

The Board of Directors of the Portage County Port Authority met in the Portage County Regional Planning Commission Conference Room located at 124 North Prospect Street in Ravenna, Ohio on Tuesday, June 1, 2010 at 2:05 PM with the following members present:

T.N. Bhargava  
James A. Wyatt  
Jack Kohl

Thomas V. Chema  
Steven P. McDonald  
David Dix

Absent: Director Mann

\* \* \* \* \*

Also Present: Portage County Department of Economic Development Director Bill Ulik; Attorney Denise Smith; Secretary-Treasurer Deborah Mazanec; Assistant Secretary Diana Fierle

\* \* \* \* \*

**APPROVAL OF OFFICIAL MINUTES**

Motion by David Dix to approve the March 2, 2010 meeting minutes, as presented. Seconded by Steven P. McDonald. All in favor, motion carries.

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**REPORTS AND COMMUNICATIONS**

A. Chairman T.N. Bhargava

The Chairman welcomed Dan Euclid to the meeting noting that Dan is interning with City of Kent Economic Development Director Dan Smith.

The Chairman noted that the Ohio Minority Business Advisory Council is excited about casinos receiving up to 20% of the work.

B. Secretary-Treasurer Deborah Mazanec

The Secretary-Treasurer presented the Bank Reconciliations for the Checking Account showing a balance of \$ \$21,984.70 and the Money Market Account showing a balance of \$129,641.44 as of April 30, 2010.

Motion by Jack Kohl to accept the Treasurer's Report as presented. Seconded by David Dix, all in favor, motion carries.

C. PCDED Director Bill Ulik reported that John Wray is attending today's meeting to discuss the reallocation of RZB funds from \$6.3 million to \$12.5 to \$13 million for NEOUCOM.

The City of Kent is considering a TIF for the public infrastructure piece of the Kent Redevelopment Project. The City plans to meet with the Summit County Port Authority to discuss that issue.

Director McDonald asked if there have been any calls for financing in Portage County. Mr. Ulik responded that his office gets inquiries but not from big borrowers; the callers are looking for working capital loans.

Director Bhargava asked if these funds that were lost by the Aurora company have been reallocated. Bill Ulik responded that the money was not lost but Portage County lost the authority to use it in the county. He does not anticipate another reallocation.

G. Legal Counsel Denise Smith – Nothing to report at this time

H. Representative to the Ohio Port Authority Council

Directors Chema and Kohl did not attend the meeting. Mr. Ulik did not attend but learned that there was discussion regarding the proposed by-law revisions.

I. Standing Committee Reports – None

J. Special Committee Reports – None

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The Board of Directors recessed at 2:15 PM to the FY 2011 Proposed Tax Budget Public Hearing.

I. Welcome and Introductions – Chairman T.N. Bhargava

II. Reading of the Public Notice – Secretary-Treasurer

This public hearing is being held today to hear public comment regarding Portage County Port Authority's Proposed Fiscal Year 2011 Tax Budget.

The Portage County Port Authority's Proposed Fiscal Year 2011 Tax Budget has been on display in the Portage County Port Authority's Office and the Portage County Auditor's Office, and available for public viewing since May 21, 2010.

Notice of this public hearing was published on Friday, May 21, 2010 in the Record-Courier Newspaper.

III. Public Comment and Questions – None

IV. Adjournment at 2:18 PM

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2:19 PM Board of Directors reconvened

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## DISCUSSION

- A. Director Chema noted that Hiram College is in its first year of the last six with no major construction projects. He is working on the 10 year Master Plan with several renovation projects planned; one being the cafeteria area of the Student Center and other minor development projects. The college is finally getting some of their for-profit subsidiary ventures off the ground including an art restoration business headed by the spouse of a faculty member, students have applied for a grant to learn about residential energy assessment under a federal stimulus grant, a staff idea of an internet cloud over the village and township for high speed internet service, and finally the Director noted that a Hiram College student won a competition for her software to provide immediate access for pain data for physicians. She will receive between \$10,000-12,000 to turn the idea into a venture.
- B. The Board of Directors received the Portage County Port Authority Audit Report for the years ending December 31, 2007 and 2006, as presented by Charles E. Harris and Associates, Inc.

Director McDonald noted that there were two findings; one that the audit was not done and secondly that the Port Authority does not have an audit committee. Director McDonald stated that there are not enough transactions to warrant the establishment of a committee. He added that this was a good audit. The Board of Directors agreed that Director McDonald should continue to serve as the Chair of that committee, bringing in other Directors as needed. Attorney Denise Smith asked if the Board of Directors should be concerned about the mention in the audit that the Port Authority is not following GAPP principles. Director McDonald responded that the Cascades project is the only one that would be considered at this time.

