



Medina County Port Authority  
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Medina, Ohio 44256

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**Medina County Port Authority  
Board Meeting  
May 5, 2010**

**Attendance:** Port Authority Board: Bill Frantz, Todd Gerber, Jim Gerspacher, Dean Harris, Laurie Price and Commissioner Steve Hambley. MCEDC staff: Bethany Dentler and Jodi Robbins.

**Guest:** Mike Sammon, Armstrong.

Mr. Frantz called the meeting to order at 8:00 AM.

**Approval of minutes:** Mr. Harris made a motion to approve the April 7, 2010 Medina County Port Authority (MCPA) meeting minutes. Mr. Gerber seconded. All were in favor.

**Financials:** Mr. Frantz reported that the financials through March 2010 had been distributed previously for review. Ms. Price made a motion to approve the financial report as presented and Mr. Gerspacher seconded. All were in favor.

**Chairman's Report:** none

**Commissioner's Report:** Commissioner Hambley reported that Medina City has drafted a proposal for the city's participation in the fiber project's reserve bond fund.

**Old Business:**

**Fiber Network Report:** Ms. Dentler reported that the latest activity revolved around discussions about the potential rerouting or "tweaking" the proposed route but most conversations have lead to the conclusion that the current specified route is best to serve businesses and utilize cost projections.

Ms. Dentler stated that she has been talking with the Executive Director of Cascade Capital Corporation, Bob Filipiak, about the opportunity for Cascade Capital to support the Medina County Fiber Network (MCFN)'s reserve bond fund with "unencumbered funds" that Cascade has at its disposal for community development. Ms. Dentler presented a proposal, previously distributed for review, to explore the interest of Cascade Capital in making funds available to the MCPA in the \$250,000 range. These funds would be used to replenish the MCFN bond reserve fund if that fund is drawn upon by MCPA to pay bond debt. She said that Bob Filipiak has in mind a 2% annual fee for fund availability, and interest would also be paid on any portion actually borrowed. Ms. Dentler stated that with the approval of the MCPA Board, she is

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prepared to present the proposal to the Cascade Capital Corporation's Executive Committee on May 6, 2010 to gain their support. Mr. Gerspacher motioned to approve the presentation of the proposal to Cascade Capital Corporation, and Mr. Harris seconded. All were in favor.

Ms. Dentler reported that she and Commissioner Hambley would be meeting next week with Brunswick City Council to discuss and answer questions concerning the city's potential contribution to the fiber reserve bond fund. Meetings with Medina City, the Village of Lodi, Village of Seville and Village of Westfield Center have already taken place and letters of intent and/or support are currently being drafted.

Mr. Gerspacher stated that it would be in the best interest of the MCPA board to begin the process of seeking a project manager for the fiber project.

**Chippewa Landing Project:** Ms. Dentler reported that Medina County, In support of Chippewa Partners, had applied to the State for several surrounding counties' unused portions of Recovery Zone Bonds allocations and has been awarded \$29 million of the unused portions. She stated that she, Gary Sills of Chippewa Partners and Ron Paydo have been in discussions about Chippewa Partners' plans for the Chippewa Landing Project. Ms. Dentler stated that phase 1 of the project has changed somewhat due to the allocations:

- Chippewa Partners will not ask for Port ownership stake, but will rephrase/restructure the project
- Moving from a 193 room hotel to 100 rooms
- Will move spa and number of tatani suites
- Will lower grade and save retaining wall costs
- Have to change from Hilton Flagship name to another product in Hilton family (likely Doubletree)
- Expect occupancy to increase to 68-69% from 62% because they will be marketing to a different type of client
- Will not be including Akron General wellness center in Phase 1
- Will not be including the Manor House in Phase 1
- Goal to prepare bond document in spring and sell bonds in summer
- Bond sale to close before Labor Day
- Plan to open hotel in October 2011

**MCPA Conflict of Interest Policy:** Ms. Dentler reported that a MCPA Conflict of Interest Policy draft had been sent out for review. She requested that the Board be ready to act on it at the June board meeting. If the policy is adopted, Ms. Dentler said she will have forms for board members to sign at that time.

**New Business:** none

**Adjournment:** Mr. Frantz adjourned the meeting at 8:25 AM.

**Please Note:** The next scheduled MCPA meeting is  
**Wednesday, June 2** at 8 a.m. in Balcony Room B (310) County Administration Building