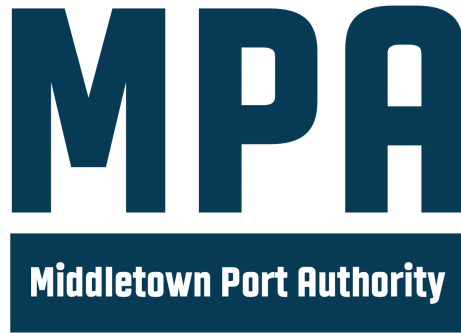




Meeting of the Board of Directors
Monday, August 31st - 2:00 pm - 3:30 pm
City of Middletown Building, Conference Room 2C
1 Donham Plaza,
Middletown, Ohio 45042

1. Call Meeting to Order (2:00 pm)

2. Roll Call

Chairman Jim Kleingers
Vice Chairman Greg Martin
Secretary Mike Stautberg
Treasurer Benjamin Woo
Executive Director Ashley Combs
Director Mayor Elizabeth Slamka
Director Ken Cohen

3. Approval of Minutes

- a. March 4, 2026

Motion made by _____, seconded by _____.

Roll Call Vote - ____ in favor; ____ opposed; ____ present.

Motion Passes / Motion Fails.

4. Financial Report

- a. Updated Financial Report

5. Old Business

6. New Business

- a. RESOLUTION NO. 2026-1: A RESOLUTION AUTHORIZING THE USE OF MIDDLETOWN PORT AUTHORITY FUNDS, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED THOUSAND DOLLARS (\$300,000), FOR REPAIRS AND IMPROVEMENTS TO ACTIVATE THE FIRST FLOOR OF THE CG&E BUILDING LOCATED AT 1 NORTH MAIN STREET, MIDDLETOWN, OHIO, AND

AUTHORIZING THE EXECUTIVE DIRECTOR AND OTHER APPROPRIATE
OFFICERS TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT THE SAME

- b. Downtown Ground Lease Discussion (properties/projects/locations)
- c. City Updates
- d. BCFA Discussions
 - i. MPA/BCFA MOU Discussion
 - ii. CG&E Discussion
 - 1. Repairs and Funding
 - iii. Middletown Port Authority Operational Footprint
 - iv. General Update

7. Board of Director's Comments/Discussions

8. Executive Session

- a. To discuss financial and proprietary information, including trade secrets, submitted by or on behalf of an employer to the Middletown Port Authority in connection with the relocation, location, expansion, improvement, or preservation of the business of that employer; To consider the purchase of real property for public purposes if disclosure of the information would give a competitive advantage pursuant to Ohio Revised Code Section 121.22(G)(2); and conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action pursuant to Ohio Revised Code Section 121.22(G)(3).

9. Adjournment

Motion to adjourn made by _____, seconded by _____. Voice Vote
- ____ in favor; ____ opposed; ____ present. *Motion Passes / Motion Fails.*

Time: _____