

The Board of Directors of the Portage County Port Authority met in a regular meeting in the Portage Development Board/Portage County Port Authority office located at 217 S. Chestnut Street in Ravenna, Ohio on Tuesday, December 2, 2014 at 2:00PM with the following members present:

T.N. Bhargava
Jack Kohl II

Dominic Bellino
Neil Mann Jr.

David Dix

Absent: Thomas V. Chema, James Wyatt, Jr.

Also present: Joe Shafran, Paran Management; Denise Smith, Portage County Prosecutor's Office; Bradford Ehrhart, Portage Development Board; Diana Fierle, Secretary/Treasurer

Chairman Jack Kohl called the December 2, 2014 meeting to order approximately 2:05PM and welcomed everyone to the meeting. Mr. Kohl stated that the Portage County Board of Commissioners re-appointed Mr. Bhargava and Mr. Dix as Port Authority directors with terms ending December 31, 2018. Everyone congratulated them for their re-appointment.

Meeting Minutes - *A motion was made by Mr. Bhargava to approve the meeting minutes for the regular meeting of September 2, 2014, seconded by Mr. Dix. All voted in favor and the motion carried.*

Meeting Notice: Ms. Fierle stated the meeting legal notice was advertised in the Record Courier on November 23, 2014.

Financials: Ms. Fierle explained the Treasurer's report (income and expenses) as of October 31, 2014 and how much is in our bank accounts. *A motion was made by Mr. Dix to approve the financial statements, seconded by Mr. Bhargava. All voted in favor and the motion carried.*

A motion was made by Mr. Bellino to approve the budget report as presented, seconded by Mr. Bhargava. All voted in favor and the motion carried.

Brad Ehrhart, President of Portage Development Board Report – Mr. Ehrhart gave his report on the activities this last quarter with the Portage Development Board. Outreach visits total 124 as of today. We are trying to get to 130 by end of year. Mr. Ehrhart stated that PDB has about 35 projects on the books at this time. He also mentioned a couple potential port authority projects. Mr. Ehrhart mentioned that our Rubbermaid project now employs about 200 employees. Their biggest problem of the day is finding employees but they are doing very well. He spoke of a couple of the big wins during 2014. The Port Authority Directors stated that the PDB is doing a great job. There was also discussion regarding the unemployment rate in Portage County.

Legal Counsel – Denise Smith – No report at this time.

Mr. Ehrhart mentioned the public records request we received from Mr. Dunlevy in Rootstown. He wanted to know the land price for the KSU project. We don't have the answer in our paperwork. We forwarded the request over to KSU. Mr. Dunlevy is negotiating with NEOMED and wants to have a comparable. There was a lot of discussion regarding the request. Ms. Smith stated that we don't have to give him any information that we don't have. KSU is going to have to give them that information. Ms. Fierle stated that she sent the request

over to KSU (Connie and Jeannie). Ms. Smith stated that under Public Records rule you need to tell you we don't have the information but tell him the people at KSU to contact. We don't have to go get it, but if we know where the records are we need to tell Mr. Dunlevy who to contact to get it.

Finance/Audit Committee Report – Dominic Bellino, Chairman - Mr. Bellino stated that the committee met earlier today and reviewed the finances reports and Draft 2015 budget appropriation. The appropriation will be discussed later in this regular meeting. We also discussed getting a balance sheet done for the port authority. We did receive an e-mail regarding this and we need to get clarification on the cost and report that at the next meeting. We also received information regarding the DTE for the port property. Diana will report on that later.

DISCUSSION

Ravenna Learning Center Project – We received an e-mail from Joe Shafran which is in the packet. Also Mr. Shafran is present at the meeting to give an update. Mr. Shafran stated that he met last week with Tom Chiappini and JP Cooney to review the lease and its terms of the lease. The counsels are getting together to draft the language of the lease. We should have the draft lease by mid- December. Mr. Shafran stated that Stark State is looking for a number that this community believes they can enroll in classes for welding. Mr. Kohl stated that Stark State discussed their marketing program to him that would generate students in the classrooms. He also discussed the high schools in the county that would generate students for the school. Mr. Shafran stated that he spoke with Sue Truby in Streetsboro regarding what they are doing. Mr. Shafran asked if our board is able to speak with manufacturers in this market. Are we able to approach them for their interest in the school program. Mr. Kohl mentioned how Brad and Diana with the Portage Development have a program where they go out and meet with the manufacturers. Mr. Ehrhart explain the Business Retention and Expansion program and it's our job to find the need of the companies and connect them to partners that can help with that need. Several business were mentioned that are in need of welders now. Mr. Shafran stated that is the task at hand right now. We need to provide them with companies that looking for help with these programs. Mr. Ehrhart asked Mr. Shafran how they got the information for Barberton. Mr. Shafran stated he would find that out. Mr. Shafran stated that we need to approach the businesses and tell them we have a school opening next fall and we need to know what the demand is. Mr. Bellino stated that we need to ask the businesses how many people they would send to the school. Mr. Kohl stated that he was surprised on what classes Stark advertised for their Ravenna classes and none were for welding. Mr. Ehrhart stated that he would be happy to meet with JP Cooney to talk numbers from our database. Mr. Shafran stated he will set that up right away. Mr. Mann stated that first you have to find the need for welders and what kind. Then Stark has to decide what they are going to teach. Then you need to find who is going to go there. Mr. Ehrhart stated he'll be happy to share information, but Stark is going to have to do the marketing for their program. Mr. Kohl also stated that we gave Stark the marketing study, so that have that information already.

