

HAMILTON COMMUNITY AUTHORITY

Minutes of the March 26, 2021
Organizational Meeting of the Board of Trustees

The Board of Trustees of the Hamilton Community Authority (the "Board") held an organizational meeting commencing at 11:03 a.m. on Friday, March 26, 2021, by videoconference and in City Council Chambers, pursuant to notice of the meeting having been given by newspaper publication, public posting and delivery to various newspapers published in the City of Hamilton.

(Copies of the items marked * are attached hereto and made a part of these minutes.)

Mr. Beiler called the meeting to order and Mr. Daniels conducted a roll call. The following Trustees were present for the roll call and the remainder of the meeting:

Dan Bates (Citizen Member)
Sam Beiler (Developer Member)
Jason Crank (Citizen Member)
Stacey Dietrich-Dudas (Local Government Representative)
Michael J. Dollard (Developer Member)
James Fitton (Citizen Member)
John Kirsch (Citizen Member)

Also present were Greg Daniels, Andy Brossart and Dave McClain.

Mr. Daniels reported that notice of the meeting was emailed to the Hamilton Journal-News, published in the Hamilton Journal News, and was posted at the City of Hamilton offices. Mr. Daniels filed the certificate of posting* in compliance with the Ohio open meeting laws.

Mr. Beiler announced that the first order of business was to approve the minutes of the December 9, 2020 Special Meeting. Mr. Fitton moved to approve the minutes and Mr. Bates seconded. The motion was approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None.

Mr. Beiler then requested reports and communications from officers of the Board. Mr. Kirsch reported that as Treasurer, he was working with Mr. Dollard and the City on various bond construction disbursement requests.

Mr. Beiler then requested other reports and communications to the Board. Mr. Beiler provided an update on the status of work at Champion Mill.* Mr. Beiler reported that building 500 suffered significant wind damage overnight. Assessments of damage and impact on construction schedule are underway. Except for the damage to building 500, the project remains on schedule and on budget. Board members asked about the impact of COVID-19.

Following a discussion regarding the process of retaining an accountant for the Authority, Mr. Kirsch moved to distribute a request for proposals. The motion was seconded by Mr. Crank

and approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None. Mr. Beiler declared the motion passed.

Mr. Beiler then asked if there were any public comments. There were none.

Mr. Beiler then advised the Board that the next order of business was to elect officers of the Board, commencing with the Chair of the Board. Mr. Fitton made a motion to nominate Mr. Beiler as Chair of the Board, and Mr. Crank seconded the nomination. There being no further nominations, the motion was approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None. Mr. Beiler declared the motion passed and Mr. Beiler elected Chair of the Board.

Mr. Beiler then requested nominations for Vice-Chair of the Board. Mr. Fitton made a motion to nominate Mr. Bates, and Mr. Crank seconded the motion. There being no further nominations, the motion was approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None. Mr. Beiler declared the motion passed and Mr. Bates elected Vice-Chair of the Board.

Mr. Beiler then requested nominations for Secretary of the Board of Trustees. Mr. Fitton made a motion to nominate Mr. Vanderhorst to act as Secretary, and Mr. Crank seconded the motion. There being no further nominations, the motion was approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None. Mr. Beiler declared the motion passed and Mr. Vanderhorst elected Secretary of the Board.

Mr. Bates then requested nominations for Treasurer of the Board. Mr. Fitton made a motion to nominate Mr. Kirsch to act as Treasurer, and Mr. Crank seconded the motion. There being no further nominations, the motion was approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None. Mr. Beiler declared the motion passed and Mr. Kirsch elected Treasurer of the Board.

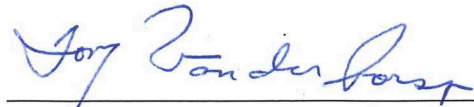
There was next presented to the Board Resolution No. 2021-1*, entitled “APPROVING AN AMENDMENT TO THE TAX INCREMENT FINANCING AND COOPERATIVE AGREEMENT FOR THE CHAMPION MILL DEVELOPMENT TO PROVIDE FOR CONSTRUCTION OF THE PARKING LOT IMPROVEMENTS.” Mr. Daniels explained that the resolution authorized an amendment to the TIF Cooperative Agreement whereby the Port Authority would contract for the construction of the parking lot improvements rather than the Authority. After Board questions and answers, Mr. Bates moved to approve the adoption of Resolution No. 2021-1. Mr. Dollard seconded the motion. The motion was approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None. Mr. Beiler declared the motion passed and Resolution 2021-1 adopted.

There was next presented to the Board Resolution No. 2021-2*, entitled “RETAINING THE INCENTIVE REVIEW GROUP, LLC AS TIF ADMINISTRATOR AND CALCULATION AGENT FOR THE AUTHORITY'S OUTSTANDING BONDS AND AUTHORIZING AN AGREEMENT FOR THOSE SERVICES.” Mr. Daniels explained that the agreements for the outstanding bonds requires the Authority to retain a calculation agent, and it is a good idea to do

so since the bond financings and complicated and the calculation agent will make sure that the right amounts and being collected and applied to pay for the bonds. After Board discussion, Mr. Dollard moved to approve the adoption of Resolution No. 2021-2. Mr. Bates seconded the motion. The motion was approved as follows: Ayes – Bates, Beiler, Crank, Dietrich-Dudas, Dollard, Fitton and Kirsch; Nays – None. Mr. Beiler declared the motion passed and Resolution 2021-2 adopted.

The Board discussed its next meeting date, which would likely occur in late May or early June.

There being no further business, a motion was made by Mr. Kirsch to adjourn the meeting and seconded by Mr. Bates. The motion was unanimously approved and the meeting adjourned at 11:39 a.m.



Secretary
Hamilton Community Authority