

MINUTES

CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY BOARD OF DIRECTORS MEETING

Thursday, February 8, 2024

The Meeting of the Cleveland-Cuyahoga County Port Authority Board of Directors was held at the Port Offices (1100 W. 9th Street) on Thursday, February 8, 2024 with notice of the meeting information provided to the public in advance. The meeting was called to order by Chairman Holmes at 9:06 a.m. Attendance by roll call showed the following:

PRESENT

Luis Cartagena
Margot Copeland
J. Stefan Holmes
Andrew Jackson
Darrell McNair
Daniel O'Malley
Dave Wondolowski
Peggy Zone Fisher

ABSENT & EXCUSED

Teleangé Thomas

ALSO PRESENT

C. Beck, Senior Manager of Planning, Environment, and Information Systems
M. Bocanegra, Chief Legal Officer
J. Dugan, Senior Accountant
M. Freilino, Manager, Exec. & Admin Operations
W. Friedman, President & CEO
D. Gutheil, Chief Commercial Officer
C. Naso, Chief Financial Officer
M. Rivalsky, Vice President & Controller
L. Sternheimer, Vice President, Urban Planning & Engagement
R. Winslow, Vice President, Development Finance
G. Woodson, Director, Development Finance & Inclusion (via zoom)
D. Wilcox, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A
S. Simpkins, Climaco, Wilcox, Peca, & Garofoli Co., L.P.A
J. Baker, Sr., ILA
J. Baker, Jr., ILA
A. McGowan, Piper Sandler & Co.
B. Beachler, Calfee, Halter & Griswold
D. Nguyen, Jacobs Engineering
I. MacDougall, Walter Haverfield
S. Madison, Robert P. Madison International
P. Van Rumppe, Walter Haverfield
B. Celik, Wade Trim
K. Palmer, Crains Cleveland Business

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting of December 14, 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 Cartagena, with Directors McNair and Zone Fisher abstaining from the vote, the Minutes of December 14, 2023 were unanimously approved (6-0) by roll call vote.

PUBLIC COMMENT PERIOD

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

CHAIR'S COMMENTS

Chairman Holmes noted that a committee will need to be established to evaluate Will's contract. He added that 2024 is started out as a good year and that he's pleased with the direction of the port.

PRESIDENT'S COMMENTS

Mr. Friedman addressed the Board and provided a brief update on the Hullett's and referred to a document attached hereto as "**EXHIBIT A**". Director Wondolowski appreciated the reactionary comments to the recently published story, however the issue is that activity is taking place without board notification. Mr. Friedman stated he'd like to have a discussion about what the board needs and wants to know so that staff can adequately inform the directors. Director Zone Fisher asked whether the working group is current. Mr. Friedman stated that the group disbanded in 2018 but the port is still in contact with Canalway Partners.

REAL ESTATE & DEVELOPMENT FINANCE COMMITTEE

Agenda Item 4(C)(1)(a) – Rock & Roll Hall of Fame and Museum Lease Modification

Mr. Carl Naso addressed the Board and referred to pages 8-10 of the Agenda.

Chairman Holmes asked if this is a prelude to the Rock Hall Capital Investment. Mr. Naso replied yes, this will enhance the financing package they want to put forth.

On motion by Director Wondolowski, seconded by Director McNair, with Director Copeland abstaining from the vote, and approved by roll call vote unanimously (7-0),

RESOLUTION NO. 2024-01

A RESOLUTION AUTHORIZING AND APPROVING AMENDMENT NO. 1 TO THE GROUND LEASE BETWEEN THE CITY OF CLEVELAND THE CUYAHOGA-COUNTY PORT AUTHORITY CONCERNING THE PREMISES COMMONLY KNOWN AS THE ROCK AND ROLL HALL OF FAME AND MUSEUM AND AUTHORIZING AND APPROVING THE EXECUTION OF ALL OTHER ASSOCIATED LEASE DOCUMENTS NECESSARY IN RELATION THERETO

was adopted. 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)(1)(b) – Rock & Roll Hall of Fame and Museum Consent to Assignment of Submerged Land Lease SUB-560-CU

Mr. Carl Naso addressed the Board and referred to pages 11-13 of the Agenda. Director McNair asked whether the bonds were paid off early. Mr. Wilcox replied yes, they were paid off earlier than anticipated.

