

Clinton County Port Authority
Thursday, August 16, 2018
9 a.m. Wilmington Air Park

Present: Walt Rowsey, Beth Ellis, Larry Laake, Renee LaPine, Brent Probasco, John Settlemyre

Staff Present: Dan Evers, Beth Huber, Denise Kuntz, Brandon Livingston

Chairman Rowsey called the meeting to order at 9:04 a.m.

Ms. Ellis made a motion to approve the Agenda for the August 16, 2018, Board of Directors meeting. Mr. Probasco seconded. All voted in favor, responding with "Aye". The motion passed unanimously.

Mr. Probasco made a motion to excuse Mr. Smith. Mr. Laake seconded. All voted in favor, responding with "Aye". The motion passed unanimously.

Mr. Smith arrived at 9:06 a.m.

After reviewing the Minutes of the previous meeting, Mr. Laake made a motion to approve the Minutes of the June 28, 2018, meeting, as presented. Mr. Probasco seconded. All voted in favor, responding with "Aye". The motion passed unanimously.

Chairman's Report

Chairman Rowsey welcomed everyone to the August 2018 Board Meeting of the Clinton County Port Authority. The Chairman stated he would like to acknowledge the anniversary of one of the Air Park's major clients. Mr. Evers will make this announcement.

Mr. Evers announced that ATSG is celebrating its 15th anniversary as a publicly traded company. ATSG has had a major impact on the Air Park and the community. We are very grateful for their business and offer our sincere congratulations on their anniversary.

Secretary/Fiscal Officer Report

Mr. Laake stated that the Finance Committee did not meet during the last two months, but a budget report through the second quarter has been presented to the Board. Expenses are outpacing revenue. Some annual payments, such as taxes, have been made. There will be a better view of the budget going into the fourth quarter.

Resolution 2018-08-01

A resolution authorizing payment of accounts for bills submitted in the months of June and July 2018.

Mr. Laake reported that June payments were higher than typical due to large Air Park payments. All is back on track now with LGSTX. Payments were also made to the marketing partnership and major utilities. The EPA reimbursed our grant expenditures.

July includes the payments for a large tax bill, utilities, fire inspection and Buckeye Pump work.

Mr. Smith made a motion to approve the resolution as presented. Ms. LaPine seconded. A roll call vote resulted in “Yes” votes from Mr. Rowsey, Ms. Ellis, Mr. Laake, Ms. LaPine, Mr. Probasco, Mr. Settlemyre and Mr. Smith. The motion passed unanimously.

Old Business

Mr. Evers reported that there was no Old Business for consideration.

New Business

Resolution 2018-08-02

A resolution authorizing an agreement for the lease of one Kawasaki 95ZV End Loader from American Equipment Service, Inc.

Mr. Evers stated that the Port Authority has, for the past several winters, leased supplemental snow removal equipment, to ensure the highest level of timely service for airport users. Buckets used for snow removal are owned by the Port Authority and can be attached to the tractor proposed to be leased. LGSTX has confirmed that this equipment is both necessary, and that it will facilitate the safe and prompt removal of snow from the airport operations areas. The lease is for a four-month period, beginning in mid-November and running through mid-March. The proposed lease cost from American Equipment Service, Inc. should not exceed \$36,000 for the term. This reflects a discounted government rate (about 25% less than standard) and a slight increase from 2017-2018 rates. Funds are available in the budget for this expenditure. Mr. Evers added that parts and service is covered in the lease.

Mr. Probasco made a motion to approve the resolution as presented. Mr. Smith seconded. A roll call vote resulted in “Yes” votes from Mr. Rowsey, Ms. Ellis, Mr. Laake, Ms. LaPine, Mr. Probasco, Mr. Settlemyre and Mr. Smith. The motion passed unanimously.

Resolution 2018-08-03

A resolution authorizing expenditures necessary to effect repairs on Runway 22R/4L.

Mr. Evers reported that this proposal, from LGSTX Services, Inc., addresses runway repairs that should be addressed prior to the winter season. It would address 13,000 lineal feet (or about 1,000 feet) of Runway 22R/4L. The project entails removal of failed crack seal from various expansion joints and replacing that with new crack sealing material, as well as replacing crack seal in areas where it has fully deteriorated. Funds for this repair project are available within the budget.

Chairman Rowsey asked how long this type of repair lasts. Steve Hoffer replied that, if the crack is cleaned well first, and hot tar is used for the repair, the repair will last approximately eight years.

Mr. Probasco made a motion to approve the resolution as presented. Mr. Settlemyre seconded. A roll Call vote resulted in “Yes” votes from Mr. Rowsey, Ms. Ellis, Mr. Laake, Ms. LaPine, Mr. Probasco, Mr. Settlemyre and Mr. Smith. The motion passed unanimously.

