

## PORTAGE COUNTY PORT AUTHORITY

### Pre-Proposal Conference for Request for Proposal

217 S. Chestnut St., Ravenna, Ohio 44266

August 15, 2013 @ 9:30AM

#### **In attendance:**

Port Authority Directors – Jack Kohl II, Chairman; Thomas V. Chema; Dominic Bellino and Neil Mann Jr.

**Also in attendance:** David Dix, Record Publishing ; Brad Ehrhart, President of the Portage Development Board; Diana Fierle, Secretary/Treasurer.

**Potential Bidders:** Mike Bogo, NDS; Jenna Cariglio, NDS; Jerry Gruszewski, Premier Development Partners; Kevin Callahan, Premier Development Partners; Joseph Shafran, Paran Management Co.

Jack Kohl, Chairman of the Portage County Port Authority called the meeting to order approximately 9:40AM.

#### **Discussion**

Mr. Kohl welcomed everyone to the meeting. He also mentioned it was not mandatory for firms to attend the pre-proposal conference.

Mr. Kohl and Mr. Chema discussed the history of the high school project and why the Port Authority got involved. They discussed the focus group that met a couple times to talk about what would be good for the property and best for an economic impact for Ravenna. They then moved on to discuss the project at hand and how we got to the point of the educational component during the Market and Feasibility Study process.

**Question:** Has the structure been demolished and removed?

**Answer:** Yes it has and it is now a flat table top.

**Question:** Was an environmental study done?

**Answer:** Mr. Kohl stated that yes a Phase I had been completed and came back clean.

**Question:** Was a survey done?

**Answer:** Mr. Kohl believed a survey was done by the school district.

**Question:** Was it just one building?

**Answer:** Mr. Kohl stated he believed it was 5 buildings that were put together. They were built at different times.

**Question:** Have there been any reports done on the land?

**Answer:** Mr. Kohl stated that we can try to get reports for soil borings, compaction studies and reports from the demolition firms. Mr. Chema stated that all this work would have been done by the school district.

Mr. Kohl also stated that it should be a week to 10 days before the Port Authority holds title. Mr. Kohl and Mr. Chema spoke of some of the demographics and referred several times to the Market and Feasibility studies.

Mr. Chema spoke of the educational component as for jobs training and how we need to train people with what employers are looking for. Mr. Ehrhart and Mr. Dix spoke more about the education aspect. Mr. Chema and Mr. Ehrhart spoke of how people start college and don't finish and need to do something else. So they need training.

**Question:** Are their educational institutions interested in this project?

**Answer:** Mr. Chema stated that yes, Hiram College, KSU, Stark State and Youngstown are definitely interested.

Mr. Chema discussed the Lakeland site.....the schools.....the tenants and the training provided. Vocational schools were discussed and the training that was lacking.

Mr. Kohl also explained the corridor to the Reed Memorial Library and our options to extend this project out.

Mr. Chema talked about the proposal and the time frames for submittal.

At this time the potential bidders, the port authority directors and other in attendance went on a tour of the project property. When the tour was complete the potential bidders left and the port authority directors talked a bit longer.

Mr. Chema stated that the deadline to submit proposals will most likely have to be moved out another week or two.

The meeting adjourned at approximately 11:00 AM.

There being no further business to come before the Board, the Special meeting of August 15, 2013 adjourned at 11:00 AM. We do hereby certify that the foregoing is a true and correct record of the Portage County Port Authority Board of Directors' Special meeting on August 15, 2013.

Absent  
T.N. Bhargava

Absent  
Thomas V. Chema

Dominic Bellino

Jack Kohl II

Neil Mann, Jr.

Absent  
Steven P. McDonald

James A. Wyatt, Jr.

Diana Fierle  
Secretary-Treasurer