

**Meeting Minutes of the Board of Directors
March 23, 2017**

The Pledge of Allegiance was recited.

ROLL CALL

The second meeting in 2017 of the Toledo-Lucas County Port Authority Board of Directors was called to order at 8:00 a.m. on Thursday, March 23, 2017, at One Maritime Plaza, 2nd Floor, Classrooms A and B, Toledo, Ohio.

The following members were present: Chairman James M. Tuschman, Vice Chairman William J. Carroll, Directors Shaun Enright, Dr. Lloyd A. Jacobs, Andrea Price, Nadeem S. Salem, Sharon Speyer, John Szuch and Baldemar Velasquez.

The following members were absent: Directors Dr. Imran A. Andrabi, Bernard H. Culp and David Fleetwood.

APPROVE MINUTES OF MEETING FEBRUARY 23, 2017

The minutes of the February 23, 2017 meeting were presented for approval, copies having been distributed in advance to all directors. On motion by Director Tuschman, seconded by Director Szuch, 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: JAMES M. TUSCHMAN

REPORT FROM DR. JOHN PIGOTT, MD, FACS, MEDICAL DIRECTOR OF PROMEDICA INNOVATIONS AND FOUNDER OF VENTUREMED GROUP

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

Mr. Toth reported that it has been a great start to 2017 with activity in construction, bond issues, and leasing.

RECOMMENDATIONS AND REPORTS FROM STANDING COMMITTEES AND DIVISIONS

FINANCE & DEVELOPMENT COMMITTEE

CONSIDER EXPENDITURES THROUGH FEBRUARY 28, 2017

Director Szuch, Finance & Development Committee chair, reported that the Operating Financials through February 2017 shows \$112,000 excess operating expense over operating revenue, which is typical of the first part of the year. This is ahead of budget by \$244,800 with

expenses falling under budget and revenue coming in slightly ahead of budget. The February 2017 expenditures were presented to the board for approval, copies having been distributed in advance to all directors

The Finance & Development Committee recommended approval of the Expenditures through February 2017.

After discussion, on motion by Director Szuch, seconded by Director Salem, and unanimously carried, the Expenditures through February 28, 2017, were approved as submitted.

CONSIDER FINAL EXPENDITURES THROUGH DECEMBER 2016

Director Szuch reported that the final Operating Statements for 2016 show total revenues of \$8,446,662, which were 5.8% ahead of budget, and total expenses of \$7,283,937, which were 2% under budget, which resulted in a 2016 year end Fund Balance of \$1,162,725.

The Finance & Development Committee recommended approval of the final expenditures through December 2016.

After discussion, on motion by Director Szuch, seconded by Director Jacobs, and unanimously carried, the Final Expenditures were approved as submitted.

CONSIDER TRANSFER OF FUNDS FOR 2016 OPERATING BUDGET

Director Szuch reported that the Port Authority's Operating Budget ended 2016 with a positive fund balance; however, some Operating Expense account groups exceeded the amounts appropriated.

The Finance & Development Committee recommended adoption of a resolution authorizing budget transfers from Operating Expense budget account groups that are under budget to Operating Expense budget account groups that are over budget

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

RESOLUTION NO. 10-17

Authorizing Transfer of Funds for 2016 Operating Budget

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

CONSIDER LOAN FOR CONSTRUCTION OF DMS BUILDING AT OVERLAND INDUSTRIAL PARK

Director Szuch reported that in July 2016, the Port Authority, NAI/Harmon, and Detroit Manufacturing Systems announced a lease agreement and subsequent construction of a 130,000 s.f., Class A industrial building at Overland Industrial Park. The Port Authority subsequently agreed to issue up to \$3 million in bonds from the Northwest Ohio Bond Fund, and also approved a \$1 million, seven-year, interest-only loan that would leverage New Market Tax Credits in the event that the Port Authority was successful in receiving an allocation of tax credits for this project. In February, the Port Authority received an allocation of \$9 million in

New Market Tax Credits to support this industrial redevelopment project in this community's poorest census tract. It is anticipated that DMS will provide a minimum of 130 jobs and up to as many as 240 jobs at this facility over the term of the lease.

The Finance & Development Committee recommended adoption of a resolution authorizing the appropriation of up to \$500,000 from Port Authority Reserves to be loaned for the project at an annual interest rate of 4% and a term of seven years, with a personal guarantee from Ed Harmon to support the further development of Overland Industrial Park.

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

RESOLUTION NO. 11-17

Authorizing Loan for Construction of DMS Building at Overland Industrial Park

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 NORTHWEST OHIO PROGRESS REPORT

Teresa Snyder, Manager of Business Development, reported on the BetterBuildings Northwest Ohio program.