Review of actions taken since the last meeting (Resolution#2013-06-06)

The CCPA has:

- Approved repair work on Building F roof (\$10,180)
- Approved repair work on Building K roof (\$12,862 roof + \$350 sealing at wall base)
- Approved the purchase of replacement turn-out gear for two ARFF employees (\$5,000)

- Drafted a short-term lease with Settlemyre Farms LLC (\$625)

General News & Updates

Taylor Stuckert, AICP, CCRPC Executive Director, CCLRC Executive Director, gave a presentation on the Clinton County Land Reutilization Corporation "Land Bank". The Clinton County Regional Planning Commission (CCRPC) was established in 1970 and serves as the administrator of the Land Bank. There are 51 County Land Banks in Ohio and they are all private, non-profit corporations committed to public purpose. The Land Banks take control of vacant and abandoned, tax-delinquent properties, repurpose these properties through demolition or rehabilitation and transfers said properties to qualified end-users. So far, 69 properties have been reviewed and pursued by the Clinton County Land Bank and 41 of those properties have been acquired; 29 via foreclosure, 2 by deed-in-lieu of foreclosure, 3 donated, and 6 purchased. Of those 41 acquired properties; 17 have been demolished and 20 are scheduled for demolition by the Fall of 2018. The Port Authority has been a great partner in this endeavor. In Clinton County, we borrow the money from the Port Authority for the mortgage, place a lien on the property, then are reimbursed, and the money returned to the Port Authority. So far, we have been reimbursed for 10 properties. Five of those sites are in Wilmington and two are in Clarksville. Mr. Stuckert provided lists of the properties acquired and the status of each parcel.

Mr. Evers thanked Mr. Stuckert for presenting at the Board Meeting, adding that the Port Authority believes this project is important to the Board's charge to make an impact outside the fence. We would also like to thank Aaron Berke and Scott Powell who did some pretty heavy lifting on the front side of this mortgage piece.

Mr. Evers introduced Nicole Walt, who joined the CCPA for the summer as an intern. Nicole worked on numerous projects, which he allowed her to explain.

Nicole Walt, a Senior at Ohio State University, gave a brief report on her internship with the Port Authority, stating that she was given a tour of the whole air park, did a flight simulation – where she crashed a plane, and visited the tower – where she watched a plane take off and another land. She looked into runway repairs with an engineer and attended many meetings with Dan and Beth to see how things were done. Nicole also mentioned she was in meetings with the attorneys, which was interesting, as she plans to attend law school after graduation from OSU. Ms. Walt informed the Board that in their packet there is a comparison between the CCPA webpage and the County webpage, and a second, larger project comparing how much of the Port Authority's money is spent locally and how much is spent outside Clinton County. Nicole also created spreadsheets for the LGSTX maintenance at the Air Park and for the Brownfields Land Bank. She mentioned that she was able to attend a lot of community events, while interning at the Air Park, adding that this has been a great experience and she loved working here.

JLL Updates

Mr. David Lotterer reported that it has been a very busy summer on the business development side. Of note; the quality of prospects has been steadily increasing over the last couple of years.

Security Update

Mr. Livingston reported the following:

- Continue to assist in the Badging Department
- G4S management team monthly meetings with Terry Wilkin
- Defensive Driving Training took place at the Air Park earlier this month for local law enforcement
- Helping Dan, Beth and Denise
- Gate inspections
- Continue to work with Terry Wilkin for ALICE Training

Mr. Evers added that Brandon has been helping quite a bit in the Badging Office due to the abrupt departure of an employee in that area. There are numerous requirements attached to this job. Brandon, Steve Vibbard and Kelly Greene have stepped up to cover this area and have done a fantastic job. We continue to work with LGSTX to make this department compliant.

Staff Update

MEETINGS AND TOURS WITH or FOR:

- Mayor/City/CIC/County re: Economic Development Collaboration
- Economic Development Round Table meeting
- Vorys calls
- Environmental Consultants
- Dayton Development Coalition and JobsOhio representatives
- Potential tenants
- McCarty's about Lobby plants
- Tour with Ohio Senator Bob Peterson and Representative Shane Wilkin and CBD
- MBI, LGSTX – Site tour and project prioritization (Michael Baker Inc.)

ATTENDED:

- John Joy's retirement/Southern State Community College
- AM Rotary's 20th Anniversary Celebration
- Dinner in the Fields
- OEDA Planning meetings
- Bright Farms First Cutting event and Open House
- DDC Recognition Reception for Senator Sherrod Brown and Representative Mike Turner to celebrate National Defense Authorization Act (NDAA); planned expansion of programs at NASIC at WPAFB

AT THE AIR PARK:

- Tours with potential tenants
- Hosted a conference call with PTAC and Economic Development Roundtable to plan upcoming business development event
- Architect on site for potential client work
- Engineering/survey teams on site for SiteOho redevelopment work

BROWNFIELDS WORK:

Continuing work for Brownfields Assessment for Phase I for Sort Corridor
SME tour of the Sort Corridor for Brownfields Assessment grant projects

Public Comment

Chairman Rowsey asked for any public comment. Hearing none, the Board prepared to enter Executive Session. No business is expected following the Executive Session.

Executive Session

Hearing no other requests for public comment, Mr. Probasco made a motion that the Board move into Executive Session to discuss matters contemplated by Ohio Revised Code Section 4582.58 (C). Ms. Ellis seconded. A roll call vote resulted in "Yes" votes from Mr. Rowsey, Ms. Ellis, Mr. Laake, Ms. LaPine, Mr. Probasco, Mr. Settlemyre and Mr. Smith. The motion passed unanimously.

The Board entered Executive Session at 10:06 a.m.

Ms. Ellis made a motion that the Board exit Executive Session at 11:59 a.m. Mr. Probasco seconded. All voted in favor, responding with "Aye". The motion passed unanimously.

Mr. Smith made a motion to adjourn the August 9, 2018, Board of Director's meeting of the Clinton County Port Authority. Mr. Probasco seconded. All voted in favor, responding with "Aye". The motion passed unanimously.

The August 9, 2018, Board meeting was adjourned at 11:59 a.m.

The next meeting is set for September 13, 2018.

Respectfully submitted by Denise Shaffer Kuntz