On motion by Director Wondolowski, seconded by Director McNair, with Director Copeland abstaining from the vote, and approved by roll call vote unanimously (7-0),

RESOLUTION NO. 2024-02

A RESOLUTION AUTHORIZING AND APPROVING EXECUTION OF AN AMENDMENT, ASSIGNMENT AND ASSUMPTION OF LAKE ERIE SUBERGED LAND LEASE FILE NO. SUB-560-CU FROM THE CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY (AS LESEE AND ASSIGNOR) TO THE ROCK AND ROLL HALL OF FAME AND MUSEUM, INC. (AS ASSIGNEE)

was adopted. 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)(1)(c) – Laurel School Adjustable Rate Educational Facilities Revenue Bonds

Ms. Rhonda Winslow addressed the Board and referred to a presentation attached hereto as “**Exhibit B**”. Director Cartagena asked if the administrative fee is average for non-profits. Ms. Winslow replied yes, the fee is in line with 501C3 deals.

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

RESOLUTION NO. 2023-03

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF NOT TO EXCEED \$16,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY ADJUSTABLE RATE EDUCATIONAL FACILITIES REFUNDING BONDS, SERIES 2024 (LAUREL SCHOOL), FOR THE PURPOSE OF MAKING A LOAN TO ASSIST LAUREL SCHOOL IN THE REFINANCING OF COSTS OF “PORT AUTHORITY FACILITIES” WITHIN THE MEANING OF CHAPTER 4582, OHIO REVISED CODE; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT PERTAINING TO THE REFINANCED PROJECTS AND A TRUST INDENTURE SECURING THE PAYMENT OF THE BONDS; AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN OTHER DOCUMENTS AND APPROVING RELATED MATTERS

was adopted. 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)(1)(d) – Gates Mills Villa Project – Inducement Request

Ms. Winslow addressed the Board and referred to pages 25-25 of the Agenda. Director O'Malley asked how many units are included in the project and asked if rent rates have been established. Ms. Winslow replied 200 units are anticipated and that rates will be set based upon the federal definition of affordable housing. Director Cartagena asked how much experience Gates Mills Villa Preservation has with low-income housing. Ms. Winslow stated the parent company is Related Affordable Housing is a very large affordable housing network out of New York and have 55,000 units nationally.

On motion by Director Wondolowski and seconded by Director McNair,

RESOLUTION NO. 2024-04

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

was approved by roll call vote (7-1). The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(a) – Maritime Update

Mr. Gutheil addressed the Board and referred to a presentation attached hereto as "**Exhibit C**" (slides 1-4). Referring to slide 2, Director McNair asked how the numbers would be impacted if a federal mandate policy to minimize the dependency on foreign imports was adopted. Mr. Gutheil replied the tonnage into the Great Lakes would be reduced, but not substantially compared to coastal ports. It wouldn't be a significant percentage. Referring to slide 4, Chairman Holmes asked about the length of the current contract. Mr. Gutheil replied the bulk terminal is a 10 year contract with a 10 year option. The general cargo lease was originally a one-year with a 5-year option to renew. The port is in active discussion with Logistec and Blue Wolf to ensure there is no negative impact.

MARITIME COMMITTEE

Agenda Item 4(C)(2)(b) – Port of Cleveland Tariff Modifications

Mr. Gutheil addressed the Board and referred to slides 5-7 of "**Exhibit C**". Director McNair asked what the parameters are for administrative fees surrounding damage. Mr. Gutheil explained that it's a percentage of the total cost.

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

RESOLUTION NO. 2024-05

A RESOLUTION AUTHORIZING CHANGES TO PORT OF CLEVELAND TARIFF NO. 1-B

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

MARITIME COMMITTEE

Agenda Item 4(C)(2)(c) – General Cargo Terminal Electrification & Warehouse A Modernization Project

Mr. Friedman and Ms. Carly Beck addressed the Board and referred to a presentation attached hereto as “**Exhibit D**”. Referring to slide 3, Director McNair asked if any of the dollars are attributed to the Clean Port Act. Mr. Friedman replied none. There should be a notice of funding opportunity released next month and the port plans to apply.

Director Wondolowski asked whether consideration has been given to incorporated microgrid. Ms. Beck replied yes, it’s been evaluated through the electrification master plan. It’s been determined that getting a new feed from Cleveland Public Power is the correct path forward at this time. However, implementation of solar and battery storage is also being explored to be more self-sufficient. Director O’Malley asked Ms. Beck to elaborate on the stormwater enhancements. She replied that underwater retention vaults were installed so stormwater would flow into the tanks and be filtered and treated before being released into the lake.

