



## Fairfield County Port Authority

4465 Coonpath Rd. NW, Carroll, OH 43112

Robert Carbonara  
Charles Elsea  
Brian Householder  
Tom James  
Rick Lemonds  
Mark Matthews  
Robert Maynard  
Jeff Sauer  
Luann Snyder

Fairfield County Port Authority  
Board of Directors Meeting Minutes  
May 11, 2023 at 9:00 am  
Fairfield County Workforce Center  
4465 Coonpath Rd. NW Carroll OH 43112

1. Vice Chair Mark Matthews called the meeting to order at 9:00 am. At 9:10 am, Chair Jeff Sauer arrived and joined the meeting in progress. Present were board members Luann Snyder, Bob Maynard, Tom James, Robert Carbonara, Jeff Sauer, Brian Householder, and Mark Matthews; Fairfield County Economic Development staff Rick Szabrak, Vince Carpico, and Anthony Iachini; Representatives from Metro Development Ted Uritus, Joe Thomas, and Mark Dean.
2. Metro Development presented a history of their development company and an overview of a housing development they are proposing on Election House Rd. in Greenfield Township. They are planning on building 288 *residential hotel* units (by definition a residential hotel is occupied by a guest(s) for a minimum of 30 days) and a hotel lobby unit and swimming pool/recreation area. There will be 1, 2, and 3 bedroom units available with full kitchens, laundry service, outside patio space, and other amenities. Rent rates will vary based on length of stay and desired amenities. The estimated cost of the project is \$33 million, of which \$10 million is estimated for construction material costs. A proposed 30% / 70% split in sales tax savings between the Port Authority (30%) and the developer (70%) would result in approximately \$200,000 contribution to the



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Port Authority. Construction on this project could start in early 2024 and is expected to take 24 months to complete. There would be approximately 6 employees at the property with average salary ranges of \$45,000 - \$75,000. After Metro Development concluded their presentation, Ted, Joe, and Mark excused themselves from the meeting and did not return.

3. The board reviewed meeting minutes from the March 20, 2023 meeting. Mark Matthews made a motion to accept the minutes as is. 2<sup>nd</sup> by Robert Carbonara. Motion passed unanimously.
4. The Board reviewed the Port Authority financials. Current balance as of 4/28/2023 is \$45,808.78. Tom James made a motion to accept the financial reports and pay Violet Township for ongoing economic development activity expenses over \$5,000. 2<sup>nd</sup> by Robert Carbonara. Motion passed unanimously.
5. Rick Szabrak gave an update on the development projects along Basil-Western Rd. The DHL project is public information, and there was an article in the Lancaster Eagle Gazette. Conversations continue between Port Authority Executive Director Rick Szabrak and two other entities who have an interest in development projects along Basil-Western Rd.
6. With no other business to discuss, Robert Carbonara made a motion to adjourn. 2<sup>nd</sup> by Tom James. Motion passed unanimously and meeting was adjourned at 10:10 am.

Recorded by Vince Carpico on May 11, 2023.