

Meeting Minutes of the Board of Directors August 24, 2017

The Pledge of Allegiance was recited.

ROLL CALL

The sixth meeting in 2017 of the Toledo-Lucas County Port Authority Board of Directors was called to order at 8:00 a.m. on Thursday, August 24, 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 Bernard H. Culp, Kim Cutcher, Shaun Enright, Andrea Price, William Rudolph, Nadeem S. Salem, Sharon Speyer, and Baldemar Velasquez.

The following members were absent: Directors David Fleetwood, Dr. Sharon L. Gaber, and John Szuch.

APPROVE MINUTES OF MEETING JULY 27, 2017

The minutes of the meeting of July 27, 2017, were presented for approval, copies having been distributed in advance to all directors. On motion by Chairman Tuschman, seconded by Director Carroll, and unanimously carried, the minutes were approved as submitted.

PUBLIC COMMENT PERIOD

Chairman Tuschman requested comments from the public. Matt Zaleski of Hubbub Marketing, LLC came forth and distributed a packet to the Board inviting them to the 2018 International Ship Masters' Association Grand Lodge convention scheduled for February 2 - 4.

REPORT AND COMMUNICATIONS FROM THE CHAIR: JAMES M. TUSCHMAN

Chairman Tuschman welcomed William Rudolph to the board of directors. He also referenced a recent article on Cliffs Natural Resources, now Cleveland Cliffs, Inc., and the Toledo operation. Chairman Tuschman distributed maps of the City titled 'Toledo Momentum' provided by the Mayor's office.

PRESENTATION BY RACHEL BACH, PRESIDENT OF DOWNTOWN TOLEDO DEVELOPMENT CORPORATION

Ms. Bach, new president of the Downtown Toledo Development Corporation, presented information regarding the long-term economic health of Downtown Toledo, including its role in bringing the public and private sectors together as partners in Downtown Toledo's redevelopment, revitalization, development, beautification, and advancement of Downtown Toledo.

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

Mr. Toth reported that the launch of the new Charlotte, NC, service by American Airlines took place on Tuesday, August 22nd at Toledo Express Airport. Mr. Toth also noted that Dana

received its final temporary occupancy permit. Mr. Toth reported that Tronair employees will be moving into the building the week of August 28th and continuing up until the first of the year.

RECOMMENDATIONS AND REPORTS FROM STANDING COMMITTEES AND DIVISIONS

FINANCE & DEVELOPMENT COMMITTEE

CONSIDER EXPENDITURES THROUGH JULY 31, 2017

Director Salem reported that the Operating Financials through July 2017 show \$205,000 excess operating revenues over operating expenses. This is ahead of budget by \$414,800 with revenues ahead of budget and expenses falling under budget.

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

After discussion, on motion by Director Salem, seconded by Director Culp, and unanimously carried, the Expenditures through July 31, 2017, were approved as submitted.

CONSIDER PROGRAM ADMINISTRATION AGREEMENT WITH RENOVATE AMERICA

Director Salem reported that, in 2010, the Port Authority launched the BetterBuildings Northwest Ohio (BBNWO) advanced energy and energy efficiency financing program utilizing the Property Assessed Clean Energy (PACE) program to allow property owners to repay costs of improvements through assessments collected through their property tax bills. To date, the program has helped to support more than \$30 million in advanced energy and energy efficiency investments throughout the community.

The Finance & Development Committee recommended adoption of a resolution authorizing the President to execute an Ohio HERO Program Administration Agreement with Renovate America to support a large scale residential energy efficiency program within the State of Ohio.

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

RESOLUTION NO. 55-17

Authorizing Residential Energy Efficiency Program Administration Agreement with Renovate America

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

CONSIDER APPROPRIATION FOR REAL ESTATE TAXES ASSOCIATED WITH SIERRA WEST HANGAR

Director Salem reported that, in January 2012, the Port Authority requested that the Ohio Department of Taxation exempt 1.16 acres of land and the associated structures from real estate taxes. The exemption request was based on a lease agreement with BD Aero Works that was for a term of one year. From April 2012 through July 2013, the parcel was not leased and in July 2013 a 30-year lease agreement was entered into with Sierra West Airlines.

The Port Authority received notice in March 2017 that the tax exemption request was denied based on the duration of the agreement with Sierra West. As a result, approximately \$72,000 in property tax is now due to the Ohio Department of Taxation.

