



# 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  
July 11, 2024 at 9:00 am  
Fairfield County Workforce Center  
4465 Coonpath Rd. NW Carroll OH 43112

1. Chair Jeff Sauer called the meeting to order at 9:00 am. Present were board members Robert Carbonara, Brian Householder, Tom James, Jeff Sauer, Rick Lemonds; Fairfield County Economic Development staff Rick Szabrak, Vince Carpico and Anthony Iachini; Joining remotely were guests Dave Gulden, City of Pickerington Economic Development Director, and Ty Compton and Caleb Bell, representing Bricker & Graydon law firm.
2. The board reviewed meeting minutes from the March 14, 2024 meeting. Tom James made a motion to accept the minutes as is. 2<sup>nd</sup> by Robert Carbonara. Motion passed unanimously.
3. Ortho One Project - Dave Gulden, Ty Compton, and Caleb Bell spoke to the board about a potential development project in Pickerington. It is expected to be a 39,000 square foot building on Refugee Rd. near the current Ohio Health Hospital and will house an orthopedic medical facility. The total project is estimated to be \$15 million, and material costs will be \$10 million. Using the Port Authority sales tax exemption, a savings of \$675,000 could be realized, which would be split amongst the developer (Daimler), the City of Pickerington (for future road improvements), and the Port Authority. Dave Gulden said the city of Pickerington is supportive of the project. It is expected that the developer will pay for legal fees incurred by the Port.



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4. Resolution to Approve and Authorize the Transactions presented in Term Sheet – The board reviewed the ‘term sheet’ for the Ortho One project presented by the Bricker & Graydon team. Rick Lemonds noted that resolution 2024-02 states ‘the Authority and the Developer shall agree that a certain amount of the contribution shall be restricted for use for public infrastructure improvements’ but does not specify a specific dollar amount or percentage. Tom James made a motion to amend the original resolution so that a new term sheet shall state that 20% of sales tax savings will go to the Port Authority and 10% will go to the City of Pickerington for future infrastructure improvements. 2<sup>nd</sup> by Rick Lemonds. Motion passed unanimously through roll call vote. Concerning the original resolution, Rick Lemonds made a motion to accept Resolution 2024-02, approving the current ‘term sheet’ for the Ortho One project. 2<sup>nd</sup> by Tom James. The motion passed unanimously through roll call vote.
5. Review Financials – Brian presented Port financials for board review. There were no expenses over \$5,000 that required board approval. Tom James made a motion to accept the financials as presented. 2<sup>nd</sup> by Rick Lemonds. Motion passed unanimously.
6. The board was presented with Resolution 2024-03, a Resolution to close Park National Bank account and transfer funds to Fairfield County Agency account. Brian Householder made a motion to accept the Resolution. 2<sup>nd</sup> by Tom James. Discussion as follows: Tom James asked if there are any fees or expenses associated with the County Agency account. Rick stated no, there are not. Robert Carbonara asked if the County Agency account would earn interest. Rick was unsure of the answer and stated he would research and report back to the board. Rick stated that the switching of funds shall occur before the end of 2024. The motion passed unanimously through roll call vote.
7. Executive Session – At 9:23 am, Tom James made a motion to enter into Executive Session. 2<sup>nd</sup> by Robert Carbonara. Motion passed through roll call. Present were



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Robert Carbonara, Brian Householder, Tom James, Jeff Sauer, Rick Lemonds; Fairfield County Economic Development staff Rick Szabrak, Vince Carpico and Anthony Iachini; At 9:41 am Tom James made a motion to exit the executive session. 2<sup>nd</sup> by Robert Carbonara. Motion passed unanimously through roll call.

8. The next regularly scheduled meeting is scheduled for August 8, 2024 if necessary.
9. With no other business to discuss, Tom James made a motion to adjourn. 2<sup>nd</sup> by Robert Carbonara. Motion passed unanimously.

Recorded by Vince Carpico on July 11, 2024.