

# Middletown Port Authority

Meeting Agenda  
February 3<sup>rd</sup>, 2026  
1:00 PM  
Conference Room 2C

**Board Members Present:** Benjamin Woo (1:15 p.m.), Jim Kleingers, Ken Cohen, Elizabeth Slamka, Ashley Combs, Mike Stautberg (1:04 p.m.)

**City & BCFA Staff Members Present:** Jacob Schulte, Joshua Smith, Abby Haverkos, Samantha Zimmerman

## I. Call to Order

Jim Kleingers called the meeting to order at 1:01 p.m. and asked for the roll to be called.

## II. Roll Call

## III. Financial Report

After adequate discussion was held pertaining to the financial report, a request was made to receive a list of sales tax exemption projects conducted by the Middletown Port Authority, as well as any potential receivables from ongoing projects, namely KPG Phase II, Cristo Townhomes, and EI Ceramics

Bank Service charges were again an item of discussion. While staff have reviewed options from First Financial Bank, BCFA and MPA staff were to further review First Financial Bank, Valley Central Bank, and other potential local bank and credit union options and provide a response back to the board.

## IV. New Business

Updates were shared to the MPA Board by BCFA staff regarding a recent BCFA Board membership expansion from seven to nine, progression of the Memorandum Of Understanding, and downtown project updates

The discussion further devolved into the circumstances regarding Historic Tax Credits on downtown properties. Thomas Hall and George Lang were both referenced as potential political connections to discuss the Historic Tax Credits deadlines and their importance on downtown projects. As it relates to historic preservation and The Manchester project, the building bricks were a point of interest, leveraging the dismantled bricks as potential fundraising for the Middletown Community Foundation.

Quick project updates were further provided by Middletown staff regarding the Paperboard site, The Manchester mixed-use project, and industrial expansions.

V. **Old Business**

The Cincy magazine advertisements were referenced for an update. BCFA staff discussed the current understanding of the advertising purchases to date, and that BCFA and Middletown staff are working to develop advertising for both ads. The MPA board did not have a preference to any particular advertising theme. The conversation devolved into the empty restaurant space in the Murphy's Landing building. A motion was properly made by Ken Cohen and seconded by Elizabeth Slamka to approve expending funds to help create a one-page advertising spread in the Cincy magazine. The motion passed unanimously.

VI. **Adjournment**

After no further discussion, the meeting was adjourned at 2:00 p.m. by Mr. Kleingers.

**Next Meeting**

March 4<sup>th</sup>, 5<sup>th</sup>, or 6<sup>th</sup>

Note was made for the need to schedule this meeting for at least a 90-minute duration, to further discuss accounts receivable and executive session items.