

**PICKAWAY PROGRESS PARTNERSHIP  
EXECUTIVE BOARD OF DIRECTORS  
THURSDAY, FEBRUARY 16, 2023  
P3 CONFERENCE ROOM**

***PRESENT:*** Tim Colburn, Craig Stevenson, Diane Hill, Daryl Wolfe, Mark Lightle, Bethany Reid, Louis McFarland, Jay Wippel

***NOT PRESENT:*** Don McIlroy

Meeting called to order at 8:02 AM by Bethany Reid

***APPROVAL BOARD MEETING MINUTES OF – 12/15/22***

Louis McFarland motioned to approve the minutes from December 15<sup>th</sup>, 2022. Tim Colburn seconded the motion, and the motion carried.

***ACTIVITY UPDATE***

- There are 500 acres of ground in Commercial Point that have been scoped out by several data center projects. The site owner is working on a proposal for one of the projects where the company would rely on their own water supply rather than relying on the village.
- Tenby Partners is completing their 200,000 sq. ft spec building. Tenby worked with the Port Authority which will save them money on their construction costs and \$100,000 will go to the Port Authority for the transaction.
- 23/762 interchange: The TRAC hearing will be next week where we will find out the status of the 19-million-dollar request we submitted.
- Van Trust Site:
  - Project Green is a 3-billion-dollar project which communicated that the Van Trust site is their final site selection. For them to commit to Pickaway County, they need legal access to the property to complete their own environmental study. However, Van Trust explained that they have signed an LOI with another project.
- The Airport Authority conveyed the property on Airbase Road for the road extension. Core 5 and CT Realty are speaking with each other to coordinate their traffic impact studies. Both do not necessarily want to work with each other, but we will work with the county engineer to help them work together.

- Project Bus: They are negotiating a deal with Prologis to build a 470,000 sq. ft distribution facility which will create 460 FTE's.
- Wellness Foundation & JLL meeting: The property that the foundation owns is getting ready to be listed. Ryan explained the opportunity for planning between Ashville and South Bloomfield.
- DHL: They have closed on their property, and we are still working on infrastructure improvement funding from the state.
- Circleville:
  - P3 met with the mayor and the owner of the Carnival property to discuss the retail space available for potential users.
  - Upcoming OCU meeting with Mike Estadt to discuss their interest in creating an Ag Program.
  - FORJAK: They have completed their cleanup project and the space is almost ready for redevelopment.
  - Tyler Ford (Oak Ridge Development)/Casto: They are working on joint venture for a spec building on Progress Parkway.
  - Craig Stevenson & Daryl Wolfe have bought property on Kingston Pike for industrial use. We have created a site profile for them that we can and have shared with development prospects.
- BRE Visit with PPG next week to discuss their potential expansion.
- Ryan met with the owners of Sofidel last week and they plan to add another paper machine and additional bulk real storage capacity. This would be around 150-million-dollar expansion. Their vision is now to go to 6 machines, which would triple their original investment.
- Planning
  - The Commissioners have allocated \$250,000 to PCF that can be allocated through grants where there is a need or impetus to update zoning codes, land use plans, planning, etc.

### ***OLD BUSINESS-***

- Nominating Committee
  - A sub-committee needs to be created to discuss updating P3's bylaws etc.
  - Ryan explained the need for the board to step in and assist with the upcoming board transitions.
  - Louis McFarland suggested the executive committee carve out time at the next committee meeting to discuss the bylaws.

- Jenna will send a reminder to the executive committee regarding bylaw updates prior to the next meeting

### ***TREASURER'S REPORT-***

- Mark Lightle presented the December & January financial reports.
  - Tim Colburn asked for clarification of the Port Authority management fee.
  - Ryan explained that the Port Authority was going to provide a 50/50 operating share. However, we did half of the half instead, which was \$80,000.
  - Additionally, Ryan explained that the Port Authority will have more funds to reassess and evaluate this year.
  - Tim explained that the Port Authority will need to discuss and reevaluate the PCPA management fee to P3 moving forward.

Daryl Wolfe motioned to approve the December 2022 and January 2023 financial reports. Diane Hill seconded the motion, and the motion carried.

- Tim mentioned that we need to update the signature cards every year for P3.
- Diane asked who we would like to have authorized on the accounts. Ryan explained that policy-wise, it would be the officers of the executive committee which would be Mark, Craig, Bethany and Tim.
- Diane explained that she cannot be on the list.
- Mark commented that it is a part of the bylaw discussion to confirm who the signers will be etc.
- Ryan asked if there is a template or example of another organization locally that we can draw from.
- Ryan will send a letter to The Savings Bank saying that David Crawford and Steve Gary are no longer on the account.
- Ryan, Tim, Mark, and Jenna will be meeting with BHM this week to clarify expectations etc.

Jay Wippel motioned to remove David Crawford and Steve Gary from the credit draw from any financial institution. Bethany Reid seconded the motion, and the motion carried.

Tim Colburn motioned to add the elected officers of the executive committee and Ryan to the P3 accounts at Vinton County National Bank & The Savings Bank. Daryl Wolfe seconded the motion, and the motion carried.

Diane will bring the documents that the new signees for the Edward Jones account will need to complete to the next meeting.

- Louis McFarland asked if P3 had plans for an additional staff member.
- Ryan explained that he hasn't had time to give much thought to what the role would look like.
- Craig mentioned hiring someone in house that is looking at studies and planning issues.
- Louis further explained we must have a planning component for quality of life.
- Ryan asked if a planning position would P3 employee or is it a position in the county?
- Louis said that he thinks its P3's role.
- Jay mentioned that there is PCPA money that can be used to support this position.
- Ryan asked if creating a subcommittee to discuss the job description would be a good idea. Ryan agreed that he will come up with a position description.
- Jay asked if the pay scale for a planning employee is around \$100,00. Additionally, he isn't sure if it should be a planning consultant or an actual full time employee.
- Louis said he recommends hiring someone in house who is going to do this right and will be invested. Adding this position could magnify the impact that we have on the community.
- Ryan explained that it would be valuable to discuss the legs of what we do. The three legs of the stool of our organization and how we define the roles around what we are doing.
- Tim wanted to make sure if Ryan was comfortable about putting together a job description.
- Ryan confirmed that he is happy to put together a job description. Ryan explained that we need to make sure we aren't building an internal conflict inside when we discuss county planning, and structure. We need to have some type of internal fire walling etc.

#### ***ADJOURNMENT-***

Jay Wippel motioned to adjourn the meeting. Mark Lightle seconded the motion, and the motion carried.

#### ***NEXT MEETING-***

April 20<sup>th</sup>, 2023 at 8am  
P3 Conference Room