

**Clermont County
Transportation Improvement District
Board of Trustees Meeting**

Minutes of the Regular Meeting
Friday, December 8, 2006

A. Call to Order

The Regular Meeting of the Clermont County Transportation Improvement District (CCTID) Board of Trustees was called to order at 9:10 AM, Friday, December 8, 2006, at the Miami Township Civic Center, 6101 Meijer Drive, Miami Township, Ohio 45150.

Attendees:

Board Members: David L. Spinney, Chair
Pat Manger, Vice-Chair
Steve Wharton, Secretary/Treasurer
Dave Duckworth, Member
Doug Walker, Member

Other Guests Rusty Schuermann, TID Legal Counsel
Andy Brossart, TID Financial Advisor
Jon Brunot, Burgess & Niple
Allen Freeman, FCS
Stephen Evans, Property Advisors
Charles Tilbury, Clermont County Auditor's Office
Chris Mehlman, Clermont County Auditor's Office
Steven Shadix, Balke American
Gilbert Newman, Balke American
Deb Osborne, Balke American
Jeff Proctor, TranSystems
Jon Cox, TranSystems
Brian Rhodes, URS
Scot Lahrmer, Assistant County Administrator
Denise Hamet, Property Advisors
Mary C. Walker, County Commissioner
Judith Kocica, Clerk of the Board
Andy Kuchta, Office of Economic Development
Diana Martin, Ohio Department of Transportation
Craig Stephenson, County Engineer's Office
Bob Koehler, OKI
Rick Record
Karen Swartz, Commissioner's Office

B. Approval of Minutes

A motion by Mr. Duckworth, seconded by Mr. Walker to approve the minutes of the November 9, 2006 Regular Meeting of the Clermont County Transportation Improvement District as submitted, upon roll call, carried with all members present voting aye thereon.

C. Introductions and Review of Agenda

Mr. Spinney welcomed those in attendance and asked everyone to introduce themselves before reviewing the agenda for today's meeting.

D. Transportation Improvement Projects - Progress Updates

1. Eastern Corridor Multi-Modal Projects Tier 2 Development

Tier 2/Part B Update – Mr. Spinney reported that the Board of County Commissioners has taken the next step in supporting the CCTID Regional Transportation Improvement Program by adopting a Resolution transferring responsibility for Clermont County's Eastern Corridor commitment to the CCTID and ending the existing Local Share Funding Agreement between the Board of Clermont County Commissioners and the Hamilton County Transportation Improvement District (HCTID). Mr. Spinney indicated the Board of County Commissioners reaffirmed its commitment to the Eastern Corridor and the continuing collaboration with the local funding partners through a letter notifying the HCTID of the establishment of the CCTID and the Commissioner's intent to develop a new agreement between the respective TIDs and other funding jurisdictions for advancing the Eastern Corridor Part B work consistent with the FHWA Record of Decision. Mr. Spinney requested the CCTID Operations Committee (Mr. Walker and Mr. Manger) assume responsibility for initiating discussions with the HCTID and to develop the initial framework for a new agreement between CCTID and HCTID for review and discussion by the Board of Trustees.

Discussion was held regarding the reluctance of the Ohio Department of Transportation (ODOT) State Infrastructure Bank loan committee to approve a State Infrastructure Bank loan to the CCTID to help fund the Eastern Corridor project development and other related improvements in the State Route 32 and State Route 28 corridors. Concerns were raised over the reception and reaction by the ODOT SIB Committee to the application and the CCTID projects and initiatives, as well as what level of support to expect from the SIB and ODOT going forward. Of particular concern was the inability of the SIB loan committee to grasp the comprehensive program approach of the CCTID. Further discussion ensued on alternative financing options that may be available to the CCTID. Mr. Spinney suggested the Board continue further discussion on the SIB loan and possible alternatives in more detail under this item later in the agenda. A brief report on the status of the Rivers Unlimited lawsuit over the federal Record of Decision was provided by Rusty Schuermann and Diana Martin. Mr. Schuermann advised that any further discussion may be more appropriate in executive session.

IR 275/SR32 Interchange Update – Mr. Manger reported that ODOT has reduced the phased construction commitment of the interchange by delaying Phase 2/3 improvements to match existing TRAC funding commitment of \$90 million for the interchange work. It is anticipated that the TRAC will endorse Tier 1 status for the project with existing funding commitment, no more or no less. Phasing of the interchange is also planned to be further extended to 2017 by further segmenting the project into an additional phase. Discussion was held regarding the delay of the phased improvement schedule and the affect on the Eastgate area redevelopment opportunities, the implications for the local network improvements strategy and Eastern Corridor segment IVa project development.

ERA Eastgate Strategy Update – Mr. Wharton reported that he has received comments on the draft and that ERA is scheduled complete their work by the first part of January. Commissioner Mary Walker requested that the business owners and interested stakeholders need to be given an update on the status of the Eastern Corridor project. Mr. Manger committed to send out the appropriate update.