Mr. Kohl went back to discuss the lease. Mr. Kohl asked Mr. Shafran if he's meet with Mr. Chiappini and JP Cooney and Mr. Shafran stated he had. Mr. Kohl asked if the lease had been drafted and are the numbers close or way out there. Mr. Shafran said if they are expected 300 to 400 students they are wasting their time. They aren't going to get that amount of students here. It looks more like Stark needs 60 bodies and wants four classrooms with 15 students each. That is an achievable number. Stark feels they can commit to this and are now going to need support for building that student body. Mr. Ehrhart stated he can provide them information, but they have to do the marketing. Mr. Shafran stated that he can't see why we shouldn't see some drafts by the end of December. Mr. Ehrhart stated they he did give numbers to Cheryl Rice regarding what

companies are looking for. He can do that again. Mr. Kohl stated that we can probably tap into the schools for information too. Mr. Shafran stated that it is now very important to get the place, the physical building put up. Mr. Kohl asked if Stark has given Mr. Shafran any idea of how they need the building to look. Mr. Shafran stated that they would have a plan put together for him next week. Mr. Kohl asked Mr. Shafran if he's had his architects put together any designs. He said they do have a shell of a building put together. We need to get the information from Stark on what they need. More discussion went on regarding the school. Mr. Bhargava stated there has been enough discussion, we know they need a number and it's up to them to get the number. What we want to see now is the draft of the lease. Mr. Bhargava stated that is the conclusion of the discussion. Mr. Shafran asked if it was ok for the mayors to meet to discuss the issue of the community college. Mayor Broska has meet with 4 different schools and has decided on Lorain CC. Mr. Bellino asked if we are in competition or are we in a partnership with creating a regional facility. Mr. Shafran stated there is some competition, but he reminded Sue that Streetsboro is in Portage County and it might be good to combine strengths. Mr. Bellino stated that we will see a lease soon, Brad will meet with JP Cooney regarding marketing and the last piece is the RLC governance board.

DTE 23 – Mr. Kohl explained that we were approved for the tax exemption for the Kent State property and the Ravenna property. He also stated we will not get any of the money back that was paid.

RLC Governance Board – Mr. Kohl stated that we were supposed to provide some names to Joe and Mr. Sarkis was supposed to draw up the documents for the board. Mr. Kohl doesn't know where we are at this time. There was some discussion regarding the board and it doesn't not have to be created at this time. It is time to start thinking about this it will be run and who will be on the board. Mr. Mann stated that he knows we provided somebody with a bunch of names. Mr. Shafran stated that he does have the names.

Ms. Fierle stated that we don't need to move into Executive Session. That was put on the agenda in case it was needed to discuss any contracts or the real estate.

Moved to Resolution as a couple directors need to leave soon.

RESOLUTIONS -

Appropriation of 2015 Budget – After a little amount of discussion a motion was made by Mr. Dix to approve the 2015 Budget, seconded by Mr. Bhargava. All voted in favor and the motion carried. 14-008

Election of Officers for 2015

Chairman – A motion was made by Mr. Dix to reappoint Mr. Kohl to another year as chairman, seconded by Mr. Mann. All voted in favor and the motion carried. 14-009

Vice-Chairman – A motion was made by Mr. Dix to appoint Mr. Bellino as Vice-Chairman, seconded by Mr. Kohl. All voted in favor and the motion carried. 14-010

Secretary-Treasurer – A motion was made by Mr. Dix to appoint Ms. Fierle as Secretary-Treasurer, seconded by Mr. Mann. All voted in favor and the motion carried. 14-011

