I-75 ENERGY SPECIAL IMPROVEMENT DISTRICT, INC.

MEETING OF THE BOARD OF DIRECTORS
November 19, 2024 | 11:00 AM
5021 Winners Circle, Liberty Twp., Ohio 45011

MEETING MINUTES

I. Call to Order

   a. Mr. Bridge called the meeting to order at 11:00 A.M.

II. Roll Call

   a. Mr. Bridge called the roll and the following members were present: Mr. Kaelin, Ms. McKinney, Mr. Smith, Mr. Geisler, Mr. Burton, Ms. Kanelopoulos, Mr. Keim, Mr. Wilkins and by proxy Ms. Pantling.

   b. Ms. Pinho and Mr. Hacker were absent.

   c. Also present was Tyler Bridge and Timothy Barry from Bricker Graydon, LLP, counsel to the I-75 Energy Special Improvement District as well as Mr. Schramm, former member, and Trustee of Liberty Township.

III. Approval of March 4, 2024 Meeting Minutes

   a. Mr. Kaelin motioned to approve the March 4, 2024 Meeting Minutes. Ms. McKinney seconded the motion. The motion was approved 8-0-2 and the March 4, 2024 Meeting Minutes were approved without amendment.

IV. Financial Report

a. Ms. McKinney indicated that the ESID currently has a balance of $46,000, which is a significant increase from years past. This increase is attributable to the payment received from the Hyatt House project. The ESID will continue to collect annual payments from all energy projects completed thus far since the creation of the ESID.

V. New Business

A. Resolution 2024-06: Is a Resolution memorializing officer elections following the appointment and seating of new members of the Board of Directors by Liberty Township, Ohio and the City of Monroe, Ohio.

a. Mr. Bridge explained that annually the Board elects' members for the positions of Chairperson, Vice-Chairperson, Secretary, and Treasurer and asked for nominations for the positions. Ms. McKinney nominated Mr. Smith for the position of Treasurer and Mr. Burton for the position of Vice-Chairperson. Ms. McKinney indicated interest in the Secretary position. Mr. Kaelin indicated his interest in Chairperson.

b. Mr. Wilkins moved to adopt the nominations and Resolution. Mr. Burton seconds. The motion passes 8-0-2.

B. Resolution 2024-07: Is a Resolution authorizing and ratifying technical amendments to the Code of Regulations governing the I-75 Energy Special Improvement District, Inc.

a. Mr. Bridge explained the purpose of the Resolution was to clean up some language as well as update the Code of Regulations to reflect new membership since its inception.

b. Ms. McKinney moved to adopt the changes to the Code of Regulations and the Resolution and Mr. Burton seconds the motion. The motion passes 8-0-2.

V. Other Business

a. Mr. Smith inquired about the annual fees. Mr. Bridge explained that annual fees are based on the size of the project, so larger projects such as Hyatt House have larger annual fees.

b. Mr. Smith inquired about the progress of Hyatt House. Ms. Kanelopoulos stated that Hyatt House recently got critical approvals but is stilled delayed. Mr. Schramm mentioned that they are beginning to work on the interior of the building.

c. Mr. Smith inquired how the delay in the Hyatt House project would affect payments from the Lender. Mr. Bridge explained that there is a disbursement schedule but that the schedule would be included in the agreement between the lender and Hyatt

House. Mr. Bridge indicated that Bricker Graydon could get the schedule if that was requested.

d. Mr. Smith asked whether there was an approved 2025 budget. Ms. McKinney responded that there had not been a 2025 budget and proposed an early annual meeting where the Board determines the years budget.

e. Mr. Smith inquired about marketing strategy. Current strategy is member-by-member. Mr. Smith proposed central link on County website to advertise ESID.

VI. Adjourn

a. There being no other business, Mr. Burton moved to adjourn the meeting and Ms. McKinney seconded the motion. The board unanimously agreed by voting 8-0-2. The meeting adjourned at 11:22 a.m.