

**MINUTES**

**CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY  
BOARD OF DIRECTORS MEETING  
Thursday, October 12, 2023**

The Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held at the Port Offices (1100 W. 9<sup>th</sup> Street) on Thursday, October 12, 2023 with notice of the meeting information provided to the public in advance. These minutes of the October 12, 2023 Board meeting recognize the correction of a scrivener's error mis-numbering the Board resolutions adopted at the October 12, 2023 meeting. Upon learning of the mis-numbering scrivener's error, William D. Friedman, as Assistant Secretary, issued written instruction that the resolutions adopted at the October 12, 2023 meeting be renumbered in accordance with the Port Rules and Regulations that all resolutions be numbered consecutively to correct the mis-numbering error. Accordingly, these minutes recognize and correct the scrivener's error and the result is that Resolution No. 2023-33 is renumbered to 2023-34, 2023-34 is renumbered 2023-35, and 2023-35 is renumbered 2023-36. The title and body of the resolutions are identical to what was approved. The meeting was called to order by Chairman Holmes at 9:06 a.m. Attendance by roll call showed the following:

PRESENT

Margot Copeland  
J. Stefan Holmes  
Andrew Jackson  
Teleangé Thomas (via zoom)  
Dave Wondolowski  
Peggy Zone Fisher

ABSENT & EXCUSED

Darrell McNair  
Daniel O'Malley

ALSO PRESENT

C. Beck, GIS/Environmental Specialist  
M. Freilino, Manager, Exec. & Admin Operations  
D. Gutheil, Chief Commercial Officer  
N. LaPointe, Vice President, Planning & Capital Development  
C. Naso, Chief Financial Officer  
M. Rivalsky, Controller  
R. Snipes, Senior Accountant  
L. Sternheimer, Vice President, Urban Planning & Engagement  
R. Winslow, Vice President, Development Finance  
G. Woodson, Director, Development Finance & Inclusion  
J. Baker, Jr., ILA  
P. Holmes  
D. Wilcox, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A  
S. Simpkins, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A

**APPROVAL OF MINUTES**

The minutes of the Board of Directors meeting of September 7, 2023 were presented for approval by the Board, copies having been delivered in advance to all Directors. On motion by Director Copeland, seconded by Director Zone Fisher, and unanimously carried, the Minutes of July 13, 2023 were unanimously approved.

**PUBLIC COMMENT PERIOD**

There being no public comment, Chairman Holmes proceeded with the Agenda.

**CHAIR'S COMMENTS**

Chairman Holmes addressed the Board and noted he will be reaching out to each board member regarding the Strategic Plan and how it pertains to prevailing wage and MBE/FBE matters. He congratulated Director Thomas for being recognized as ECDI Women's Business Center of Northern Ohio's 2023 Woman of Year for her exceptional accomplishments and making "significant strides in the business world, inspiring future generations of female leaders." She will receive the award at their annual In the Company of Women event on October 26.

**REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE**

*Agenda Item 4(B)(1)(a) – Refunding Certificates of Participation, Series 2023 (Cleveland Stadium Project)*

Ms. Rhonda Winslow addressed the Board and referred to pages 7-12 of the Agenda. Director Zone Fisher asked what the interest rate would be and whether there is any downside to the Port. Ms. Winslow replied approximately 3.827 is the anticipated rate and that there is no risk to the Port.

On motion by Director Wondolowski, seconded by Director Copeland and unanimously carried,

RESOLUTION NO. 2023-34

A RESOLUTION AUTHORIZING AND APPROVING THE SIGNING, DELIVERY AND PERFORMANCE BY THE CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY OF DOCUMENTS AND OTHER ACTIONS IN CONNECTION WITH A REFINANCING FOR THE CLEVELAND STADIUM PROJECT BY THE ISSUANCE OF REFUNDING CERTIFICATES OF PARTICIPATION BY THE CITY OF CLEVELAND TO REFUND OUTSTANDING SERIES 2010B CERTIFICATES OF PARTICIPATION

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

**MARITIME COMMITTEE**

***Agenda Item 4(B)(2)(a) – Irishtown Bend***

Ms. Linda Sternheimer addressed the Board and referred to pages 13-24 of the Agenda. Director Copeland asked whether work will continue through the winter. Ms. Sternheimer replied yes. Chairman Holmes asked whether there would be an additional draw. Ms. Sternheimer replied no, this will be it unless they commit future funds. Chairman Holmes asked how the project was progressing and whether any issues have been raised. Ms. Sternheimer replied that the project is moving forward as planned and the team has been pleased with the progress.

On motion by Director Copeland, seconded by Director Wondolowski and unanimously carried,

RESOLUTION NO. 2023-35

A RESOLUTION RATIFYING AND ACCEPTING \$45 MILLION IN  
ADDITIONAL CITY OF CLEVELAND FUNDS FOR THE IRISHTOWN BEND  
HILLSIDE STABILIZATION PROJECT

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

**MARITIME COMMITTEE**

***Agenda Item 4(B)(2)(b) – Maritime Update***

Mr. David Gutheil addressed the board and referred to a presentation attached hereto as “**Exhibit A**”. Referring to Slide 4, Director Zone Fisher asked why American Queen is exiting the Great Lakes. Mr. Gutheil replied that American Queen was losing significant business to Viking and was feeling pressure to upgrade their vessels to remain competitive. American Queen elected to move their vessels elsewhere and is also trying to sell their fleet.

Chairman Holmes asked about the progress of the Customs facility buildout. Mr. Gutheil replied a final walkthrough of the facility is scheduled for October 23. The Port plans to meet with Customs to discuss the possibility of offering additional services from their facility, such as issuing TWIC cards and TSA Pre-check.

**BUDGET & ADMINISTRATION COMMITTEE**

***Agenda Item 4(B)(3)(a) – Resolution Approving William D. Friedman as a Board Member of the North Coast Waterfront Development Corporation***

On motion by Director Copeland, seconded by Director Zone Fisher, and unanimously carried,

RESOLUTION 2023-36

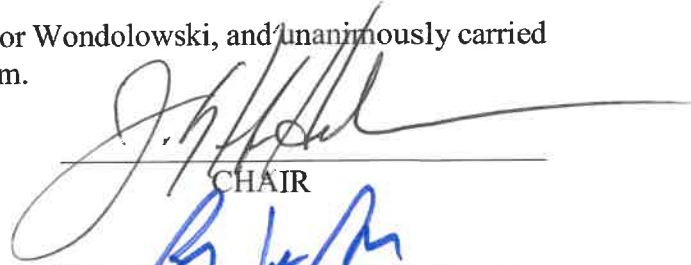
A RESOLUTION AUTHORIZING AND APPROVING AN APPOINTMENT OF WILLIAM D. FRIEDMAN AS A BOARD MEMBER OF THE NORTH COAST WATERFRONT DEVELOPMENT CORPORATION ON BEHALF OF THE CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY


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

**PUBLIC COMMENT PERIOD – Non-Agenda Items**

No public comment regarding non-agenda items.

On motion by Director Zane Fisher, seconded by Director Wondolowski, and unanimously carried by roll call vote, the meeting was adjourned at 10:51 a.m.

  
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CHAIR

  
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SECRETARY