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

RESOLUTION NO. 2024-06

A RESOLUTION RATIFYING AND ACCEPTING \$27,223,771 IN PORT
INFRASTRUCTURE DEVELOPMENT PROGRAM GRANT FUNDS AND AUTHORIZING
AND APPROVING THE EXECUTION OF A GRANT AGREEMENT WITH THE U.S.
DEPARTMENT OF TRANSPORTATION MARITIME ADMINISTRATION FOR THE
ELECTRIFICATION & WAREHOUSE A MODERNIZATION PROJECT

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

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

RESOLUTION NO. 2024-07

A RESOLUTION RATIFYING AND ACCEPTING \$4,931,941 IN OHIO DEPARTMENT OF TRANSPORTATION GRANT FUNDS AND AUTHORIZING AND APPROVING THE EXECUTION OF A GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE GENERAL CARGO TERMINAL'S ELECTRIFICATION & WAREHOUSE A MODERNIZATION PROJECT

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

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

RESOLUTION NO. 2024-08

A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION OF AN AGREEMENT WITH JACOBS ENGINEERING GROUP, INC. FOR THE PURPOSE OF UNDERTAKING THE SCOPE OF WORK FOR DESIGN ENGINEERING SERVICES TO SUPPORT THE GENERAL CARGO TERMINAL ELECTRIFICATION & WAREHOUSE A MODERNIZATION PROJECT IN AN AMOUNT NOT TO EXCEED \$1,391,095 AND AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE FY 2024 CAPITAL BUDGET

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.

EXECUTIVE SESSION

On motion by Chairman Holmes, seconded by Director McNair and by roll call vote (6 yeas: Cartagena; Copeland; Holmes; Jackson; McNair; Zone Fisher; 1 nay: O'Malley; Director Wondolowski stepped out during the vote) the Board of Directors entered into Executive Session at 10:35 a.m. for the following purpose: to consider the compensation of a public employee pursuant to R.C. 121.22(G)(1). The Board exited Executive Session at 11:42 a.m. and reconvened the meeting at 11:43 p.m.

BUDGET & ADMINISTRATION COMMITTEE

Agenda Item 7(A) Consideration of Resolution No. 2024-09

Chairman Holmes stated that a Committee will be formed with Director Jackson as Chair, Directors Zone Fisher and Wondolowski as members, and Chairman Holmes serving as an ad-hoc member. The meetings of the Committee will be public, and public notice of the meetings will occur.

On motion by Chairman Holmes, seconded by Director Fisher, and by roll call vote (6 yeas: Cartagena; Copeland; Holmes; Jackson; McNair; Zone Fisher 2 nays: O'Malley & Wondolowski).

RESOLUTION NO. 2024-09

A RESOLUTION AUTHORIZING AND APPROVING A BONUS FOR 2023 UNDER THE
THIRD AMENDED AND RESTATED PERSONAL SERVICES AGREEMENT FOR
WILLIAM D. FRIEDMAN, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE
CLEVELAND-CUYAHOGA COUNTY PORT AUTHORITY

was adopted (6-2). The resolution in its full text is incorporated into the Resolution Journal of the Port Authority.

On motion by Chairman Holmes, seconded by Director Copeland, and unanimously carried by roll call vote, the meeting was adjourned at 11:47 a.m.



CHAIR



SECRETARY



Board of Directors

February 8, 2024

Hulett Update

May 2018 Entered into a Board Approved Memorandum of Agreement

- US Army Corps of Engineers
- PORT
- Canalway Partners
- State of Ohio Historic Office of Preservation
- Advisory Council on Historic Preservation

A Working Group was formed & responsible for the public display plan including location, budget and funds to implement

- Lead by: Canalway Partners
- Port of Cleveland
- State of Ohio Historic Office of Preservation
- Advisory Council on Historic Preservation
- City of Cleveland Landmarks Commission
- Former Councilman Matt Zone
- Citizens Vision
- Committee to Save the Hulett

Port's Responsibilities

- Prepare a Hulett Historical Review not to exceed \$15,000; Complete 18 months after execution of MOA Continue to store 3 shunt engines and 2 dismantled Hulett for **3 years after** execution of the MOA
- The Port shall pay no more than \$500,000 for relocation, a portion of these funds may come from scrap value of Hulett not used
- If after **3 years** after the execution of the MOA(**June 1, 2021**) the Preferred Concept is not implemented the Port may dispose of all remaining elements stored at CBT in any manner. \$250,000 shall be donated to Canalway Partners and \$250,000 to Ohio State Historic Preservation Office (now Ohio History Connection)

A blue-tinted photograph of a port scene. In the foreground, a large cargo ship is docked, with the name "FORTUNAGRACHT" visible on its side. The ship is loaded with numerous shipping containers. In the background, a city skyline is visible, featuring several tall buildings, including a prominent skyscraper on the left and a building with a distinctive tower on the right. The overall scene is industrial and urban.

