



**Regular Meeting of the Board of Directors
Tuesday, March 21, 2023**

**City of Hamilton Council Chambers, First Floor, 345 High Street, Hamilton, OH
8:30 a.m.**

AGENDA

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of January 17, 2023 Meeting Minutes**
- IV. **Approve Finance Report**
- V. **Consider Resolution 2023-03 Koch Foods Seward Road Cold Storage**
A RESOLUTION (I) AUTHORIZING AND APPROVING A TRANSACTION CONCERNING THE ACQUISITION, CONSTRUCTION, DEVELOPMENT, AND IMPROVEMENT OF A COLD STORAGE AND DISTRIBUTION FACILITY AND APPURTENANCES RELATED THERETO CONSTITUTING “PORT AUTHORITY FACILITIES” TO BE LOCATED ON CERTAIN REAL PROPERTY TO BE ACQUIRED BY THE AUTHORITY; (II) AUTHORIZING THE ACCEPTANCE OF CERTAIN REAL PROPERTY BY DEED OF CONVEYANCE; (III) APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT, A PROJECT LEASE AGREEMENT, A CONSTRUCTION MANAGER AT-RISK AGREEMENT, AN INDEMNITY AGREEMENT, AND OTHER RELATED AGREEMENTS IN CONNECTION WITH THE TRANSACTION; (IV) APPROVING THE PROVISION OF AN OHIO SALES AND USE TAX EXEMPTION CERTIFICATE FOR THE PURCHASE OF BUILDING AND CONSTRUCTION MATERIALS INCORPORATED INTO THE PROJECT; AND (V) AUTHORIZING AND APPROVING RELATED MATTERS



VI. **Consider Resolution 2023-04 Maple Knoll Bond Indenture**

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT TO INDENTURE OF TRUST (BOND INDENTURE) RELATED TO THE BUTLER COUNTY PORT AUTHORITY ECONOMIC DEVELOPMENT FACILITIES REFUNDING REVENUE BONDS, SERIES 2021 (MAPLE KNOLL COMMUNITIES, INC.)

VII. **Consider Resolution 2023-05 Fairfield Trade Center**

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE BY THE PORT AUTHORITY OF ONE OR MORE SERIES OF TAXABLE ECONOMIC DEVELOPMENT LEASE REVENUE BONDS, IN A MAXIMUM AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$53,000,000, FOR THE PURPOSE OF FINANCING COSTS OF ACQUIRING, CONSTRUCTING, EQUIPPING, FURNISHING AND IMPROVING PORT AUTHORITY FACILITIES FOR AUTHORIZED PURPOSES OF THE PORT AUTHORITY; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE INSTRUMENTS TO LEASE THE PROJECT SITE; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE BOND INDENTURES TO PROVIDE FOR THE TERMS OF AND SECURITY FOR THE BONDS AND THE PAYMENT OF BOND SERVICE CHARGES; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE BOND PURCHASE AGREEMENTS TO PROVIDE FOR THE SALE OF THE BONDS AND THE TIMING AND PAYMENT OF PROCEEDS OF SUCH SALES; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE CONSTRUCTION SERVICES AGREEMENTS TO PROVIDE FOR THE CONSTRUCTION AND OTHER IMPROVEMENT OF PORT AUTHORITY FACILITIES AND THE DISBURSEMENT OF BOND PROCEEDS TO PROVIDE FOR RELATED COSTS; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE LEASES OF THE PROJECT SITE AND PROJECT FACILITIES TO PROVIDE REVENUES TO PAY BOND SERVICE CHARGES; AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE ENVIRONMENTAL INDEMNITY AGREEMENTS TO SAFEGUARD THE INTERESTS OF THE PORT AUTHORITY; AND AUTHORIZING AND APPROVING RELATED AGREEMENTS, INSTRUMENTS AND DOCUMENTS AND OTHER RELATED MATTERS.



- VIII. **Consider Resolution 2023-06 Adopt revised Records Retention Schedule**

- IX. **Consider Resolution 2023-07 Advertise Request for Proposal to prepare Strategic Plan for the Butler County Port Authority**

- X. **Director's Report**

- XI. **Public Comments**

- XII. **Executive Session** - *Motion to recess regular session and enter Executive Session for the purpose of discussing with an attorney concerning disputes that are the subject of pending or imminent court action.*

- XIII. **Adjournment**

Next Meeting Tuesday, May 16, 2023, 8:30 a.m. City of Hamilton Chambers