“We are an economic development organization, partnered with the City of Cincinnati and Hamilton County, focused on reutilization and redevelopment of property through catalytic investment.”
Port of Greater Cincinnati Development Authority

- Real Estate Redevelopment
- Real Estate Reutilization
- Public Financing
- Transportation and Logistics
- Inclusion and Community Relations
What is a Port Authority?

- Quasi-governmental organization / official political subdivision
- Port authorities were created to conduct maritime, airport, and economic development activities
- Cooperative, cross-jurisdictional powers
- Land assembly and redevelopment
- Unique economic development financing products
- Aggregation / coordination of project capital
# Brownfield Experience

<table>
<thead>
<tr>
<th>Clean Ohio Project Name</th>
<th>Funds Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park 42 – Sharonville</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Center Hill Landfill – Cincinnati</td>
<td>$349,500</td>
</tr>
<tr>
<td>Cincinnati Zoo – Cincinnati</td>
<td>$496,151</td>
</tr>
<tr>
<td>Park Place at Lytle – Cincinnati</td>
<td>$845,500</td>
</tr>
<tr>
<td>Red Bank Village – Fairfax</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Linden Pointe – Norwood</td>
<td>$750,000</td>
</tr>
<tr>
<td>Celotex – Lockland</td>
<td>$2,882,130</td>
</tr>
<tr>
<td>American Can Building – Cincinnati</td>
<td>$750,000</td>
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<tr>
<td>Harrison Terminal Building – Cincinnati</td>
<td>$148,122</td>
</tr>
<tr>
<td>Kahn’s/Sara Lee – Cincinnati (co-applicant with Hamilton County)</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Stearns &amp; Foster – Hamilton County</td>
<td>$1,808,202</td>
</tr>
<tr>
<td>Former Federal Reserve – Cincinnati</td>
<td>$750,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$16,279,605</strong></td>
</tr>
</tbody>
</table>
Environmental Benefits

- Over **383,638 gallons** of contaminated water captured
- **1,724,034 tons** of metal recycled
- **164,231 tons** of concrete recycled
- **80,661 tons** of excavated contaminated soil
- **9** Covenant Not to Sues issued
Economic Benefits

- Estimated economic impact of **13,800 jobs** created and retained
- Over **180 acres** of land returned to productive reuse
- Approximately **700,000 square feet** of redeveloped structures
Role of the Port Authority

Attractiveness Matrix

- Is Port leadership critical to drive this activity?
- Will Port engagement catalyze private investment?
- What is the longevity and intensity of the Port time commitment?
- What is the financial impact on the Port?
- What is the reputational impact to the Port?
- Is there synergy with existing planned uses?
Role of the Port Authority

Up-Front Planning, Due Diligence and Stakeholder Commitments

• Business Type Analysis

• Development Agreements

• Protection from Defaulting Developers

• Willingness to Walk Away from a “Must-Do-Deal”

• Documentation
Role of the Port Authority

Up-Front Stakeholder Relationships

• The Developer
• The Community
• The Certified Professional
• The Ohio Department of Development
• The Ohio Environmental Protection Agency
• Other Stakeholders
Role of the Port Authority

Up-Front Analysis of Environmental Risks and Costs

- Project Issues: Not “Left to the Experts” Alone
- Phase I Environmental Report: Understand the Details
- Phase II Environmental Report: A Tough Review
- Remedial Action Plan: Under the Microscope
- Project Assumptions and Cost Estimates: Evaluate and Scrutinize
- Brownfield Remediation Implementation
Role of the Port Authority

Responding to Challenging Surprises: The Show Must Go On

• Be nimble

• Manage Risk

• Be a Catalyst for Private Investment

• Expect the Unexpected
Questions?
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