PORT CLEVELAND



Laurel School Refinancing Project
Laurel School Adjustable Rate Educational
Facilities Refunding Bonds

February 8, 2024

Laurel School // *Background*

- College preparatory school for girls
 - Founded 1896

LAUREL

Academic – Shaker Heights, OH
Lyman Circle Campus

Athletic – Russell, OH
Butler Campus



Laurel School // *Original Bond Issuances*

- June 4, 2004 – Port Series 2004-22 Bonds
 - \$10M – Variable Rate Educational Facility Revenue Bonds
 - Butler Campus improvements
- March 14, 2008 – Port Series 2008-06 Bonds
 - \$16M – Variable Rate Educational Facility Revenue Bonds
 - Refund the Series 2004 Bonds
 - Butler and Lyman Circle Campus improvements
- 2008-06 Bonds enhanced with direct pay Letter of Credit
 - Expired July 1, 2015



Laurel School // *Request, Bond Terms, Fees*

- CCCPA to issue \$16M
 - Tax-Exempt Adjustable Rate Educational Facilities Refunding Bonds
 - Private placement, non-recourse basis
- First National Bank as Bond Purchaser/Bondholder
 - Potential for bonds to be issued in two series
 - Laurel subject to covenants, etc. as negotiated with the Bondholder and outlined in Loan Agreement
- Pursuant to a Loan Agreement
 - Loan payments directly mirror the debt service payments
- Port Authority Closing Fee – \$35,000
 - Ongoing Annual Administrative Fee – \$3,000



Laurel School // *Recommendation*

The Board of Directors is requested to approve Resolution No. 2024-03 authorizing the issuance and sale of tax-exempt Adjustable Rate Educational Facilities Refunding Bonds, Series 2024 (Laurel School), totaling an amount up to \$16 million for the purpose of refunding the existing bonds for Laurel School, and authorizing and approving the execution of all other associated financing documents necessary in relation thereto.



Board of Directors

Maritime

February 8, 2024

Tonnage Review (metric tons)

	<u>2023</u>	<u>2022</u>	<u>5 yr avg</u>
GC Tonnage	336,019	525,486	438,579
CBT	8,066,073	4,896,310	5,810,486
Containers (TEU)	2,436	9,978	4,883
LeHigh	107,541	103,282	89,957

*GLSLS tons in 2023 = 3% increase/37.6M MT



Maritime Update

- General Cargo
 - Import steel decreased due to high interest rates & corresponding low inventories
 - Transatlantic container demand & rates decreased significantly
 - Spliethoff pivoted to targeting general & heavy lift cargoes
 - FTZ storage on port remained strong
 - New FTZ activation in 2nd quarter - Westlake
 - Salties and barge calls both decreased slightly
 - Cruise industry rebounded – 48 visits & 8155 passengers
- CBT
 - Significant increase in throughput due to strong demand at Cleveland Cliffs steel mill
 - Investments in CBT infrastructure paying off



Maritime Update

- Industry News
 - Transatlantic container rates
 - EB decreased by 50% vs. 2022
 - WB decreased by 75% vs. 2022
 - Caused pivot by Spliethoff
- Logistec
 - Purchase by Blue Wolf Capital Partners
 - Monitoring Logistec strategic plan & affect on our operation
- Cruise – decrease in calls in 2024
- Cargo opportunities
 - Analyzing container feeder service
 - Targeting specific commodities with Logistec



Tariff Modifications

- Port staff reviews tariff annually
- Last revision in 2023
- Changes in tariff necessary due to increased costs & reaction to market conditions
- Changes will take effect April 1, 2024



Tariff Modifications

- Truck escort fee increase from \$65.00 to \$70.00
- Increase in wharfage and dockage rates between 7-10%
- Facility security fee increase to \$31.00/hour (1 guard) or \$62.00/hour (2 guards)
- Implementation of administrative charges for repairs to Port property due to damage caused by users of the Port
- All changes have been reviewed by counsel and operations staff
- Tariff will be filed with Federal Maritime Commission



Tariff Modifications

The Board of Directors is being requested to approve Resolution No. 2024-05 authorizing changes to Port of Cleveland Tariff No. 1-B consistent with those described above.

