

## MINUTES

### CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY SPECIAL BOARD OF DIRECTORS MEETING Thursday, November 18, 2020

The Special Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held via teleconference on Thursday, November 18, 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 8:33 a.m. Attendance by roll call showed the following:

#### PRESENT VIA TELEPHONE

Jan Roller, Chair  
Pat Ramsey, Vice Chair  
Harriett Applegate, Secretary  
Margot Copeland  
J. Stefan Holmes  
Paul Hoogenboom  
Darrell McNair  
Chris Ronayne  
David Wondolowski

#### ABSENT & EXCUSED

#### 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  
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. Bemmer, Shark & Minnow  
K. Palmer, Crain's Cleveland Business  
I. McDougall,  
D. Ferguson,  
T. O'Brien,

### **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 McNair, seconded by Director Copeland and unanimously carried by roll call vote, the Board minutes of October 8, 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 guests and congratulated Director Applegate on her retirement from the AFL-CIO. Chair Roller noted the 2021 Board Meeting Calendar is on Page 6 of the Agenda. She then requested that Mr. Friedman begin with President's Comments.

### **PRESIDENT'S COMMENTS**

Mr. Friedman addressed the Board and stated the INTRO project in Ohio City is under construction and the timbers are beginning to arrive at the Port. The Port is fairly busy this November with a late season surge of cargo. There was significant damage to Warehouse A due to the high winds over the weekend.

Director Ronayne asked whether any agenda is being developed to present to the new Presidential Administration. Mr. Friedman replied yes, there has been consistent activity. Mr. Davis is maintaining contact with the appropriate people in Columbus, Capitol Hill, and Congress. The Port is constantly working with the American Great Lakes Ports Association and the American Association of Port Authorities to advocate the agenda of the Port. Both groups are advocating for the Great Lakes and the Port of Cleveland. Mr. Friedman said he anticipates a strong push for recovery and stimulus dollars, with some of the spending being infrastructure. The Port is also advocating for reinstating the Ohio Maritime Assistance Program and making it a regular appropriation. Director Wondolowski asked whether the Port has received a call from Harbor Bay about the potential for more activity regarding timbers coming through the Port. Mr. Friedman replied yes, he received a call from the contractor regarding future timbers incoming to the Port.

Chair Roller requested that Mr. Friedman provide an update with Project Icebreaker. Mr. Friedman replied yes, the Port is working more closely with LEEDCo and has been spending significant time on the project. He stated he's cautiously optimistic due to the uncertainty surrounding the project. There are still negotiations taking place to sell the remaining energy below market rate or closer to the renewable market rate.

### **MARITIME COMMITTEE**

#### ***Agenda Item 4(C)(1)(a) – Cleveland Lakefront Nature Preserve Lease Amendment***

Ms. Linda Sternheimer addressed the Board of Directors and referred to a presentation attached hereto as "**Exhibit B**". She noted that a positive outcome of the pandemic is that it has been our busiest year to date, with over 38,000 visitors being counted at the Cleveland Lakefront Nature

Preserve (CLNP). Chair Roller asked whether any particular use will be made for the ¼ acre parcel. Ms. Sternheimer stated the parcel is near the walkway and will be maintained as part of the CLNP. Chair Ronayne asked whether there is a cost to the Port. Ms. Sternheimer replied no.

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

RESOLUTION NO. 2020-31

A RESOLUTION AUTHORIZING AND APPROVING AN AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY OF CLEVELAND, OHIO AND CLEVELAND-CUYAHOHGA COUNTY PORT AUTHORITY FOR CERTAIN PROPERTY WITHIN THE CLEVELAND LAKEFRONT NATURE PRESERVE

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

**COMMUNITY INVESTMENT FUND COMMITTEE**

***Agenda Item 4(C)(2)(a) – Port Community Investment Fund***

Mr. Jade Davis addressed the Board of Directors and referred to Pages 10-11 of the Agenda. The Committee is recommending PHASTAR and Neighborhood Connections/Neighbor Up CLE as recipients of the funds. Mr. Davis introduced and welcomed Mr. Andrew Ferguson, President of PHASTAR and Mr. Tom O'Brien, Program Director at Neighborhood Connections. Director Ronayne stated both are great organizations and he wholeheartedly supports the choices. Director Ramsey stated she is impressed with the work of the Committee and is also extremely pleased with the decision made. Both are wonderful grass roots organizations. Mr. Friedman reminded the Board that the source of the Investment Fund is taking 10% of the Port's annual fees from bond financing transactions so the number will vary year-to-year based on activity. Director Copeland offered her assistance to Mr. Ferguson in making additional connections with Kent State University and PHASTAR.

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

RESOLUTION NO. 2020-31



A RESOLUTION ACCEPTING RECOMMENDATIONS FROM THE PORT COMMUNITY INVESTMENT FUND COMMITTEE AND AWARDED GRANTS TO PHASTAR AND NEIGHTBOR UP CLE IN THE AMOUNT OF \$150,000 AND AUTHORIZING THE EXPENDITURE OF FUNDS PREVIOUSLY APPROPRIATED FOR THE PORT COMMUNITY INVESTMENT FUND

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 December 17, 2020.

On motion by Director McNair, seconded by Director Holmes, and unanimously carried by roll call vote the meeting was adjourned at 9:38 a.m.

  
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CHAIR  
  
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Asst. SECRETARY