

Middletown Port Authority

Board Meeting Minutes

June 7, 2022

City Conference Room 2-C

And Via Zoom

Board Members Present: Ken Cohen, Greg Martin, Jim Kleingers (via Zoom), Mike Stautberg, Tal Moon, Paul Lolli, Nathan Cahall, Samantha Zimmerman

City Staff Members Present: Debbie Garitson, Jacob Schulte

Legal Team: Bricker and Eckler, LLC: Caleb Ball (via phone) and Adam Seeley (via Zoom),

I. Call to Order

II. Roll Call

III. Approval of Minutes

Mike Stautberg moved to approve the October 1, 2012 and January 25, 2022 minutes as submitted. Jim Kleingers seconded and the motion carried unanimously.

IV. Appointments

Greg Martin moved to appointment Nathan Cahall to the position of Executive Director and Samantha Zimmerman as Fiscal Officer. Mike Stautberg seconded and the motion carried unanimously.

V. City Updates

- Fire Levy – Proposals have been received and the design phase should be complete by the end of 2022. Construction could be complete in 2024.
- The city's expenses are larger than expected thus far in 2022
- Towne Mall – the project is moving along as expected
- Robert "Sonny Hill" Community Center has received grants and the plans are moving along as anticipated
- Bike Path connection to Monroe – in the works
- ARPA Funds – must be encumbered by end of 2024 and expended by end 2026

VI. Old Business

None

VII. New Business

- a. Kendall Property Group Term Sheet Review – The board is not comfortable moving forward with the term sheet and exempting at this time as they could be setting a precedent. They feel the funds could be used for other projects.

Caleb advised the board this is a small risk compared to others and there are several cities using it. He added Warren County is fine with the term sheet. When asked, Caleb answered there are no other term sheets out there for the city to his knowledge.

After discussion, Greg Martin moved to proceed with the term sheet as prepared as long as Staff is more cautious with funding requests moving forward. Jim Kleingers seconded and the motion carried via roll call with one abstention by Mike Stautberg.

- b. Cristo Homes Project Inquiry Discussion – When asked what type of request Cristo is asking, Paul Lolli and Nathan Cahall said this was a similar request. The board opted not to discuss this project following the decision of the previous request. Tasked staff to compile some proposed board goals/parameters/project characteristics for port assistance moving forward.
- c. Greg Martin made a motion to close the regular board meeting and move into executive session. Mike seconded and the motion carried unanimously.

VIII. Executive Session

With no further business, Greg Martin moved to close the executive session. Mike Stautberg seconded and meeting adjourned at 2:30pm

Next Meeting - TBD