A blue-tinted photograph of a port scene. In the foreground, a large cargo ship is docked, with the name "FORTUNAGRACHT" visible on its side. The ship is loaded with numerous shipping containers. In the background, a city skyline is visible, featuring several tall buildings, including a prominent skyscraper on the left and a building with a distinctive spire on the right. The overall scene is industrial and urban.

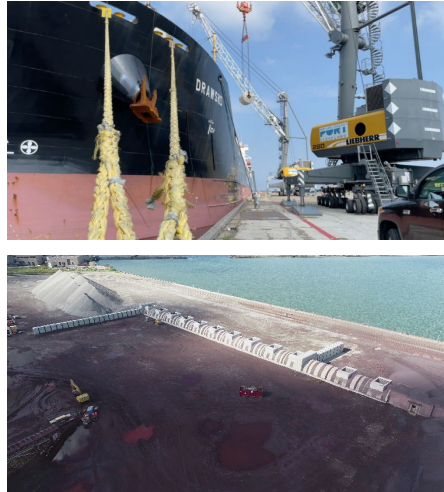
FORT CLEVELAND



Electrification & Warehouse A Modernization Project


February 8, 2024

Reinvestment in Port Infrastructure *2015+*



Reinvestment in Port Infrastructure *2015+*

Completion Year	Terminal	Project	Federal Funding	State Funding	Total Project Cost
2015	GCT	Mobile Harbor Cranes	\$4.6M (CMAQ)	-	\$5.8M
2016	GCT	Warehouse 22	-	-	\$1.6M
2018	CBT	Maritime Rehabilitation Project	\$6.4M (FHWA Earmark)	-	\$8.5M
2020	GCT	USCBP Cruise Facility	-	-	\$600K
2021	CBT	Ore Tunnel Extension	\$3.2M (CMAQ)	\$2.2M (MAP)	\$10.3M
2021	GCT	Access Road & Main Gate Improvements	\$2.7M (FHWA Earmark)	-	\$3.5M
2023	GCT/Office	USCBP Facility	-	\$871K (MAP)	\$2.3M
2023	GCT	Dock 24 & 26 Master Modernization & Rehabilitation	\$11M (PIDP)	\$7.2M (MAP)	\$20.4M
2024 (Est.)	GCT	Dock 20N Cargo Diversification	-	\$1.7M (MAP)	\$3.8M
2027 (Est.)	GCT	Advanced Cargo Processing & Fiber Connectivity	\$2.5M (CMAQ)*	-	\$3M
2027 (Est.)	GCT	Electrification & Warehouse A Modernization	\$27.2M (PIDP)	\$4.9M (MAP)*	\$34.1M
			\$54.9M in Federal Funding	\$16.9M in State Funding	\$93.9M Invested in Port Infrastructure

 Focus of today's action items
 * Award notification in Dec. 2023

Summary of Today's Action Items

Electrification & Warehouse A Modernization Project

1. MARAD Port Infrastructure Development Program Grant Agreement
2. ODOT Maritime Assistance Program Grant Agreement
3. Detailed Design/Engineering Contract



Project Scope

1. W. 3rd Lot Cargo Movement Efficiency Improvements
 - Demolish Hiring Hall and Maintenance Shop and reconstruct as WH A annexes
2. Warehouse A Rehabilitation & Modernization
 - Comprehensive rehabilitation, incl. structural steel repairs, new overhead crane, window replacement, lighting, concrete slab, roof
3. Electrification & Stormwater Enhancements
 - Electrification Master Plan, new 12kV Terminal feed in collaboration with Cleveland Public Power (CPP), stormwater treatment infrastructure
4. Maritime Learning & Resource Center
 - WH A annex for Davis A&M/Argonaut students