2. Project Development Update

Implementation Proposal – Mr. Manger reported on a meeting with ODOT and FHWA to review local match eligibility requirements. Consultant selection can be done locally by the TID as long as FHWA requirements and federal regulations are

followed. Diane Martin noted that the Soft Match Credit Program (SMCP) could be utilized and ODOT would manage the SMCP.

Scope of Services Documents – Mr. Wharton noted the need to get the Operations Committee to meet to complete the initial scope of services/consultant selection documents. Local Funds can be utilized to get started and stay on track. Final scope of services will be available at the next meeting.

3. SR 32 Corridor Williamsburg (McKeever/Dela Palma)

Open House – The Open House hosted jointly by the Village of Williamsburg and Williamsburg Township was held December 7th at the Village of Williamsburg to present the initial environmental red flag analysis. Most of the property owners in the study area were in attendance, along with Village and Township Officials and representatives from the CCTID, County Planning Department and ODOT. The group agreed on the need to move forward with developing an access management and joint economic development strategy and decided to schedule a follow-up meeting in January to discuss next steps.

E. Financial Items

- 1. Initial Project Application for ODOT State Infrastructure Bank Update** – Mr. Wharton reported the State Infrastructure Bank (SIB) loan committee has denied the TID Initial Project Application request for SIB funds. In a letter dated November 20, 2006 the SIB Loan Committee cited the following reasons for denial: "SIB Policy does not allow loans for the preliminary development of projects" and "SIB is reluctant to approve a loan knowing there could be funding shortfalls".

Mr. Spinney reported on a follow-up meeting with the SIB loan Committee to discuss the decision and explore alternative funding strategies that may be available to the TID, including submitting a series of smaller applications for SIB loans for projects that have completed the preliminary development work, such as the Business 28 Phase I project, reallocating the existing Federal earmark for Eastgate Area Improvements and potential for redistribution of TRAC Eastern Corridor Part B program funds in lieu of the SIB loan.

There was discussion about proceeding with a TID public bond issue in lieu of SIB loan funding. Andy Brossart, TID Financial Advisor, provided and reviewed a comparison of the SIB loan and public offering financing and repayment projections for both. Mr. Brossart noted since the County has committed to a two-million dollar investment annually for the next ten years and with the assumed commitments from Miami and Union Township Trustees, the Bond rating would be favorable. Discussion was held regarding the terms of local commitments and the difference between the SIB Loan and a public offering bond issue as proposed. Mr. Brossart noted that the timeframe to complete the public offering as proposed should only take approximately three months and that the only upfront costs would be legal expenses. Mr. Brossart reviewed the funding projections noting that the final numbers will change based on local funding commitments and projected project costs.

Mr. Spinney noted that the Board of Trustees needs to finalize the scope of services/consultant selection documents and likewise move forward with engaging Bond Counsel.

A motion by Mr. Duckworth, seconded by Mr. Wharton to solicit a letter of engagement as CCTID bond counsel from Todd Cooper of Squire, Sanders & Dempsey, L.L.P., 312 Walnut Street, Suite 3500, Cincinnati, Ohio 45202, upon roll call, carried with all members present voting aye thereon.

2. **Property Advisors Update** – Stephen Evans, Property Advisers, reported that most of the underlying demographics and initial analysis is done and final report will be completed at the end of December. A work session is scheduled on Thursday, December 14, 2006 from 10:00 a.m. to Noon, at the County Administration Building, 101 E. Main Street, Batavia, OH in the Third Floor Conference Room, to present the work to date, review assumptions, methodology and identify needed information to complete the report.

F. New Business

1. **Status of Township Intergovernmental Agreements & Funding Commitments** – Mr. Spinney inquired into the status of the Township Intergovernmental Agreements & Funding Commitments. Mr. Walker commented that he would present the agreement to Union Township Board of Trustees and recommend for approval. Mr. Walker commented that Union Township was very supportive of the TID program. Mr. Duckworth stated that he would present the agreement to the Miami Township Board of Trustees as well and committed that they were supportive of the program as well.


G. Next Meeting

The next regular meeting of the Board of Trustees of the Clermont County Transportation Improvement District will be January 12, 2007 at 9:00 a.m. located at the County Administration Building, Third Floor Conference Room, 101 East Main Street, Batavia, Ohio 45103.

Adjournment

A motion by Mr. Wharton, seconded by Mr. Manger to adjourn the meeting of the Clermont County TID, upon roll call vote, carried with all members present voting aye thereon.

Approved at a regularly scheduled meeting of the Board of Trustees of the Clermont County Transportation Improvement District, Clermont County, Ohio, this 12th day of January, 2007.


Clermont County Transportation Improvement District
Chairman

Attest:


Clermont County Transportation Improvement District
Secretary-Treasurer

Motion to Pass Resolution: Doug Walker

Seconded by: David Duckworth