

MINUTES

**CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY
SPECIAL BOARD OF DIRECTORS MEETING
Thursday, October 8, 2020**

The Special Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held via teleconference on Thursday, October 8, 2020 with notice of the call in number been given to the public in advance. The meeting was called to order by Chair Roller at 8:34 a.m. Attendance by roll call showed the following:

PRESENT VIA TELEPHONE

Jan Roller, Chair
Harriett Applegate, Secretary
Margot Copeland
J. Stefan Holmes
Darrell McNair
Chris Ronayne
David Wondolowski

ABSENT & EXCUSED

Pat Ramsey, Vice Chair
Paul Hoogenboom

ALSO PRESENT VIA TELEPHONE

W. Friedman, President & CEO
D. Gutheil, Chief Commercial Officer
C. Naso, Chief Financial Officer
N. LaPointe, Director, Planning & Capital Development
M. Rivalsky, Controller
G. Woodson, Director, Development Finance & Inclusion
R. Snipes, Staff Accountant
L. Sternheimer, Director, Urban Planning & Development
C. Beck, GIS/Environmental Specialist
M. Freilino, Manager
J. Davis, Vice President, External Affairs
D. Wilcox, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A
P. Ritzert, Climaco, Wilcox, Peca & Garofoli Co., L.P.A.
J. Baker, Jr., ILA
A. Knight, Shark & Minnow
D. Bemer, Shark & Minnow
K. Palmer, Crain's Cleveland Business
Penny Jeffrey, League of Women Voters
J. Ferenczy, Osborn Engineering
T. Mignogna, Millennia Housing, LLC
R. Zadkovich, Great Lakes Towing

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting of August 18, 2020 were presented for approval by the Board, copies having been delivered in advance to all Directors. On motion by Director Ronayne, seconded by Director Holmes and unanimously carried by roll call vote, the Board minutes of August 18, 2020 were approved.

PUBLIC COMMENT PERIOD

Chair Roller then opened the floor for public comment related to agenda items. There being no public comment Chair Roller moved to the Chair's Comments.

CHAIR'S COMMENTS

Chair Roller addressed the Board, welcomed guest speakers and requested that Mr. Friedman begin with President's Comments as there are .

PRESIDENT'S COMMENTS

Mr. Friedman addressed the Board and stated that the health and safety of Port staff remains a priority. Protocols are being following and we hope everyone stays healthy. This year Maritime activity is down and most is pandemic related. Mr. Friedman stated he believes this is a temporary downturn and that the Port will emerge satisfactory due to the many improvements being made to diversify the cargo base. Development Finance has a promising pipeline of transactions on the horizon. Many of these will be before the Board for consideration in the first quarter of 2021.

Fall dredging will soon be underway and the facility is ready to receive material. Conversations surrounding Irishtown Bend are ongoing and progressing well.

Mr. Friedman noted the Port has three priorities regarding government relations in Columbus that are happening: Reauthorization of OHMAP as there is much need; Closing the financial gap with respect to Irishtown Bend construction costs; and focusing on offshore wind and working hard to change the State's opinion of the project.

Director Applegate noted that the Port is fortunate to be in such good shape despite the pandemic.
Director McNair

MARITIME COMMITTEE

Agenda Item 4(C)(1)(a) – Cleveland Bulk Terminal Ore Conveyance Tunnel Extension Phase B Ohio Maritime Assistance Program Round 2 Grant Acceptance & Construction Contract Amendment

Mr. Nick LaPointe addressed the Board of Directors and referred to a presentation attached hereto as "**Exhibit A**".

On motion by Director Wondolowski, seconded by Director McNair, and unanimously carried by roll call vote,

RESOLUTION NO. 2020-25

A RESOLUTION RATIFYING AND ACCEPTING \$556,259 IN ADDITIONAL OHIO MARITIME ASSISTANCE PROGRAM (MAP) GRANT FUNDS AND AUTHORIZING AND APPROVING A SECOND AMENDMENT TO AN EXISTING LOCAL-LET PROJECT ADMINISTRATION AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE EXTENSION OF THE ORE CONVEYANCE TUNNEL AT THE CLEVELAND BULK TERMINAL

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

On motion by Director Ronayne, seconded by Director Holmes, and unanimously carried by roll call vote,