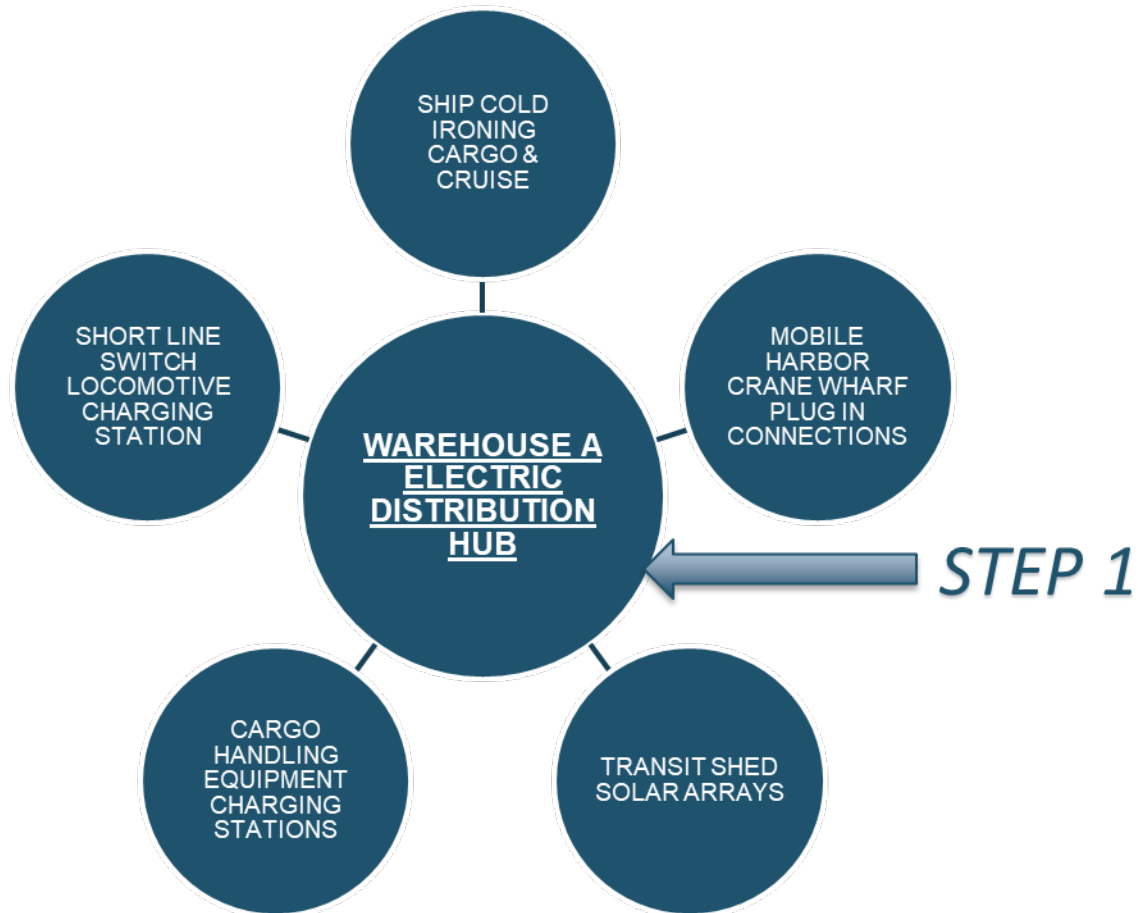


Project Benefits

1. Improve cargo handling lanes and more efficiently utilize Terminal real estate
2. Bring the Terminal's largest warehouse to a state of good repair
3. Make necessary electrification investments to prepare the Port for a zero-emissions future
4. Improve the quality of Terminal stormwater discharging into Lake Erie
5. Support hands-on learning opportunities for Davis A&M/Argonaut students



Establishing the Foundation



Project Sources, Uses, & Contracting Strategy

	Component 1A: Planning (COMPLETE 2023: Res 2023-21)	Component 1B: Design and Engineering (2024-2025)	Component 2A: On-Terminal Electrification & WH A Construction (2025-2027)	Component 2B: Off-Terminal Electrification (2025-2027)	Component 2C: Crane Installation (2025-2027)	Component 3: Field Inspection, Construction Oversight, & Support (2025-2027)	Total
PIDP Funds:	\$397,089	\$1,044,070	\$23,111,116	\$412,413	\$1,905,173	\$353,850	\$27,223,711
ODOT MAP Funds:		\$173,693	\$4,265,226	\$76,112	\$351,606	\$65,304	\$4,931,941
Local Funds:	\$25,734	\$119,828	\$1,620,655	\$28,920	\$133,599	\$24,814	\$1,953,550
Total:	\$422,823	\$1,337,591	\$28,996,997	\$517,445	\$2,390,378	\$443,968	\$34,109,202

