

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, March 12, 2013 at 2:00PM with the following members present:

T.N. Bhargava	Thomas V. Chema	Dominic Bellino	
Jack Kohl II	Steven P. McDonald	Neil Mann, Jr.	James Wyatt, Jr.

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Also Present: Thomas Michaels, Weston Development; Mark Horton, Weston Development; Denise Smith, Portage County Prosecutor's Office; Bradford Ehrhart, Portage Development Board; Diana Fierle, Secretary/Treasurer

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Chairman Jack Kohl called the meeting to order approximately 2:05PM and thanked everyone for attending the meeting.

Mr. Kohl explained that the county commissioners didn't reappoint David Dix to the Portage County Port Authority and welcomed our new appointment to the Board of Directors Dominic Bellino.

A motion was made by Steven McDonald, to approve the meeting minutes of December 4, 2012, seconded by James Wyatt Jr. All voted in favor and the motion carried.

Secretary/Treasurer's Report - Secretary/Treasurer Diana Fierle stated that the meeting legal notice was advertised in the Record Courier newspaper. The financial statements, bank reconciliations for the checking and money market accounts were explained, along with the budget as of February 2013. A motion was made Neil Mann Jr. to approve the financial statements as presented by the Secretary/Treasurer, seconded by Steven McDonald. All voted in favor and the motion carried.

Mr. Bellino asked if there are any restrictions with our funds and could we do some investing. It was explained that we are not restricted and could invest. We already have a money market account and could do more. Mr. Kohl stated that we don't want to tie any money up at this time as we do have the opportunity to be spending money with one of the main projects we are working on, the old Ravenna High School property. Mr. McDonald stated that we've had a couple good projects that produced some really good fees.

PDB President's Report - Mr. Ehrhart spoke of the Six C project in Rootstown, one of the most recent projects of the PDB. This project expects to have \$2.9 million in investments, 250 new jobs with \$14 million in payroll. The company did not ask for any incentives. Fortis and Maplewood are assisting the company with 6 position welders.

Mr. Ehrhart and Ms. Fierle went to the Ohio Council of Port Authority meeting in Columbus and Mr. Ehrhart spoke with things discussed there. One being some anti-poaching policies to stop out of state and instate organizations/port authorities from going into existing port authority territories without

permission.

Mr. Ehrhart explained some of the other projects that PDB is working on.

Legal Counsel - Ms. Smith didn't have any reports at this time.

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Discussion of Old Ravenna High School Project. – Mr. Kohl explained the e-mail we received from Superintendent Honkala regarding the progress on the high school site. He stated the demolition crew has to be done and off site by June 7th. They still plan to plant grass in May.

Mr. Horton and Mr. Michaels from Weston went on to explain the work that has been done with the Market Study and Feasibility Study. They discussed the meeting of the Focus Group and that education could actually be an anchor tenant for the property. Mr. Michaels toured three of the Stark State sites, Alliance, Barberton and Jackson Township (Canton). Mr. Horton also discussed other possibilities of the sites and that we might also have to acquire other properties to make this a possibility. Mr. Horton explained that Stark State and NEOMED have shown an interest in this project. Mr. Bellino asked if they visited any of the other schools. Mr. Horton explained that they haven't done that yet. Mr. Kohl stated that Stark State has done some kind of study for the area and is excited of the possibility of a downtown Ravenna site.

There was a lot more discussion regarding this project. Weston will continue to research and believe the education route is the best way to go as an anchor. It could also be collaboration/partnership concept of several schools as the Holden scenario. Mr. Kohl stated the market is going to dictate what we do. Mr. Bhargava asked if this is the route we want to take or do we want to do something more exciting for the town. Mr. Kohl stated that is why we did the Market Study. Mr. McDonald the students will generate a lot of income for the city.

Mr. McDonald asked if we look to acquire more property in the area. Mr. Kohl stated that will be discussed shortly.

Mr. Bhargava stated there is no entertainment or retail in the area. Do we need more education or technical education? Mr. Bellino stated we have the inventory for shops in the area. Didn't feel the demographics were there to more retail space.

Mr. Kohl stated there will be future meetings with the Focus Group and Stark State.

Contract with Doug McGee & Associates - In order to make this project work we may need to acquire property across the street from the school property. Mr. McGee would approach the owners with options to acquire the property before people find out about the project and the price goes up. Mr. Kohl explained the details of the proposal.

Ms. Smith stated we need the Secretary/Treasurers certificate at end of proposal. Also need a “not to exceed” amount. Ms. Smith also stated we should not put the properties in any e-mails. The next meeting we can go into an Executive Session to discuss possible purchase of real estate. Ms. Fierle with follow up with Mr. McGee regarding a couple changes that need made to the proposal. *A motion was made by Mr. Mann to move forward and enter into an agreement with Mr. McGee for 18 month option on properties, seconded by Mr. Bhargava. All voted in favor and the motion carried.*

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Correspondence

A letter was received by Mr. Dix and included in the packet.

The next meeting dates/times were announced.

With no further business to come before the board, the meeting adjourned at approximately 3:30 PM.

We do hereby certify that the foregoing is a true and correct record of the Portage County Port Authority Board of Directors’ meeting on March 12, 2013. There being no further business to come before the Board, the official meeting of March 12, 2013 adjourned at 2:30 PM.

T.N. Bhargava

Thomas V. Chema

Dominic Bellino

Jack Kohl II

Neil Mann, Jr.

Steven P. McDonald

James A. Wyatt, Jr.

Diana Fierle
Secretary-Treasurer