselves at Overland Industrial Park. Mr. Toth states that the books for fiscal year 2015 are now closed and that the Federal Aviation Administration Part 139 certification inspection received a perfect score.

**RECOMMENDATIONS AND REPORTS FROM STANDING COMMITTEES AND DIVISIONS**

**FINANCE COMMITTEE**

### **CONSIDER EXPENDITURES THROUGH FEBRUARY 29, 2016**

Director Szuch, Finance Committee chair, reported that the Operating Budget through February 2016 shows \$64,400 excess operating revenues over operating expenses, ahead of a projected budget deficit by \$209,100 with most expenses categories in all divisions falling under budget for the first months of the year.

After discussion, on motion by Director Szuch, seconded by Director Salem, and unanimously carried, the Expenditures through February 2016 were approved as submitted.

### **CONSIDER FINAL EXPENDITURES THROUGH DECEMBER 2015**

Director Szuch reported that the final Operating Statements for 2015 show total revenues of \$9,172,277, which were 13.6% over budget. Expenses of \$7,722,353 were 2.9% under budget resulting in a \$1,449,923 Fund Balance.

After discussion, on motion by Director Szuch, seconded by Director Jacobs, and unanimously carried, the final expenditures through December 2015 were approved as submitted.

### **CONSIDER TRANSFER OF FUNDS FOR 2015 OPERATING BUDGET**

Director Szuch reported that the Port Authority's Operating Budget ended 2015 with a positive fund balance; however, some Operating Expense account groups exceeded the amounts appropriated. Part of the funds appropriated to several accounts are not required for the purposes of such accounts and are available to be transferred to other accounts which exceeded the amounts budgeted and appropriated.

The Finance Committee recommended adoption of a resolution authorizing transfers.

After discussion, on motion by Director Szuch, seconded by Director Stanbery, and unanimously carried,

#### **RESOLUTION NO. 13-16**

#### **Authorizing Transfer of Funds for 2015 Operating Budget**

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

### **CONSIDER INDUCEMENT OF WATERVILLE CARE 2016, LLC OR SENIOR LIVING WATERVILLE, LLC DBA STORYPOINT OF WATERVILLE PROJECT AND AGREEMENT TO CONSIDER ISSUING BONDS ( \$40,000,000)**

Director Szuch reported that the Port Authority has been requested to consider issuing up to \$40,000,000 bonds for the benefit of Waterville Care 2016, LLC or Senior Living Waterville, LLC dba StoryPoint of Waterville (collectively, the "Company") for the purpose of making the proceeds available to the Company to acquire, construct, install, and equip a 168-unit assisted living and memory care facility for seniors, constituting an affordable housing project, to be located on a 14.8 acre site on Pray Boulevard, in the City of Waterville, Lucas County, Ohio.

The Finance Committee recommended adoption of a resolution authorizing the President, Secretary and Fiscal Officer to enter an agreement to consider issuing bonds to pay the costs of the project.

After discussion, on motion by Director Szuch, seconded by Director Chabler, and unanimously carried,

**RESOLUTION NO. 14-16**

**Authorizing the Execution of an Agreement with aterville Care 2016, LLC or Senior Living aterville, LLC dba StoryPoint of aterville or Assigns, Pertaining to the Financing of the Costs of Ac uiring, Constructing and E uipping a Facility to be Owned and Used by aterville Care 2016, or Senior Living aterville, LLC dba StoryPoint of aterville or Assigns, to Provide a Facility for Assisted Living and Memory Care, and Approving Related Matters**

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

**FINANCING PROGRAMS DASHBOARD**

Director Szuch presented the Financing Programs Dashboard.

**BETTERBUILDINGS NORTH EST OHIO PROGRESS REPORT**

Kevin Moyer reported on recent and current projects being undertaken by the BetterBuildings Northwest Ohio program.

**NORTH EST OHIO BOND FUND TRUSTEE REPORT**

Director Szuch presented the Northwest Ohio Bond Fund Trustee report.

**FACILITIES AND DEVELOPMENT COMMITTEE**

**CONSIDER FACILITY IMPROVEMENTS FOR GREYHOUND AT DR. MARTIN LUTHER KING, R. PLA A**

Director Carroll, Facilities and Development Committee chair, reported that the next step of facility improvements in preparation of the Greyhound Lines, Inc. relocation to Dr. Martin Luther King, Jr. Plaza is the exterior improvements. As part of the lease negotiations with Greyhound, the Port Authority is responsible to reconstruct the front entrance to accommodate the new bus loading/unloading zones, including a new canopy with lighting, new concrete bus slips, new landscaping, and relocation and reuse of the exiting artwork.

The Facilities and Development Committee recommended adoption of a resolution authorizing the President to enter into contract with the lowest responsive and responsible bidders provided that that the aggregate amounts of the bids are under the engineer's estimate of \$337,117 and authorizing payment, including up to a ten percent (10%) contingency, to be paid from Port Authority reserves.

After discussion, on motion by Director Carroll, seconded by Director Chabler, and unanimously carried,

**RESOLUTION NO. 15-16**

**Authorizing Facility Improvements for Greyhound at Dr. Martin Luther ing, r. Plaza**

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

### **AIRPORT COMMITTEE**

#### **CONSIDER SUPPLY CONTRACT FOR PARKING LOT EQUIPMENT AT TOLEDO EXPRESS AIRPORT (SIGNATURE CONTROL SYSTEMS)**

Director Chabler, Airport Committee chair, reported that the existing parking lot equipment at Toledo Express Airport was purchased and installed in 2001 and that over the past 15 years, there has been numerous technology and efficiency changes with parking lot equipment, including new bar code reading capabilities, which would allow the system to be fully automated and have additional features to enhance the overall customer experience.