Denotes today's action items

MARAD Port Infrastructure Development Program

- U.S. Department of Transportation Maritime Administration (MARAD) created the Port Infrastructure Development Program (PIDP) in 2019
- Port submitted FY 2022 grant application for \$27,614,711 (80% of the Project) to support planning, design, and construction
- Port was notified of award of \$27,223,711 in November 2022
 - Maritime Learning & Resource Center was determined ineligible expenditure; Port will progress with local funds
- Port received pre-award grant authorization of \$500k for planning efforts
 - Contract awarded to Jacobs after Request for SOQs (Res 2023-21)
- Port received final grant agreement from MARAD in late December and NTP in early January



MARAD Port Infrastructure Development Program

Recommendation:

The Board of Directors is being requested to approve Resolution 2024-06 authorizing the Port Authority to:

- 1. Ratify and accept the Port Infrastructure Development Program (PIDP) grant funding in the amount of \$27,233,711.*
- 2. Authorize and approve the execution of a grant agreement with the U.S. Department of Transportation Maritime Administration for the Electrification & Warehouse A Modernization Project.*

ODOT Maritime Assistance Program

- Ohio Department of Transportation's (ODOT) Maritime Assistance Program (MAP) was created by HB 166 of the 133rd General Assembly and directed funding towards Ohio Port Authorities created under Chapter 4582 of the O.R.C.
- Port submitted grant application in October 2023 for \$6,805,928
- Port was notified of award of \$4,931,941 in December 2023
 - \$10M in funding was available; requests totaled over \$15M



ODOT Maritime Assistance Program

Recommendation:

The Board of Directors is being requested to approve Resolution 2024-07 authorizing the Port Authority to:

- 1. Ratify and accept the Maritime Assistance Program (MAP) grant funding in the amount of \$4,931,941.*
- 2. Authorize and approve the execution of a grant agreement with the Ohio Department of Transportation for the Electrification & Warehouse A Modernization Project.*

Component 1B (Detailed Design) Contract

- Section 153 of the Ohio Revised Code: Evaluation and selection of professional design services firms
- Port released a Request for Statements of Qualifications (SOQs) on 11/30/2023 and published notices in Plain Dealer
 - SOQs were due on 1/11/2024
- Port received two SOQ submissions from 1) Richard L. Bowen + Associates and 2) Jacobs Engineering Group
- SOQs were scored in accordance with scoring criteria established in the Request for SOQs by two members of Port's staff and one member of CPP's staff
- Jacobs determined to be the most highly qualified team



ELECTRIFICATION & WAREHOUSE A MODERNIZATION PROJECT

PROFESSIONAL DESIGN SERVICES - COMPONENT 1B
REQUEST FOR STATEMENTS OF QUALIFICATIONS

SOQ DEADLINE: JANUARY 11, 2024 @ 3:00 PM

Component 1B (Detailed Design) Contract

- Contract Amount
 - Base Contract: \$1,337,591
 - Contingency: \$53,504 (4%)
 - Total Not to Exceed: \$1,391,095
- Contract Requirements
 - MBE: 33.68%
 - NEAS, RPMI
 - FBE: 7.92%
 - HZW, Regency
 - Total MBE/FBE: 41.60%
- Schedule
 - Design: 2024 – Early 2025
 - Permitting: 2024 – Mid-2025
 - Cost Estimating: 2024 – Early 2025
 - EOR Support Services: 2025 – 2027

Jacobs

Challenging today.
Reinventing tomorrow.



Component 1B (Detailed Design) Contract

Recommendation:

The Board of Directors is being requested to approve Resolution 2024-08 authorizing and approving the execution of a design professional services agreement with the Jacobs Engineering Group, Inc. for Component 1B of the General Cargo Terminal Electrification & Warehouse A Modernization Project, in an amount not to exceed \$1,391,095 and authorizing the expenditure of funds from monies that have been appropriated in the FY 2024 Capital Budget.

A blue-tinted photograph of a port scene. In the foreground, a large cargo ship is docked, with the name "FORTUNAGRACHT" visible on its side. The ship is loaded with numerous shipping containers. In the background, a city skyline is visible, featuring several tall buildings, including a prominent skyscraper on the left and a building with a distinctive tower on the right. The overall scene is industrial and urban.

FORT CLEVELAND