RESOLUTION NO. 2020-26

A RESOLUTION AUTHORIZING AND APPROVING A MODIFICATION TO AN EXISTING CONSTRUCTION CONTRACT WITH GEM INDUSTRIAL INC./D.B.A. GEM, INC. FOR THE PURPOSES OF UNDERTAKING AN EXPANDED SCOPE OF WORK, AS AN ADD ALTERNATIVE TO THE BID APPROVED IN RESOLUTION 2020-22, IN THE AMOUNT OF \$880,790.00 ASSOCIATED WITH CLEVELAND BULK TERMINAL ORE CONVEYANCE TUNNEL PHASE B CONTRACT FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$5,653,627, INCLUDING \$324,531.00 OF PORT AUTHORITY CONTROLLED CONTINGENCY, AND AUTHORIZING THE EXPENDITURE OF FUNDS FROM MONIES THAT HAVE BEEN APPROPRIATED IN THE FY 2020 CAPITAL BUDGET

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

MARITIME COMMITTEE

Agenda Item 4(C)(1)(b) – Harborview Submerged Lands Lease

Ms. Linda Sternheimer addressed the Board of Directors and referred to a presentation attached hereto as "**Exhibit B**". As background, the Ohio Department of Natural Resources process of someone obtaining a Submerged Lands Lease, the Port must review the plans to ensure they don't conflict with waterfront development uses. Chair Roller asked about the location and reason for the request. Ms. Sternheimer stated that it's a private residence that is having issues with erosion and wants to make improvements to prevent further erosion.

There being no further questions, on motion by Director Holmes, seconded by Director Wondolowski, and unanimously carried by roll call vote,

RESOLUTION NO. 2020-27

A RESOLUTION DECLARING THE POSITION OF THE CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY WITH RESPECT TO A PROPOSED LEASE OF SUBMERGED LANDS FOR 11502 HARBORVIEW DRIVE, CLEVELAND, OHIO FOR USE BY THE PROPERTY OWNER AND RESCINDING AND REPEALING RESOLUTION 2014-28

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

MARITIME COMMITTEE

Agenda Item 4(C)(1)(c) – Irishtown Bend Engineering Update

Mr. Joe Ferenczy of Osborne Engineering addressed the Board of Directors referred to a presentation attached hereto as “**Exhibit C**” and provided an update on Irishtown Bend.

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(2)(a) – The Centennial Project – Bond Inducement

Mr. Carl Naso addressed the Board and referred to a presentation attached hereto as “**Exhibit D**”.

Director Ronayne asked about the projected rent range. Mr. Mignogna, of Millennia Housing Development provided the following estimated numbers for rent rates: 50% AMI: One Bedroom - \$712/month, Two Bedroom - \$855/month; 60% AMI: One Bedroom \$855/month, Two Bedroom \$1000/month; and 70% AMI: One Bedroom \$1140/month, Two Bedroom \$1368/month. Director Copeland asked whether consideration of onsite child care was part of the planning and noted its likely many residents will require child-care. Mr. Mignogna replied that there is definitely space for it and is something that could be discussed with child care providers to gauge interest.

On motion by Chair Roller, seconded by Director Wondolowski, and unanimously carried by roll call vote,

RESOLUTION 2020-28

AUTHORIZING THE INITIAL APPROVAL OF THE ISSUANCE OF BONDS FOR THE ACQUISITION, RENOVATION, EQUIPPING AND IMPROVING OF AN AFFORDABLE MULTIFAMILY RENTAL HOUSING PROJECT (CENTENNIAL APARTMENTS)

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

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(2)(b) – Tax Advances

Mr. Carl Naso addressed the Board and referred to pages 22-23 of the Agenda and noted that the requests are routine and in accordance with Ohio law.

On motion by Director McNair, seconded by Director Applegate, and unanimously carried by roll call vote,

RESOLUTION 2020-29

A RESOLUTION REQUESTING ADVANCES FROM THE CUYAHOGA COUNTY FISCAL OFFICER FROM THE COLLECTION OF THE FIRST AND SECOND HALF 2020 REAL PROPERTY TAXES AND ALL 2021 PERSONAL PROPERTY TAXES

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

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(2)(c) – Tax Amounts & Rates

Mr. Carl Naso addressed the Board and referred to pages 24-25 of the Agenda. On motion by Director McNair, seconded by Director Wondolowski, and unanimously carried by roll call vote,

RESOLUTION 2020-30

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY FISCAL OFFICER

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

PUBLIC COMMENT

There being no public comment, Chair Roller noted that the next Board of Directors meeting is scheduled for November 18, 2020.

On motion by Director McNair, seconded by Director Holmes, and unanimously carried by roll call vote the meeting was adjourned at 10:16 a.m.



CHAIR



SECRETARY