

**Meeting Minutes of the Board of Directors
November 16, 2017**

The Pledge of Allegiance was recited.

ROLL CALL

The eighth meeting in 2017 of the Toledo-Lucas County Port Authority Board of Directors was called to order at 8:00 a.m. on Thursday, November 16, 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 Kim Cutcher, Shaun Enright, David Fleetwood, Sharon Gaber, Andrea Price, William Rudolph, Nadeem Salem, Sharon Speyer, John Szuch, and Baldemar Velasquez.

The following member was absent: Director Bernard H. Culp.

APPROVE MINUTES OF MEETING OCTOBER 26, 2017

The minutes of the meeting of October 26, 2017, were presented for approval, copies having been distributed in advance to all directors. On motion by Director Tuschman, seconded by Director Carroll, 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

Chairman Tuschman reported that a Nominating Committee has been appointed which includes Director Nadeem Salem as Chair and Directors Sharon Speyer and David Fleetwood. Mr. Tuschman requested a report from the Committee at the December board meeting. Mr. Tuschman reported that he, Director Carroll and Paul Toth met with Alex Johnson and Fred Deichert of Midwest Terminals regarding a capital plan to make repairs to buildings at the Ironville facility. Mr. Tuschman also reported that he, Director Carroll and Paul Toth will meet shortly with the new mayor of Toledo and invite him to the January board meeting. Mr. Tuschman acknowledged the fine job Mayor Paula Hicks-Hudson has done and extended a thank you on behalf of the Port Authority board.

RECOMMENDATIONS AND REPORTS FROM STANDING COMMITTEES AND DIVISIONS

FINANCE & DEVELOPMENT COMMITTEE

CONSIDER EXPENDITURES THROUGH OCTOBER 31, 2017

Director Szuch, chair of the Finance & Development Committee, reported that the Operating Financials through October 2017 show \$1,060,600 excess operating revenue over operating expense. This is ahead of budget by over \$1,300,000 with revenues ahead of budget and expenses falling under budget.

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

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

The Expenditures through October 31, 2017 were approved as submitted.

CONSIDER ACQUISITION OF 1102 WEST CENTRAL AVENUE

Director Szuch reported that terms for the purchase of 1102 West Central Avenue have been negotiated, subject to the approval by the Port Authority's Board of Directors. The abandoned structure situated on the property is directly adjacent to the Overland Industrial Park and would be a strategic acquisition along the southern boundary of the development. The 0.239 acre property includes a 14,000 sq. ft. two-story building that was operated as Moore Chrome Products from 1932 - 1997. A Phase 1 environmental report identified some minor asbestos remediation that would be necessary prior to demolition.

The Finance & Development Committee recommended adoption of a resolution authorizing the President to enter into a purchase agreement and execute all associated documents for this acquisition and preparation of this property for demolition as described. The Finance & Development Committee also recommended appropriating up to \$50,000 from Port Authority Reserves to pay acquisition costs, secure the structure, and begin remediation.

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

RESOLUTION NO. 68-17

Authorizing Acquisition of 1102 West Central Avenue

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

Director Szuch 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 AIRPORT RULES AND REGULATIONS FOR TOLEDO EXECUTIVE AIRPORT

Director Carroll, chair of the Planning & Operations Committee, reported that in 2011, the Port Authority Board of Directors updated its Airport Rules and Regulations for Toledo Express Airport, which had not been reviewed and updated for applicability at Toledo Executive Airport. The updated Airport Rules and Regulations will govern the conduct and activities at Toledo Executive Airport and will apply to current and future business operators, corporations, and other tenants and users of Toledo Executive Airport.

The Planning & Operations Committee recommended adoption of a resolution adopting the Airport Rules and Regulations for Toledo Executive Airport.

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

RESOLUTION NO. 69-17

Authorizing Adopting Rules and Regulations for Toledo Executive Airport

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

CONSIDER CONTRACT FOR DESIGN OF ACCESS IMPROVEMENTS TO PORT OF TOLEDO GENERAL CARGO DOCKS AND IRONVILLE TERMINAL (DGL CONSULTING ENGINEERS, LLC)

Director Carroll reported that in July 2017, the Board of Directors authorized the President to accept funding from the Ohio Development Services Agency and JobsOhio Roadwork Development (629) Grant Fund for construction of two roundabouts near Facility No. 1. The Port Authority released a request for qualifications for full-service consulting engineer firms to provide design services for the Access Improvements to the Port of Toledo General Cargo Docks and the Ironville Terminal project, which consists of constructing two roundabouts, the first at Front Street and Millard Avenue to improve access to the Port of Toledo, and the

second at the intersection of Millard Avenue and Tiffin Street to accommodate access into the Ironville Facility.

