

# Warren County Port Authority

## Meeting Minutes September 24, 2018

### Opening:

The meeting of the Warren County Port Authority was called to order at 3:05 pm on September 24, 2018 at the Warren County Administration Building, Room 350 by Warren County Port Authority Chairman, Greg Sample

### Present:

**Warren County Port Authority Board Members:** Ms. Laine, Ms. Reindl-Johnson, Mr. Sample, Ms. Zindel

**Warren County Economic Development Staff:** Matt Schnipke and Brian Beaudry

### Other Attendees:

Caleb Bell – General Counsel (Bricker & Eckler)

Andy Brossart – Bradley Payne Advisors

Sean Fraunfelter – Contract Accountant

Aaron Reid, Tom Seddon, Larry Hollingshead, DeAnn Hurtado, Richard Jones, Dan Cunningham, Brian Stevens – United Way Workforce Initiative

## A. Approval of Agenda

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

## B. Approval of Minutes

- The Board reviewed minutes from the August 27, 2018 meeting. **Ms. Reindl-Johnson made a motion, seconded by Ms. Laine to approve the minutes of the August 27, 2018 meeting as presented. The motion passed with a unanimous voice vote of present Board members.**

## C. Finance Report

- Mr. Fraunfelter reviewed the finance reports for August 2018 with the Board. Overall, he said the finances looked normal. He highlighted that large amounts of money are being spent on the Sports Park project. He also pointed out that money continues to flow through the CVB funds as it should from that project. **Ms. Reindl-Johnson made a motion, seconded by Ms. Laine to approve the finance report for August 2018 as presented. The motion passed with a unanimous voice vote of present Board members.**

## D. Executive Directors Report

- Mr. Schnipke shared an update on the Chamber Alliance. He discussed the situation for the proposed 2018 Fall Event on October 30<sup>th</sup>. He informed the board that DSD Advisors experienced a hard time garnering responses from candidates on their inquiries. He informed the board that they are going to try one more time this week; but if they do not receive any responses the event will be scrapped.
- Mr. Schnipke informed the board that the Capital Drive date is moved to January 29<sup>th</sup> because it is after election season. Bricker and Eckler will generously provide space for the event and there will be a Blue Jackets game as a networking event again as well.
- Mr. Schnipke gave an update to the board on 2019 DC Fly-In planning. He informed the board that a prep-group will be going out on October 1<sup>st</sup> and 2<sup>nd</sup> to have follow up meetings from the previous fly-in and inspect new venue options. Mr. Schnipke stated that the Grand Hyatt has been selected as the hotel and that attendance is estimated to be up to 70 people. He stated that with help from a consultant, the Grand Hyatt gave us a full block for 70 at a comparable rate to last year's hotel for the dates of March 13<sup>th</sup> – 15<sup>th</sup>.
- Mr. Schnipke informed the board on other ongoing projects. He stated that the Port and DSD Advisors are still working with the State in regard to movement on the state prison land in Turtle Creek Township. He also stated that a tour of the former Daily Dayton Building is scheduled with the City and the new owner for October 19<sup>th</sup>. He also informed the board of a potential prospect for an office user in Deerfield Township.

#### E. Old Business

- None

#### F. New Business

- Mr. Schnipke introduced Resolution #2018-25 to the Board. He explained that this resolution allows the Port to accept a grant for the fairgrounds project from the Commissioners. The grant is in an amount not to exceed \$3 million. This money would come from the donation given the Commissioners by Miami Valley Gaming. Mr. Schnipke stated that this is still subject to Commissioner approval. **Ms. Reindl-Johnson made a motion, seconded by Ms. Laine to approve Resolution #2018-25 as presented. The motion passed 4-0 with a roll call voice vote of present Board members.**
- Mr. Schnipke introduced Resolution #2018-26 to the Board. He explained this resolution allows the Port to accept an assignment of work for pre-construction and construction services from the County in relation to the Fairgrounds project. He explained that the Port would enter into a ground lease and agreement with the Agricultural Society for them to own and operate the event center; analogues to the CVB sports park deal. **Ms. Zindel made a motion, seconded by Ms. Reindl-Johnson to approve Resolution #2018-26 as presented. The motion passed 4-0 with a roll call voice vote of present Board members.**
- Mr. Schnipke introduced Resolution #2018-27 to the Board. He explained that this resolution authorizes the issuance and sale of special obligation revenue bonds in the amount of not to exceed \$8,500,000 of the Warren County Port Authority under the Ohio Communities Accelerator Fund for public improvements associated with the Village of South Lebanon Rivers Crossing development. Ms. Zindel stated that the credit committee reviewed and approved the deal, adding that it is an established and working TIF deal. Mr. Brossart stated that the deal

utilizes conservative projections with an excellent coverage ratio greater than one-to-one. **Ms. Laine made a motion, seconded by Ms. Reindl-Johnson to approve Resolution #2018-27 as presented. The motion passed 4-0 with a roll call voice vote of present Board members.**

