

# **Warren County Port Authority**

## **Meeting Minutes**

**April 2, 2018**

### **Opening:**

The meeting of the Warren County Port Authority was called to order at 4:05 pm on April 2, 2018 at the Warren County Administration Building, Room 348 and via teleconference by Warren County Port Authority Secretary, Matt Schnipke. Quorum was present.

### **Present:**

**Warren County Port Authority Board Members:** Ms. Laine (via teleconference), Mr. Layer (via teleconference), Ms. Reindl-Johnson (in person), Mr. Sample (via teleconference) & Ms. Zindel (in person). All identities of those attending via teleconference were approved per the adopted Board policy.

**Warren County Economic Development Staff:** Martin Russell (via teleconference), Matt Schnipke (in person) & Brian Beaudry (in person). All identities of those attending via teleconference were approved per the adopted Board policy.

### **Other Attendees:**

Caleb Bell & Nic Gordon – Counsel (Bricker & Eckler) (both via teleconference)

Larry Budd – Dayton Daily News (in person)

All identities of those attending via teleconference were approved per the adopted Board policy.

### **A. Approval of Agenda**

The agenda and additional resources were distributed to the board for review and consideration without disapproval.

### **B. Approval of Minutes**

- No meeting minutes were reviewed at this meeting.

### **C. New Business**

- Mr. Schnipke reintroduced resolution #2018-11 regarding the District of Deerfield project. He stated that staff met with the developer earlier in the morning and talked with staff from the Township to verify their support. The Township is paying for construction of some roadwork associated with the project. Mr. Schnipke said the developer showed the importance of having Port involvement in Phase 1 as it will help the project be feasible into ensuring Phase 2 happens. The developer showed staff how the project included many different components beside multi-family residential and explained the economic impact especially with other businesses in Deerfield Township near the site. Mr. Schnipke said that this project is different than a regular multi-family complex as there are economic benefits through the commercial and retail phase of the project.
- Mr. Sample said that there still needs to be some materials provided by the Township that show concrete support such as a development agreement and a letter of support. He said his belief is

that the Board must define the parameters under which it will assist in projects with residential components. Mr. Sample said that although Mr. Bolton was absent, he wanted to ensure his points were not forgotten. The Board discussed and came to the conclusion that this project is unique enough with other economic components to allow for Port involvement. Mr. Sample said he would still like to have documentation from the Township showing support. **Ms. Zindel made a motion, seconded by Mr. Layer to approve Resolution #2018-11 pending receipt by Port staff of a letter of support from the Township and the development agreement between the Township and developer. The motion passed 5-0 with a roll call voice vote of Board members.**

#### **D. New Business**

- Mr. Schnipke introduced Resolution #2018-12. He said this resolution amends the current contract with Terracon to include an extended scope of services. Mr. Schnipke explained that the Port was notified through the course of the Sports Park project that cooperation with the State Historical Preservation Office should be undertaken. This was brought to the Port's attention through the CVB and an ODNR grant being utilized in the project. Port staff and counsel met with representatives of the Ohio History Connection earlier in March and outlined a few ways in which the Port could cooperate to maintain any items of historical significance on the site.
- The area of interest to the Historical Office is part of the western portion of the sports complex site. They are interested in researching privies and outhouses to see if historical artifacts exist or any other relevant information can be gleaned. Mr. Schnipke said the resolution in front of the Board is an effort by the Port to cooperate as much as possible with this group even though the requirement to do so is vaguely stated. Mr. Schnipke said the amendment would be for an amount not to exceed \$87,000 to be paid out of project proceeds and would allow Terracon's cultural division to perform an archeological analysis on the areas of interest. **Ms. Zindel made a motion, seconded by Ms. Reindl-Johnson, to approve Resolution #2018-12 as presented. The motion passed 5-0 with a roll call voice vote of Board members.**

#### **E. Other Business**

- None.

#### **Adjournment:**

There being no other business, at 4:35 pm, Ms. Reindl-Johnson made a motion, seconded by Ms. Zindel, to adjourn the meeting of the Warren County Port Authority. The next Warren County Port Authority meeting is scheduled for the fourth Monday of April at 3:00pm.

Minutes submitted by: Matt Schnipke

Approved by: Martin Russell