The Planning & Operations Committee recommended adoption of a resolution authorizing the President to enter into a contract with DGL Consulting Engineers, LLC to provide design services for Access Improvements to the Port of Toledo General Cargo Docks and the Ironville Terminal in an amount not to exceed \$300,000. The cost of the project, including up to an additional 10 percent contingency, will be paid from the Port Authority's Float Account and reimbursed equally by the Ohio Development Services Agency & JobsOhio Roadwork Development (629) Grant allocated to the Port Authority and the City of Toledo.

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

RESOLUTION NO. 70-17

**Authorizing Contract for Design of Access Improvements
to Port of Toledo General Cargo Docks and Ironville Terminal
(DGL Consulting Engineers, LLC)**

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

CONSIDER AUTHORIZING THE PRESIDENT TO NEGOTIATE AND EXECUTE PARKING AGREEMENTS

Director Carroll reported that in conjunction with the Port Authority playing a more direct role in the operation of its three parking structures and the on-street parking system, it is recommended that the Port Authority now take a direct role in negotiating, executing, and administering the associated parking agreements with various entities to fully utilize the parking system, leverage the system as a tool for economic development, and to maintain a fair and uniform rate structure for the system's users.

The Planning & Operations Committee recommended authorizing the President to negotiate and authorize parking agreements for the Port Authority-owned parking structures and on-street parking system.

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

RESOLUTION NO. 71-17

**Authorizing the President to Negotiate and Execute Parking
Agreements**

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

CONSIDER PUMP OUT PLATFORM REHABILITATION AT FACILITY NO. 3 (TOLEDO CAISSON CORPORATION)

Director Carroll reported that the Port Authority has acquired a structure from the U.S. Army Corps of Engineers located at Facility No. 3 which allows dredging barges and vessels to connect and hydraulically pump material into the Facility through a pipeline. The Facility No. 3 Pump Out Platform Rehabilitation project consists of west dolphin structure removal, dredge pipe excavation and removal, platform walkway removal, cracked pile epoxy injection jacket repair, painting of existing structural steel, header pipe anchor removal, replacement of walkway structure, replacement of west dolphin steel piles and structural framing, replacement of dolphin ladder, and the painting of new dolphin structural steel.

The Planning & Operations Committee recommended adoption of a resolution authorizing the President to enter into a contract with Toledo Caisson Corporation an amount not to exceed \$292,441.75 and authorizing payment, including an additional 10 percent (10%) contingency, from the Healthy Lake Erie Grant funding previously allocated to the Port Authority.

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

RESOLUTION NO. 72-17

Authorizing Pump Out Platform Rehabilitation at Facility No. 3 (Toledo Caisson Corporation)

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

TOLEDO EXPRESS AIRPORT STATISTICS

SEAPORT STATISTICS

GOVERNMENT, COMMUNITY & HUMAN RELATIONS COMMITTEE

CONSIDER COMMUNITY ECONOMIC DEVELOPMENT INITIATIVE LOAN FOR NORTHWEST OHIO ADVANCED ENERGY IMPROVEMENT DISTRICT RESIDENTIAL PROPERTY ASSESSED CLEAN ENERGY (PACE) FINANCING PROGRAM

Director Price, chair of the Government, Community & Human Relations Committee, reported that a request has been submitted by the Northwest Ohio Advanced Energy Improvement District for a loan in the amount of \$150,000 to support a residential PACE

financing program, which will be operated in partnership with the Lucas County Land Bank Home Heritage Program. The Northwest Ohio Advanced Energy Improvement District is the Energy Special Improvement District that includes the cities of Toledo, Oregon, Maumee, and the Townships of Springfield and Sylvania. The pilot program allows homeowners to apply for financing of energy efficiency improvements to their homes, which will be repaid through a special assessment placed on their property.

The Government, Community & Human Relations Committee recommended adoption of a resolution authorizing a loan for eligible costs with the Northwest Ohio Advanced Energy Improvement District for \$150,000 from Property Tax funds to be appropriated in 2018.

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

RESOLUTION NO. 73-17

**Authorizing Community Economic Development Initiative
Loan for Northwest Ohio Advanced Energy Improvement
District Residential Property Assessed Clean Energy (PACE)
Financing Program**

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 Wamba Remodeling Maintenance Contractors, a returning DCAP participant, received a subcontract from the City of Toledo in the amount of \$29,475 for the remodeling of 935 Woodstock, Toledo, OH. Wamba requested \$26,527 of assistance from DCAP to pay for labor and material. This is Wamba's third DCAP project.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:45 a.m.