The Finance & Development Committee recommended adoption of a resolution appropriating up to \$72,000 from the Airport Reserve Fund to pay property tax for this parcel, approximately \$41,076.99 of which will be reimbursed by Sierra West.

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

RESOLUTION NO. 56-17

Authorizing Appropriation for Real Estate Taxes Associated with Sierra West Hangar

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

CONSIDER INTERGOVERNMENTAL AGREEMENT WITH LUCAS COUNTY TRANSPORTATION IMPROVEMENT DISTRICT

Director Salem reported that the Board of Lucas County Commissioners created the Lucas County Transportation Improvement District (LCTID) to finance, construct, maintain, repair and operate street, highway and other transportation projects. The LCTID has been designated as the local project sponsor to help administer, facilitate, and manage, in coordination with the Project Funding Partners (the Toledo-Lucas County Port Authority, Monclova Township, the City of Maumee and Lucas County) and the Ohio Department of Transportation, the preliminary engineering/design, environmental, and detailed design phases for the U.S. Route 20A at Interstate-475 Interchange Project.

The Finance & Development Committee recommended adoption of a resolution authorizing the President to enter into an Intergovernmental Agreement with LCTID to fund the Port Authority's portion of the remaining preliminary engineering, environmental, and detailed design work in an aggregate amount not to exceed \$43,850 and appropriating up to \$43,850, from Airport Reserves.

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

RESOLUTION NO. 57-17

Authorizing Intergovernmental Agreement with Lucas County Transportation Improvement District

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

FINANCING PROGRAMS DASHBOARD

Director Salem presented the Financing Programs Dashboard.

BETTERBUILDINGS NORTHWEST OHIO PROGRESS REPORT

Director Salem reported on the BetterBuildings Northwest Ohio program.

NORTHWEST OHIO BOND FUND TRUSTEE REPORT

Director Salem presented the Northwest Ohio Bond Fund Trustee report.

PLANNING & OPERATIONS COMMITTEE

CONSIDER TERMINAL IMPROVEMENTS AT TOLEDO EXPRESS AIRPORT

Director Salem reported that an assessment of the needs of travelers and the condition of the passenger terminal at Toledo Express Airport has been performed and improvements are recommended in preparation for the addition of American Airlines' new service to Charlotte, NC, and the anticipated increase in passenger volume.

The Planning & Operations Committee recommended adoption of a resolution appropriating \$60,000 from the Airport Reserve Fund for the purpose of making improvements to the terminal building at Toledo Express Airport.

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

RESOLUTION NO. 58-17

Authorizing Terminal Improvements at Toledo Express Airport

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 AND LOAN TO CITY HOPE TOLEDO, INC. dba THAT NEIGHBORHOOD FOUNDATION

Director Price, Government, Community & Human Relations chair, reported that a request has been submitted by the City Hope Toledo, Inc., doing business as That Neighborhood Foundation, for The Plank Factory for its previous grant to be increased to \$35,000. City Hope Toledo was originally approved for a grant in the amount of \$15,300 for predevelopment costs of which it only used \$12,000. City Hope Toledo has now requested that the grant be increased up to the \$35,000 maximum grant amount for construction costs. In

conjunction with the grant request, City Hope Toledo is also requesting a loan of \$27,000 which will provide the additional funding required to finish plumbing and electrical work still needed on the building located at 923 Elm Street, Toledo, OH.

The Government, Community & Human Relations Committee recommended adoption of a resolution authorizing an increase in the grant to City Hope Toledo, Inc. to \$35,000 and a loan of \$27,000 of previously-appropriated funds from the Property Tax Fund for eligible costs.

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

RESOLUTION NO. 59-17

Authorizing Community Economic Development Initiative Loan to City Hope Toledo, Inc. dba That Neighborhood Foundation

was approved. 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 Andy's Excavating, a returning DCAP participant, received two contracts from the Lucas County Health Department. The total subcontract amount for both projects was for \$91,607. Andy's Excavating requested \$42,000 of assistance from DCAP to pay for labor and material. This is Andy's Excavating 4th DCAP project.

SOCIAL MEDIA 101: PRESENTATION BY KAYLA LEWANDOWSKI, COMMUNICATIONS SPECIALIST

ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 a.m.