The Airport Committee recommended adoption of a resolution authorizing the President to enter into a contract for the new parking lot equipment with Signature Control Systems, in the amount not to exceed \$169,720.00 and authorizing payment, including up to an additional ten percent (10%) contingency, to be paid from previously-appropriated Tax Revenue.

After discussion, on motion by Director Chabler, seconded by Director Stanbery, and unanimously carried,

#### **RESOLUTION NO. 16-16**

#### **Authorizing Supply Contract for Parking Lot Equipment at Toledo Express Airport (Signature Control Systems)**

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

#### **CONSIDER EXTENSION OF AGREEMENT FOR USE OF DOLLIES WITH LGSTX SERVICES, INC.**

Director Chabler reported that an agreement has been in place since September 8, 2015 between the Port Authority and LGSTX Services, Inc. for the use of forty-five (45) dollies used in its operation. The term of this lease expired on March 7, 2016, and LGSTX would like to extend this agreement on a month-to-month basis.

The Airport Committee recommended adoption of a resolution authorizing the President to extend the Agreement with LGSTX Services, Inc. on a month-to-month term.

After discussion, on motion by Director Chabler, seconded by Director Stanbery, and unanimously carried,

#### **RESOLUTION NO. 17-16**

#### **Authorizing Extension of Agreement for Use of Dollies with LGSTX Services, Inc.**

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

### **TOLEDO EXPRESS AIRPORT STATISTICS**

Director Chabler presented the Toledo Express Airport Statistics.

**SEAPORT / SURFACE TRANSPORTATION COMMITTEE**

**CONSIDER LEASE WITH TOLEDO METROPOLITAN COUNCIL OF GOVERNMENTS AT DR. MARTIN LUTHER KING, JR. PLAZA**

Director Stanbery reported that the current ten-year lease with the Toledo Metropolitan Area Council of Governments for office space at Dr. Martin Luther King, Jr. Plaza will expire on April 30, 2016. A new lease agreement has been negotiated for 12,200 square feet of office space on the third and fourth floors of Dr. Martin Luther King, Jr. Plaza.

The Facilities and Development Committee recommended adoption of a resolution authorizing the President to enter into a lease agreement with TMACOG and appropriating \$50,000 from Port Authority reserves for upgrades required by the American with Disabilities Act and other maintenance work to the building.

After discussion, on motion by Director Stanbery, seconded by Director Jacobs, and unanimously carried;

**RESOLUTION NO. 18-16**

**Authorizing Lease Agreement with Toledo Metropolitan Council of Governments at Dr. Martin Luther King, Jr. Plaza**

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

**SEAPORT STATISTICS AND AMTRAK RIDERSHIP**

Director Stanbery presented the Seaport Statistics and Amtrak Ridership report.

**HUMAN RESOURCES AND COMMUNITY RELATIONS COMMITTEE**

**CONSIDER COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE GRANT FOR TOLEDO MUSEUM OF ART**

Director Price reported that the Port Authority Board of Directors appropriated \$350,000 of proceeds from the property tax levy for the purpose of providing funds to economic development projects undertaken by eligible, neighborhood-based organizations in Lucas County.

The Toledo Museum of Art submitted an application requesting \$25,200, for a feasibility study on the properties commonly known as the Museum Place Residences located on Collingwood and Monroe Streets in the Old West End Historic District. The Art Museum is interested in determining whether the properties are a viable opportunity for market rate apartments and commercial/retail space.

The Human Resources and Community Relations committee recommended adoption of a resolution authorizing a grant agreement with the Toledo Museum of Art for \$25,200 of previously-appropriated funds from the Property Tax fund for eligible development costs.

After discussion, on motion by Director Price, seconded by Director Culp, and from which Directors Jacobs and Szuch abstained;

**RESOLUTION NO. 19-16****Authorizing Community Economic Development Initiative Grant  
For Toledo Museum of Art**

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

**CONSIDER COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE GRANT FOR THE HOUSE  
OF EMMANUEL**

Director Price reported that the Port Authority Board of Directors appropriated \$350,000 of proceeds from the property tax levy for the purpose of providing funds to economic development projects undertaken by eligible, neighborhood-based organizations in Lucas County.

House of Emmanuel has requested a grant in the amount of \$35,000 to demolish a portion of the old Spencer Sharples High School that is dilapidated and an eyesore to the community.

The Human Resources & Community Relations Committee recommended adoption of a resolution authorizing a grant agreement with House of Emmanuel for \$35,000 of previously-appropriated funds from the Property Tax Fund for eligible development costs.

After discussion, on motion by Director Price, seconded by Director Jacobs, and unanimously carried;

**RESOLUTION NO. 20-16****Authorizing Community Economic Development Initiative Grantors  
House of Emmanuel**

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

**SPENCER TOWNSHIP NEIGHBORHOOD CENTER CEDI GRANT REQUEST 35,000**

Director Price reported that a request from Spencer Township Neighborhood Center was declined by the Committee because it does not meet the previously-established criteria.

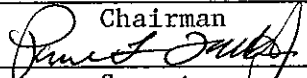
Upon motion by Director Culp, seconded by Director Jacobs, the request will go back to the Committee for further review at the April HR committee meeting.

**DIVERSIFIED CONTRACTORS ACCELERATOR PROGRAM (DCAP) REPORT**

Director Price reported that the Port Authority accepted two new contractors into the Diversified Contractors Accelerator Program, Andy's Excavating and TJRS. There is a current total of 47 participants. Capital requests in the amount of \$9,188 have been approved since last update. Approvals to date: \$3,311,363.

**OTHER BUSINESS****AD JOURN**

There being no further business, the meeting adjourned at 10:00 a.m.

Chairman  
  
 Secretary