

Middletown Port Authority

Board Meeting Minutes

February 28, 2025

1:00 PM

Conference Room 2-C

Board Members Present: Nathan Cahall, Benjamin Woo, Jim Kleingers, Greg Martin, Ken Cohen, Mike Stautberg

City Staff Members Present: Jacob Schulte, Samantha Zimmerman, Lisha Morlan, Austin Musser, Ashley Combs

Guests Present: Joshua Smith (BCFA), Denise Quinn (BCFA), Paul Lolli (Middletown City Council)

I. Call to Order

Jim Kleingers called the meeting to order at 1:00 p.m. and asked for the roll to be called.

II. Roll Call

III. Approval of Minutes

The February 3, 2025 minutes were presented to the Board. After adequate discussion a motion properly moved by Mike Stautberg and seconded by Greg Martin to approve the minutes. The motion passed unanimously.

IV. Financial Report

After adequate discussion was held pertaining to the financial report, the meeting progressed at the direction of the chairman.

V. Old Business

A draft of the terms sheet was provided to the MPA board. Austin Musser, legal counsel for the MPA provided background on the findings and opened the subject for discussion. A hearty discussion ensued regarding bond fund access, fee splits, MPA's contribution, and project caps as points of interest within the agreement terms. Further discussion was held regarding the Community & Economic Development Departments collaboration with the BCFA. Ms. Quinn discussed the history of the Butler County Port Authority, the effort to grow the BCPA into the BCFA, and the County's interest in moving forward together with the cooperative agreement. Nathan Cahall discussed the interest in bond fund development, and entertained a motion to move forward based on the terms sheet with legal counsel. This move was seconded by Mr. Martin. After further discussion regarding BCFA's next steps and the Butler County Land Bank, the motion passed unanimously.

VI. New Business

Mr. Musser provided an update regarding the Cristo Townhomes project, and Mr. Cahall provided an update on financing for the Innovation Way project.

VII. Executive Session

A motion was provided by Mayor Slamka and seconded by Mr. Martin to enter into executive session. Roll call was held and executive session was entered into.

VIII. Adjournment

After no further discussion, the meeting was adjourned at 1:58 p.m. by Mr. Kleingers.

Next Meeting

To be determined