

The Board of Directors of the Portage County Port Authority met a Special Meeting in the Portage Development Board/Portage County Port Authority office located at 217 S. Chestnut Street in Ravenna, Ohio on Tuesday, September 4, 2012 at 2:00 PM with the following members present:

T.N. Bhargava	Thomas V. Chema	David Dix
Jack Kohl	Steven P. McDonald	Neil Mann, Jr.

Absent: Director Wyatt

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Also present: Christopher Burnham Development Finance Authority of Summit County; Bradford Ehrhart, Portage Development Board; Secretary-Treasurer Diana Fierle.

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APPROVAL OF OFFICIAL MINUTES

Motion by Mr. Bhargava to approve the May 30, 2012 Board of Directors' meeting minutes as presented. Seconded by Mr. Chema. All in favor, motion carries.

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REPORTS AND COMMUNICATIONS

Meeting notice – Mr. Kohl asked Secretary/Treasurer Diana Fierle if the notice of the meeting was advertised in the paper. Ms. Fierle stated the meeting noticed was advertised in the Record Courier on August 26, 2012 and the notice is in the packet.

Secretary/Treasurer report - Ms. Fierle stated that as of August 31, 2012 the Port Authority has \$253,153.79 in the three accounts at Hunting Bank. A transfer of \$50,000 was made from the Special Activities account to the regular checking account. All deposits and payments were made related to the two projects worked on this year, from the Special Activities account. Enough was kept in the Special Activities account to make sure the account was kept open for future projects. Mr. Chema made a comment that we now have a substantial amount of money in our accounts. Ms. Fierle stated that the Port Authority received \$125,000 in project fees this year.

Ms. Fierle stated that the budget as of August 31, 2012 is also in the packet. This shows the revenues and expenses to date. A motion was made by Mr. Bhargava to accept the financial reports as presented, the motion was seconded by Mr. McDonald. All in favor, motion carries.

President of PDB Report – Mr. Ehrhart discuss a few of the project the PDB is working on at this time including a couple involving the Port Authority. Mr. Ehrhart mentioned that we did a half year report that showed 8 projects completed with 3 being new companies and 5 expansions. These are projects the PDB has worked on. There are others in the communities going on too that we really haven't gotten involved with at this time. There is also a major project in Streetsboro that may involve the Port Authority. It's somewhere along the lines of the InSite/Rubbermaid project that we worked on. Mr. Ehrhart mentioned the next industrial round table is scheduled for September 12, 2012 that will feature Worker's Compensation at Maplewood Career Center. He mentioned the speakers with one being Commissioner Tommie Jo Marsilio. Mr. Ehrhart stated then we have another round table scheduled for October 9, 2012 and the speaker is Rick Frederick from the governor's office to discuss what the state is planning for workforce development.

Mr. Ehrhart stated we are working on a lot of other projects including interest in the Delphi building in Rootstown. The realtor is working with a company and also has a back up if the first one falls through. Mr. Ehrhart stated that we are running into a problem with running out of good buildings in the county.

Mr. Kohl stated that once we run out of good buildings we have to assume that companies will start having buildings constructed. It's a good problem to have in a way.

Mr. Ehrhart also mentioned there is a big project going in in Streetsboro as far as the Mayor of Streetsboro is pushing to get Philipp Parkway extended over to State Route 43. That would open up the way for quick access to the highway from the Aurora industrial parks and also create another way out of the Streetsboro industrial park. The way the Port Authority might get involved is they are talking about doing a TIF to get this project done within two years.

Mr. McDonald asked if the Lionheart project is complete? Mr. Ehrhart stated the project is complete and we attended a photo op and hopefully that will be in the news soon. The company has started moving in. Mr. Ehrhart also explained that we are working on other projects in Aurora also.

Mr. Chema asked what is happening with the black glass building on State Route 88. Mr. Kohl mentioned there is a bee keeper supply company going in there and are working on the project as we speak.

Legal Counsel Denise Smith – Ms. Fierle explained that Attorney Smith is not able to attend the meeting.

