



Fairfield County Port Authority

4465 Coonpath Rd. NW, Carroll, OH 43112

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

Fairfield County Port Authority
Board of Directors Meeting Minutes
September 12, 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, Charles Elsea, Brian Householder, Tom James, Mark Matthews, Jeff Sauer, Luann Snyder; Fairfield County Economic Development staff Rick Szabrak, Vince Carpico and Anthony Iachini.
2. The board reviewed meeting minutes from the July 11, 2024 meeting. Tom James made a motion to accept the minutes as is. 2nd by Robert Carbonara. Motion passed unanimously.
3. Review financials – Brian Householder reported that there was no financial activity since the last meeting on July 11, 2024. Account balance in Park National Bank account is \$75,913.94. Mark Matthews made a motion to accept the financials as presented. 2nd by Luann Snyder. Motion passed unanimously.
4. Update on Ortho One project – Vince Carpico gave an update on the Ortho One project on Refugee Rd. in Pickerington. The Port Authority signed the Project Lease, Ground Lease, and other legal agreements necessary to facilitate the closing of the deal. The Port is expected to receive \$135,886 and Ortho One is covering legal expenses for the Port. The City of Pickerington will also be receiving \$67,900 for future infrastructure improvements in the area.



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5. Resolution to Approve Development and Compensation Agreement (2024-04)- Anthony Iachini talked about a potential development project along Basil Western Rd with the Roebing Development Company that will involve the City of Canal Winchester, Violet Township, Fairfield County, the Fairfield County Port Authority, and Canal Winchester Local School District. Construction on the project is slated to being in Spring 2025. Anthony said Roebing Development Company is planning to construct, in one or more phases, one or more distribution, warehousing, logistics, packaging, or other commercial operations facilities comprising approximately 600,000-700,000 square feet. Anthony also explained the various funding mechanisms that will assist in completing road improvements along Basil Western Rd. Tom James made a motion to approve resolution 2024-04. 2nd by Charles Elsea. Motion passed unanimously through a roll call vote.
6. Executive Session – At 9:28 am, Tom James made a motion to enter into Executive Session. 2nd by Brian Householder. Motion passed unanimously through roll call. Present were board members Robert Carbonara, Charles Elsea, Brian Householder, Tom James, Mark Matthews, Jeff Sauer, Luann Snyder; Fairfield County Economic Development staff Rick Szabrak, Vince Carpico and Anthony Iachini. At 9:58 am Tom James made a motion to exit the executive session. 2nd by Robert Carbonara. Motion passed unanimously through roll call.
7. The next regularly scheduled meeting is scheduled for October 10, 2024 if necessary.
8. With no other business to discuss, Mark Matthews made a motion to adjourn. 2nd by Charles Elsea. Motion passed unanimously.

Recorded by Vince Carpico on September 12, 2024