Motion by Director Chema to accept the Portage County Port Authority Audit Report for the years ending December 31, 2007 and 2006, as presented by Charles E. Harris and Associates, Inc. Seconded by Director Dix, all in favor, motion carries.

- C. Dan Smith, City of Kent's Economic Development Director, gave the Board of Directors an update of the downtown project. The Portage County Port Authority may be of assistance in financing the infrastructure for the project in the amount of approximately \$3 million. The City does not plan to charge for parking in the garage at this time due to the funding sources; the revenue to pay off the bonds may come from the anticipated TIF. The Fairmont Group met with Bill Ulik to discuss the Recovery Zone Facility Bonds, which could not be used due to the timeframes. Mr. Ulik also discussed the RZB availability with the Pizzuti Group, as well.
- D. NEOUCOM's Recovery Zone Economic Development Bonds – John Wray, NEOUCOM's VP of the Division of Administration and Finance, updated the Board of Directors on the status of the project. Mr. Wray thanked the County for their assistance with this project, which is a \$40-50 million project. An architect has been engaged and bond counsel Roetzel & Andress retained. The infrastructure is already in place for the new facility and land is not a problem

with 100+ acres in the campus. The Ohio Department of Transportation may build a new facility and their current location may become available for NEOUCOM to purchase. The three sources of funding for the debt service is general operation dollars, indirect cost recovery (funds from grants) and private fund raising.

Director Chema asked if the college medical or pharmacy participates in the Yellow Ribbon Program for Veterans. Mr. Wray responded that he is unsure if there are Veterans at the college at this time, adding that there were 2800 applications for several hundred openings. The college is considering adding additional programs to the curriculum, although they would have to reconfigure the campus to accommodate additional students to the current 460. The first pharmacy class will graduate in 2011.

Attorney Denise Smith noted that the Board of Commissioners amended their resolution to increase the RZB amount to the \$13 million and changed the termination date to December 31, 2010. She recommended that the Board of Directors also take action to mirror that action today/Resolution 10-04

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**CONSIDERATION OF NEW RESOLUTIONS AND MOTIONS**

After holding the required Public Hearing, Resolution to adopt the Portage County Port Authority Tax Budget for FY 2011/10-03.

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**RESOLUTION NO. 10-003**

**RE: ADOPTION OF PORTAGE COUNTY PROPOSED TAX BUDGET FOR YEAR 2011.**

It was moved by Thomas V. Chema and seconded by David Dix that the following Resolution be adopted:

- WHEREAS,** the Portage County Port Authority Proposed Tax Budget for 2011 was on display for public viewing at the offices of the Portage County Port Authority and the Portage County Auditor on May 21, 2010, prior to the date of the public hearing; and
- WHEREAS,** a public hearing on the Portage County Port Authority Proposed Tax Budget for 2011, as required by ORC 5705.30, was held on June 1, 2010 after being duly publicized on May 21, 2010 in a newspaper of general circulation (Record-Courier); now therefore be it
- RESOLVED,** that the Portage County Port Authority Proposed Tax Budget for 2011 be and hereby is adopted as Exhibit A to this Resolution, and that a copy of this resolution and two copies of the Portage County Proposed Tax Budget for 2011 be signed by the Portage County Port Authority Board of Directors and forwarded to the County Auditor; and be it further

**RESOLVED,** that the Board of Directors finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meeting open to the public in compliance with the law including Section 121.22 of the Ohio Revised Code.

Roll Call Vote as Follows:

*	*	*	*	*
T.N. Bhargava, yea;		Thomas V. Chema, yea;		
David Dix, yea;		Jack Kohl, yea;		
Neil Mann, Jr., absent;		Steven P. McDonald, yea;		
James A. Wyatt, Jr.; yea				

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**RESOLUTION 10-003**  
**Exhibit A**

**PORTAGE COUNTY PORT AUTHORITY**  
**2011 Tax Budget**

<u>Estimated Beginning Balance</u>	<u>Amount</u>
Checking Account	\$8,000.00
Money Market Account	<u>\$129,750.00</u>
Total Estimated Balance	\$137,750.00
<b>Description</b>	
<u>Revenues</u>	
May 2011 - Cascades Admin. Fees	\$2,937.50
Nov. 2011 - Cascades Admin. Fees	\$2,812.50
May 2011 - Plaza Schroer Fees	\$705.00
Nov. 2011 - Plaza Schroer Fees	<u>\$705.00</u>
Total Revenues	\$7,160.00
<b>Total Estimated Resources</b>	<b>\$144,910.00</b>
<u>Expenses</u>	
Employee Full-time Salaries	\$0.00
PERS	\$0.00
Medicare	\$0.00
Workers Compensation	\$0.00
Health Benefits	\$0.00
Contract Services	\$4,120.00