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DISCUSSION

A. Ohio Council of Port Authorities – Chris Burnham is here to discuss what problem the Ohio Port Authorities are running into recently regarding external organizations coming into Ohio to do projects that our port authorities should be doing. Mr. Burnham went on to talk about a private non-profit from Wisconsin (a private non-profit) that has done a couple project in the State of Ohio with one being in Cleveland. This has become a national issue and the projects working with this entity are not exactly getting the best bang for their buck, not to mention it's in direct competition with our own port authorities. Mr. Burnham went on to discuss what is going on with the bonds being issued and it's happened in 7 states so far. The Ohio Council of Port Authorities is pushing an initiative to keep this organization and others from doing projects in Ohio. You can't stop them from doing business in Ohio but we can make it much more difficult for them. There was much discussion about this with Mr. Burnham trying to explain. Several of the larger port authorities in Ohio are contributing \$2,000 each towards this initiative of trying to keep some legislation to make it more difficult for this group to come in the State of Ohio. Some of the smaller ports are contributing about \$1,000. The Ohio Council of Port Authorities is asking for Portage Port Authorities help also. Mr. Chema stated that he doesn't understand the business model of this group. Mr. Burnham tried to explain although he didn't have all the answers either but tried his best to explain. The Port Authorities in Ohio want to nip this in the bud now before it goes any further as it appears this entity is not able to provide all the benefits as our Port Authorities are able to provide to the companies. Much more discussion went on regarding this subject. A motion was made by Mr. Bhargava to contribute \$1,000, seconded by Mr. Chema. All in favor, motion carries.

B. NEOMED Project – Mr. Ehrhart mentioned that they have their 501 C3 approved by the IRS. We will be removing the Portage County Improvement Corporation from this project. We will keep in improvement corporation in place for future projects.

C. Project Renewal Update – Mr. Ehrhart explained we received the approval of the 629 Grant application. We are just waiting on invoices from InSite for reimbursement to the road/infrastructure improvements. Rubbermaid is to be in the building by December 31, 2012 and everything is on schedule.

CONSIDERATION OF NEW RESOLUTIONS, JOURNAL ENTRIES AND MOTIONS

A. Portage County Port Authority application – Mr. Ehrhart explained that since we are working on more and more projects it was time to get our own application. We pretty much took from the Development Finance Authority application and put the PCPA logo on it. We decided to keep things consistent with the DFA was giving out.

B. Project fees – Mr. Ehrhart explained that we want to stay consistent with DFA on this too. We would stay with the \$2,500 non-refundable application fee. Project fees would be \$2,000 for the first \$1 million then .02% up to \$10 million. The \$10 million one dollar and up to \$20 million, a flat fee of \$20,000. Above \$20 million would be .02% - .025%. We basically did calculations from the Rubbermaid projects and used that. Mr. Burnham explained how they try to work their fees. Brad will work on the fee schedule and we will bring back to the next meeting.

Mr. Chema returned to the meeting so we are going back to the agenda to discuss the Ravenna school project.

DISCUSSION continued

D. Ravenna High School Property – Mr. Kohl explained the project is moving along and they are removing the asbestos as we speak. Demolition should be happening shortly. We sent out the Request for Proposal and received three proposals back which are in the packets. There was some discussion regarding the proposals. The next step will be to interview the 3 firms and come back with a recommendation to the board of directors. It was decided that Mr. Kohl and Mr. Chema would conduct the interviews. Ms. Fierle will set up the interviews within the next 2 weeks to keep this project moving as quickly as possible.

E. City of Kent Project – Mr. Burnham

CORRESPONDENCE

A. Ms. Fierle stated that we received the Tax Bond form from the IRS from the NEOMED project. Mr. Burnham explained to Ms. Fierle that she wants to put the is a very safe place as it's a very important document.

B. Ms. Fierle stated that we received the Certificate of Estimated Resources for 2013 from the Portage County Budget Commission.

SCHEDULED MEETING DATES

The next regular meeting is scheduled for Tuesday, June 5, 2012 at 2:00 PM but will be rescheduled since the Secretary/Treasurer will be in New York. Ms. Fierle explained that if there is a May meeting, it will be our Tax Budget hearing along with the TEFRA meeting for the NEOMED bonds. We need the 14 days notice for TEFRA and only about 24 hours notice for a special meeting.

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We do hereby certify that the foregoing is a true and correct record of the Portage County Port Authority Board of Directors' meeting on September 4, 2012. There being no further business to come before the Board, a motion was made by Mr. Chema to adjourn, seconded by Mr. Bhargava and the official meeting of September 4, 2012 adjourned at approximately 3:15 PM.

T.N. Bhargava

Thomas V. Chema

David Dix

Jack Kohl

Neil Mann, Jr.

Steven P. McDonald

Absent

James A. Wyatt, Jr.

Diana Fierle

Secretary-Treasurer