NORTHWEST OHIO BOND FUND TRUSTEE REPORT

Director Szuch presented the Northwest Ohio Bond Fund Trustee report.

PLANNING & OPERATIONS COMMITTEE

CONSIDER LEASE WITH TRONAIR AT ONE AIR CARGO PARKWAY

Director Jacobs reported that Tronair, a manufacturer of ground support equipment for the aviation industry based in Holland, Ohio, is expanding its operations and has the need for a larger facility. A lease has been negotiated with Tronair, through Signature & Associates, for One Air Cargo Parkway, subject to approval of this Board.

The Planning & Operations Committee recommended adoption of a resolution authorizing the President to enter into a lease agreement with Tronair based on terms detailed.

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

RESOLUTION NO. 12-17

Authorizing Lease with Tronair at One Air Cargo Parkway

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

CONSIDER MEMORANDUM OF AGREEMENT WITH U.S. DEPARTMENT OF THE ARMY FOR DREDGE MATERIAL PLACEMENT

Director Jacobs reported that the Dredged Material Center of Innovation, constructed with funding from the Healthy Lake Erie Grant, is ready to accept dredged material for the second consecutive year. The Port Authority has been working with the U.S. Army Corps of Engineers, the Ohio Environmental Protection Agency, and the Ohio Department of Natural Resources to coordinate a plan for depositing dredged material into the Center of Innovation in 2017 that would have normally been placed in the open waters of Lake Erie.

The Planning and Operations Committee recommended adoption of a resolution authorizing the President to enter into the Memorandum of Agreement with the U.S. Department of the Army and to appropriate up to \$100,000, if necessary, for placement of dredged material as described which will be reimbursed by the State of Ohio.

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

RESOLUTION NO. 13-17

Authorizing Memorandum of Agreement with U.S. Department of the Army for Dredge Material Placement

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

TOLEDO EXPRESS AIRPORT STATISTICS

SEAPORT STATISTICS

AMTRAK RIDERSHIP

GOVERNMENT, COMMUNITY & HUMAN RELATIONS COMMITTEE

CONSIDER COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE GRANT FOR TOLEDO MUSEUM OF ART

Director Price reported that an application has been received from the Toledo Museum of Art requesting \$9,800 for pre-development costs on the properties presently known as the Museum Place Residences, located on Collingwood and Monroe Streets in the Old West End Historic District. The Toledo Museum of Art received a Community Economic Development Initiative Grant of \$25,200 in 2016 for this project and is requesting the additional \$9,800 to maximize the amount available for its project.

The Chair of the Government, Community & Human Relations Committee recommended adoption of a resolution authorizing a grant agreement with Toledo Museum of Art for \$9,800 of previously-appropriated funds from the Property Tax Fund for eligible pre-development costs.

After discussion, on motion by Director Culp, seconded by Director Salem, and unanimously carried,

RESOLUTION NO. 14-17

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 COMPASSION HEALTH TOLEDO

Director Price reported that an application has been received requesting a grant of \$35,000 for Compassion Health Toledo, a 501 (c)3 organization formed to provide compassionate, free or low cost, primary health care, including OB/GYN services, to low to moderate income individuals and families. Compassion Health Toledo intends to renovate space at the previous library building located at 1638 Broadway, Toledo, Ohio. The renovations are expected to create between eight and 12 jobs.

The Chair of the Government, Community and Human Relations Committee recommended adoption of a resolution authorizing a grant agreement with Compassion Health Toledo and the expenditure of \$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 Salem, Director Carroll abstained, the resolution was carried,

RESOLUTION NO. 15-17

Authorizing Community Economic Development Initiative Grant for Compassion Health Toledo

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

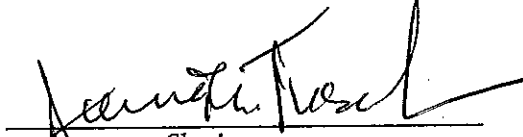
DIVERSIFIED CONTRACTORS ACCELERATOR PROGRAM (DCAP) REPORT

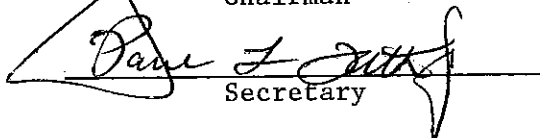
Director Price reported that total funds approved to date were \$4,112,148. One capital request in the amount of \$10,000 has been approved since last update. The DCAP currently has 51 total participants who have received funding for 93 projects

OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 9:10 a.m.


Chairman


Secretary