- Mr. Schnipke introduced Resolution #2018-28 to the Board. He explained that it is a resolution to approve a contractor for the Greentree road widening and turn lanes. Staff met with Kleingers and the CVB to review the bids. He stated that out of the five bids received, John R. Jurgensen was the lowest responsive and responsible bidders. Mr. Schnipke was pleased to inform the board that the winning bid came in roughly \$100,000 below the initial budget. He added that the timeline for this project will begin immediately. **Ms. Reindl-Johnson made a motion, seconded by Ms. Zindel to approve Resolution #2018-28 as presented. The motion passed 4-0 with a roll call voice vote of present Board members.**
- Mr. Schnipke introduced Resolution #2018-29 to the Board. He explained that it is a resolution to authorize a grant of easement to Duke Energy for maintenance of utilities on the sports park land. This easement also allows a setback of one Duke pole which will be more cost effective. **Ms. Zindel made a motion, seconded by Ms. Laine to approve Resolution #2018-29 as presented. The motion passed 4-0 with a roll call voice vote of present Board members.**
- Mr. Schnipke introduced Resolution #2018-30 to the Board. He explained that this resolution is similar to the last, with the exception that it is on another area of the sports park land and would allow maintenance of existing infrastructure. **Ms. Zindel made a motion, seconded by Ms. Reindl-Johnson to approve Resolution #2018-29 as presented. The motion passed 4-0 with a roll call voice vote of present Board members.**
- Mr. Reid and his panel of guests gave an update to the board on the United Way Workforce Program. He began by assuring the board that this program is not a social service, competitor to Sinclair, the W.I.B, Warren County Career Center, a “one size fits all” program, or an awareness program. He stated the program is a value alliance for economic impact by being a business to education connection and adding an additional talent pipeline. He stated the target audience of this program is high school students who are not doing career tech and are ready to work. He stated that 175 duplicated students participated in the first 6 months of the program. He added that a goal of the program is to keep high school kids going off to college apprised of working opportunities within the county.
- Mr. Reid informed the board that the education partners participating in the program are Kings, Franklin, Wayne Local, Lebanon, Springboro, and Little Miami school districts. The higher education and community partners participating in the program are Sinclair, the Warren County Foundation, the Cunningham Institute for Growth, Partners for a Competitive Workforce, and the Warren County Career Center. The current business and industry partners in the program are Advics, Fecon, Premier Health Atrium Medical Center, GMi Companies, E-Beam, and Otterbein Senior Life.
- Mr. Reid explained how the program works to the board. He stated that there are school-based courses and learning opportunities with a workforce readiness curriculum. The companies provide classroom presentations about themselves and the industry in general in addition to providing learning opportunities in the workplace. The program focuses loosely on STEM, manufacturing, and healthcare fields because they are in high demand. The Director of Workforce Initiatives works with companies to connect them to the high schools, as well as connecting students to employers by matching their interests. The Director will work with companies to track new employees to maximize retention and broker ongoing education & training opportunities.

- Ms. Reindl-Johnson asked the panel if there is a certain age the program is geared toward and if there are any internship opportunities offered. Mr. Reid answered that the program is focusing on juniors and seniors identified by guidance counselors. There are no internships yet; however that is the next growth phase of the program. Ms. Reindl-Johnson asked how many opportunities have been provided by companies during the pilot phase. Mr. Reid and Mr. Stevens answered that Advics and GMi were the two initial companies in the pilot phase and they each have had multiple events held. The new Director of Workforce Initiatives will be ramping events up with the beginning of school time upon us. Mr. Schnipke asked how many students are expected to participate across the county. Mr. Reid answered that there are 200 definite candidates in the labor pool, and once exposure picks up he believes it could be as high as 300. He stated the Director of Workforce Initiatives will be tracking this number.
- Mr. Cunningham stated that the program uses a grassroots approach that can have national implications. He stated that to grow the economic base, more people need to work and be productive. Ms. Zindel, echoed by the board, was pleased to see an increase in private sector activity. Mr. Reid stated the business model of the program is to be self-containing by company contributions. Ms. Laine added that there is increasing entry level growth in the healthcare field and was pleased to see Atrium in the mix.

#### **G. Other Business**

- None.

#### **Adjournment:**

There being no other business, at 4:00 pm, Ms. Laine made a motion, seconded by Mr. Sample, to adjourn the meeting of the Warren County Port Authority. The next Warren County Port Authority meeting is scheduled for the fourth Monday of October 22 at 3:00pm.

Minutes submitted by: Brian Beaudry

Approved by: Matt Schnipke