

**PICKAWAY COUNTY PORT AUTHORITY
MINUTES OF A MEETING
OF THE BOARD OF DIRECTORS
February 24th, 2023 – 9:00 A.M.**

I. Roll Call

Mr. Ryan Scribner called the meeting to order at 9:01 A.M.

The following Board members were present:

Ms. April Dengler, Mr. Scott Blue, Mr. Tim Colburn, Mr. Harold Henson, Mr. Jay Wippel, Mr. Gary Scherer, Mr. Caleb Bell and Mr. Tyler Compton (virtual) of Bricker & Eckler LLP, legal counsel to the Port Authority. also present were Mr. Ryan Scribner with Pickaway Progress Partnership

Virtual attendance: Mr. Mark Leatherwood, Mr. Caleb Bell, and Mr. Tyler Compton (virtual) of Bricker & Eckler LLP, legal counsel to the Port Authority.

Guest: Mr. Gary Sherer

Approval of minutes from September,
Jay Wippel motioned to approve the September meeting minutes. Tim Colburn seconded the motion and the motion carried.

Activity Update

- Tenby Partners – Commercial Point
 - A temporary exemption permit was provided to Tenby. We will close within a week on this deal. The reason we provided the temporary permit was due to Project Tomlin who was interested in the site/building. However, they found another opportunity that was a better fit. 25% of the savings will go to the PCPA, which will be around \$100,000.
- DHL Project
 - The fee for this project could potentially be half a million dollars to the PCPA. There was a formal ask to the state for infrastructure improvements for this project.
- Project Bus
 - 35-acre 420,000 square foot project that Prologis and the Airport Authority are working with. \$46 million would be building construction. We are looking for a 75/25 scenario.
- Van Trust Property
 - Currently there are two letters of intent submitted to Van Trust. One is for a Data Center, and the other is an advanced manufacturing company (Project Green). We are proposing a different site for the data center that would like to have a data center. There is a 550-acre site solution that would accommodate the data center so that the Van Trust site would be available for Project Green.

- Data Centers
 - Ryan asked Caleb what the next steps with these types of projects regarding incentive policies would be, and what role PCPA plays into those conversations.
 - Tim asked if we could be selective where we offer those incentives.
 - Caleb explained that you can be specific to each scenario. Additionally, he explained that tax abatements should not be used with this type of development.
- Sofidel
 - Their current proposed expansion is 150-million-dollar capital investment and an additional 100 FTE's. Ryan communicated with Sofidel that the PCPA would like to work with them for this expansion. They would eventually like to expand to 6 paper machines which would mean that they need additional ground.
- Oak Ridge Development & Casto
 - They are interested in building a 100-200 square foot facility in Circleville. We met with PPG and they are interested in leasing the building. Additionally, they are interested in working with the PCPA for this project.
- Comments:
 - Scott Blue asked how many manufacturing companies we want in this county. For example, how do we want the county to look regarding jobs/warehouses.
 - Jay explained that he is concerned about Pickaway County people having jobs and is questioning how many additional jobs do we need?
 - Gary commented that if we can increase the average wage per person we are increasing the income tax and the revenue to the villages, townships, and schools. This would maybe keep down the tax rates and maintain our attractiveness for future homes.
 - Ryan explained our demographics and how in the last 20 years household income has increased and how we have a lot of things going in the right direction. Additionally, he mentioned that we can't assume that everything we have here now will stay here.

Treasurer's Report

- Tim Colburn presenting the YTD Financial Statement.
- Scott Blue motioned to approve the YTD financial statements. Jay Wippel seconded the motion and the motion carried.
- Scott mentioned that he would like to see the detailed transactions. For example, the transaction register and trial balance.

2023 Proposed Budget

- Ryan presented the 2023 proposed budget.
- Scott asked if P3 has enough income to be successful.
- Tim asked if the board is comfortable with the \$160,000 P3 management fee.
- Jay said that he is comfortable with the \$160,00. Additionally, he asked if we should look at the P3 funding model.
- Ryan suggested doing quarters of the half that way we can be appropriate with changes etc.
- Motion to approve a quarter of the \$160,000 management fee to P3. Jay Wippel motioned to approve. Scott Blue seconded the motion, and the motion carried. (Tim abstained)
- Jay Wippel motioned to approve the 2023 budget. Scott Blue seconded the motion and the motion carried.

2023 Proposed Meeting Dates

- Approved.

Pickaway County Fairgrounds Phase II

- Jay Wippel asked Caleb Bell if he could put a draft together for a cooperative agreement. Caleb confirmed that he can create the draft.

II. Adjournment

Tim Colburn motioned to adjourn the meeting. Jay Wippel seconded the motion, and the motion carried.

Meeting adjourned at 10:17 A.M.