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Sent: Thursday, December 10, 2009 4:39 PM
To: ksteinbrecher@ups.com; Chris Meyer; caltimari@ups.com;
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Cc: Ifikhar Ahmad, Earley, Stanley, Riordan, Tim, Dickstein, Shelley

Subject: December 7 Meeting - UPS Facility Reuse Highlights

On Monday, December 7, 2009, the City convened a telephone conference to discuss an opportunity for re-use of the UPS facility at the Dayton International Airport. On the call were: Timothy Riordan (Dayton's City Manager), Stanley Earley (Dayton's Deputy City Manager), Shelley Dickstein (Dayton's Assistant City Manager for Strategic Development), Ifikhar Ahmad (Airport Director), Walter Krygowski (Deputy Airport Director), Mark Herres (CEO, The Builders Development Group), Chris Meyer (Director Energy Programs, Dayton Development Coalition), Keith Steinbrecher (UPS) and Chuck Altermayr (UPS). Here are the highlights and action items from the meeting that were discussed and agreed upon by all:

- 1) The City agrees to seek an amendment of the ground lease that would allow non-aviation use of the UPS cargo facility at the Dayton International Airport.
- 2) A business plan (agreed upon by both UPS and BDG) needs to be submitted to the City that specifies the use of the facility. The plan also needs to contain:
 - a. financing details, including sources and uses of funds for the solar project, financial commitment documentation from third parties, the financial responsibilities of UPS (if any) and BDG to satisfy the terms of the existing ground lease agreement (e.g., maintenance costs, ground rentals) and information demonstrating the ability to implement the plan;
 - b. details of the solar project, including design/engineering reports that confirm the project will not impact use of aircraft and aviation equipment at the Airport.
 - c. timeline that has identifiable milestones, a sunset if the milestones are not achieved and necessary reverts if activity does not occur.
- 3) Once the City reviews the business plan internally and with our other regional stakeholders, and if we concur with implementation of the plan, the City will file for FAA approval of the use for the facility with the details of the business plan.

This documentation and these details are necessary for the City to move forward with any lease changes. It is also critical for submitting a request to the FAA.

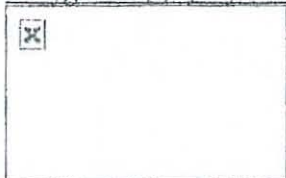
Regards,

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