Training/Meeting Expenses	\$1,000.00
Transportation	\$1,000.00
Membership Dues	\$15,900.00
Advertising/Marketing	\$2,000.00
Telephone	\$0.00
Postage	\$0.00
Rent	\$0.00
Professional & Technical Services	\$500.00
Other Services	\$0.00
Materials & Supplies	\$150.00
Photocopy & Printing Supplies (Copier)	\$0.00
Food Supplies	<u>\$500.00</u>
<b>Total Expenses</b>	<b>\$25,170.00</b>

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**RESOLUTION                      No. 10-04**

**RE:      AMEND RESOLUTION 09-08, WHICH ACCEPTED THE DESIGNATION BY THE PORTAGE COUNTY BOARD OF COMMISSIONERS OF THE PORTAGE COUNTY PORT AUTHORITY AS THE AGENT OF THE COUNTY FOR ISSUING RECOVERY ZONE ECONOMIC DEVELOPMENT BONDS OR RECOVERY ZONE FACILITY BONDS FOR THE PORTAGE COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT.**

It was moved by Steven P. McDonald, seconded by Jack Kohl that the following resolution be adopted:

**WHEREAS,**                      the Portage County Board of Commissioners adopted Resolution 09-0846 on September 15, 2009 designating the Portage County Port Authority as the issuer of all Recovery Zone Bonds for projects located within the County of Portage; and

**WHEREAS,**                      on September 22, 2009, the Board of Directors adopted Resolution 09-08 accepting the designation by the Portage County Board of Commissioners of the Portage County Port Authority as the agent of the County for issuing Recovery Zone Economic Development Bonds or Recovery Zone Facility Bonds for the Portage County Department of Economic Development; and

**WHEREAS,**                      on June 1, 2010, the Board of Commissioners adopted Resolution 10-0515 to change the date of the allocation termination from June 30, 2010 to December 31, 2010 and to confirm the total allocation of Recovery Zone Economic Development Bond Funds in the amount of \$12,847,000, allocating that amount of the portion of Portage County's Zone Economic Development

Bonds Volume Cap limitation to finance a portion of the costs of constructing a new Biomedical Research Facility for the Northeastern Ohio Universities Colleges of Medicine and Pharmacy (NEOUCOM); now therefore be it

**RESOLVED,** the Board of Directors agrees to amend their acceptance of the designation by the Portage County Board of Commissioners of the Portage County Port Authority as the agent of the County for issuing Recovery Zone Economic Development Bonds Or Recovery Zone Facility Bonds for the Portage County Department of Economic Development to include the new dollar amount of \$12,847,000 and the termination date of December 31, 2010; and be it further

**RESOLVED,** that the Board of Directors finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meeting open to the public in compliance with the law including Section 121.22 of the Ohio Revised Code.

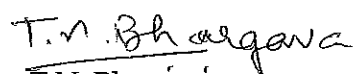
Voice Vote as Follows:

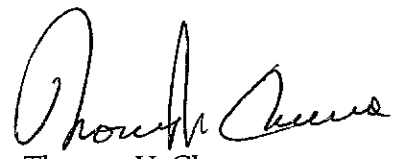
*	*	*	*	*
T.N. Bhargava, yea;		Thomas V. Chema, yea;		
David Dix, yea;		Jack Kohl, yea;		
Neil Mann, Jr., absent;		Steven P. McDonald, yea;		
James A. Wyatt, Jr.; yea				

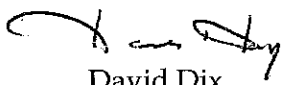
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<b>SCHEDULED MEETING DATES</b>				

The next meeting will be held on Tuesday, September 7, 2010 beginning at 2:00 PM

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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 <b>June 1, 2010</b> . There being no further business to come before the Board, the official meeting of <b>June 1, 2010</b> adjourned at 3:00 PM.				

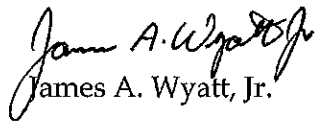
  
T.N. Bhargava

  
Thomas V. Chema

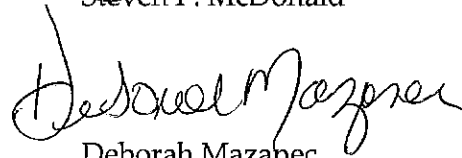
  
David Dix

  
Jack Kohl

ABSENT  
Neil Mann, Jr.

  
James A. Wyatt, Jr.

  
Steven I. McDonald

  
Deborah Mazanec  
Secretary-Treasurer

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