



## BOARD OF COMMISSIONERS

### Commissioners:

Steven A. Davis

Jeffrey M. Fix

David L. Levacy

### County Administrator

Aundrea N. Cordle

### Deputy County Administrator

Jeffrey D. Porter

### Clerk

Rochelle Menningen

Fairfield County Port Authority  
Board of Directors Meeting  
Fairfield County Workforce Center  
4465 Coonpath Rd. NW Carroll, OH 43112  
March 31, 2022 at 8:30 am

Attending: Jeff Sauer, Robert Maynard, Charles Elsea, Tom James, Rick Szabrak, Vince Carpico

Jeff Sauer called the meeting to order at 8:30 A.M., after a roll call of the Board and a quorum was met.

Review and Approval of previous meeting minutes: The May 6, 2021 meeting minutes were presented for review. Tom James made a motion to approve as is. 2<sup>nd</sup> by Robert Maynard. Motion passed with Charles Elsea abstaining.

Review and Approval of Financials: Financials as of March 31, 2022 were presented for review. Profit and loss statement shows a net income (loss) of (\$610,092.66). The loss was a timing issue from this reporting period on a one-time pass-through of funds from Hocking College and Ohio University. On the balance sheet, the Port Authority has assets of \$19,052.68. Tom James made a motion to approve as is. 2<sup>nd</sup> by Charles Elsea. Motion passed unanimously.

Workforce Center Update: Rick Szabrak gave an update on the activity at the Fairfield County Workforce Center. Hocking College and Ohio University-Lancaster are providing instruction to adults and Lancaster and Pickerington High School students in Career Readiness and Pre-Apprentice programs in the categories of Carpentry, Electrical, HVAC, Phlebotomy, and Water/Wastewater. There will be additional offerings this summer, and Claypool Electric continues to build out their training lab space.

Discussion with Caleb Bell regarding Incentive programs: Caleb Bell is a Public Finance attorney at the law firm Bricker & Eckler. He presented to the group on the variety of tools the Port Authority can use to incentivize businesses to locate and operate in Fairfield County. Utilizing a Port Authority for Real Estate transactions is one way; others are Enterprise Zone (EZ), Community Reinvestment Area (CRA), Joint Economic Development District (JEDD), Tax Increment Financing (TIF), and Payment in Lieu of Taxes (PILOT). Many of these programs can be 'layered' on top of one another to create financial agreements that are beneficial to both the business and the local schools, townships, and municipalities. Each development project is unique, but sometimes the developer will have a preference on what mechanism they prefer. Each party can negotiate the terms of the incentive agreement.



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At 9:05 am, Robert Maynard made a motion to enter Executive Session. 2<sup>nd</sup> by Jeff Sauer and the motion passed unanimously, resulting in the Port Authority Board entering into Executive Session. Present were Jeff Sauer, Charles Elsea, Robert Maynard, Tom James, Rick Szabrak, Vince Carpico. At 9:50am, Robert Maynard made a motion to exit Executive Session. 2<sup>nd</sup> by Jeff Sauer and the Port Authority Board returned to their Regular board meeting.

With no other business to discuss, Robert Maynard made a motion to adjourn. 2<sup>nd</sup> by Jeff Sauer. Motion passed unanimously. Date, Time, and Location of the next Port Authority will be determined later.

Recorded by Vince Carpico on March 31, 2022