Other Resolutions and Motions for 2015

Surety Bond for Mr. Kohl, Mr. Bellino and Ms. Fierle – A motion was made by Mr. Bhargava to authorize the payment for surety bond in the amount of \$300 total, seconded by Mr. Dix. All voted in favor and the motion carried. 14-012

Meeting Expenses - A motion was made by Mr. Dix to authorize the purchase of items in an amount not to exceed \$1,000 necessary for the hosting of PCPA functions and meeting expenses for 2015, seconded by Mr. Bhargava. All voted in favor and the motion carried. 14-013

Meeting Notices – A motion was made by Mr. Bellino to authorize payment for meeting notices advertised in the Record Courier for the year 2015 in an amount not to exceed \$500, seconded by Mr. Bhargava. All voted in favor and the motion carried. Mr. Dix abstained. 14-014

Membership Dues to the Ohio Port Authority Council – A motion was made by Mr. Bellino to approve payment for OPAC not to exceed \$250 for 2015, seconded by Mr. Mann. All voted in favor and the motion carried. 14-015

Contract for 2015 Legal Services – A motion was made by Mr. Bellino authorizing the payment of \$5,000 to the Portage County Prosecutor's Office for legal services during 2015, seconded by Mr. Bhargava. All voted in favor and the motion carried. 14-016

Ohio Port Authority Council Appointments – A motion was made by Mr. Dix to appoint Mr. Mann and Mr. Bellino to the Ohio Port Authorities Council and to revisit the appointments yearly, seconded by Mr. Bhargava. All voted in favor and the motion carried. 14-017

Ex-Officio Travel – A motion was made by Mr. Dix to authorize Ex-Officio Brad Ehrhart to be reimbursed to expenses associated with travel to Ohio Port Authorities Council during 2015, seconded by Mr. Bellino. All voted in favor and the motion carried. 14-018

Public Records Training- A motion was made by Mr. Bellino to approve the Secretary/Treasurer attendance at the Ohio Public Records training in 2015, seconded by Mr. Dix. All voted in favor and the motion carried. 14-019

Amendment of 629 Grant Agreement – A motion was made by Mr. Bellino to approve the First Amendment to the 629 Grant Agreement for the InSite/Rubbermaid project, seconded by Mr. Mann. All voted in favor and the motion carried. 14-020

Journal Entries

Portage Development Board Project Fees for 2015 – A motion was made by Mr. Bellion to approve that PCPA shall pay to PDB the sum of twenty-five percent (25%) of the total amount of project fees received by the PCPA, seconded by Mr. Dix. All voted in favor and the motion carried.

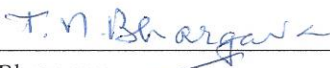
Movie Theater Project - Mr. Kohl Received an e-mail from Mr. Vaughan that they are reapplying for funds to start this project with the RLF Program Funds.

Freedom Secondary Railroad – Mr. Kohl explained that this project and that we haven't gotten any satisfactory answers from the county. The directors feel since we haven't gotten answers we are not in any position to take the property off the county's hands. Mr. Kohl asked if a letter could be sent to the Portage County Commissioners saying until we have the information requested, we can't take over ownership of the railroad. Mr. Ehrhart will draft a letter to the commissioners.

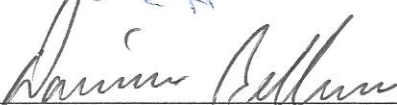
Finance – Balance Sheet – Ms. Fierle asked our auditor's how much it would cost to construct a balance sheet. Mr. Bellino is going to follow up with additional questions for clarification and will report at the next meeting.

Ravenna Learning Center – There was much more discussion regarding the learning center. The directors are not happy the way the process has gone. Mr. Dix asked if we had any way of getting out of this deal. Mr. Bhargava stated that we need to find other ways of moving on with this project. Mr. Kohl was told by Mr. Shafran that Stark has committed \$60,000 - \$80,000 per year for the lease. The directors feel we've gotten a lot of run around from Mr. Shafran. There was more discussion but the directors all are not happy with the project to this point.


There being no further business to come before the Board, the meeting of December 2, 2014 adjourned at 3:30PM. We do hereby certify that the foregoing is a true and correct record of the Portage County Port Authority Board of Directors' regular meeting on December 2, 2014.



T.N. Bhargava



Dominic Bellino
Vice-Chairman




Neil Mann, Jr.

Absent
James A. Wyatt, Jr.

Absent
Thomas V. Chema



Jack Kohl II
Chairman



David Dix



Diana Fierle
Secretary-Treasurer