



Medina County Port Authority  
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**Medina County Port Authority  
Board Meeting  
June 2, 2010**

**Attendance:** Port Authority Board: Ron Paydo, Todd Gerber, Jim Gerspacher, Dean Harris, Laurie Price, Bob Kenederes, Bill Hutson, Skip Trimble and Commissioner Steve Hambley. MCEDC staff: Bethany Dentler and Jodi Robbins.

**Guest:** Russ Schabel, Philpot Rubber.

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

**Approval of minutes:** Mr. Harris made a motion to approve the amended April 7, 2010 and May 5, 2010 Medina County Port Authority (MCPA) meeting minutes. Mr. Trimble seconded. All were in favor.

**Financials:** Mr. Paydo reported that the financials through April 2010 had been distributed previously for review. Mr. Hutson made a motion to approve the financial report as presented and Mr. Trimble seconded. All were in favor.

Ms. Dentler presented a resolution to approve the MCPA Administrative Expenses invoice to the County. Ms. Price made a motion to accept the resolution and Mr. Harris seconded. All were in favor. Ms. Dentler said that she would forward the invoice to be paid by the county.

**Chairman's Report:** Mr. Paydo congratulated Ms. Dentler on her recent graduation from the 2010 Leadership Medina County class and also commended Ms. Neuman for her success as the Leadership Medina County President.

Mr. Gerspacher also commended Ms. Dentler for her recognition as a 2010 YWCA Woman of Distinction.

**Commissioner's Report:** Commissioner Hambley reported that the Commissioners and the Port are preparing to consider the financial participation agreement between the County and the Port at the next Commissioners meeting, scheduled for Monday, June 7. To date, he reported that Brunswick, Medina and Wadsworth municipalities as well as the Villages of Westfield and Lodi had all approved support for the county bond reserve fund. Commissioner Hambley also stated that the public seems to be convinced that, in his experience, the fiber project is a good thing.

**Old Business:**

**Fiber Network Report:** Mr. Hutson reported that the Fiber Committee is still finalizing the financing piece in preparation for R.W. Baird to get ready to sell the bonds on the market. He stated that there has been discussion on handling the taxable and tax free

## **MCPA Minutes...Continued**

**June, 2010**

**Page 2**

bonds for different entities that the Port will need to issue. Mr. Gerspacher stated that there will need to be a separation between public and private sector users in order for the bonds to comply with tax regulations. He stated that one way to assist with this is to incorporate the Medina County Economic Development Corporation (MCEDC) as a way to connect income stream from private entities.

Ms. Dentler reported that she has talked to the MCEDC Executive Committee and asked that they consider the potential for a 2/3 lease of the fiber return to MCEDC as a way to handle income from private businesses in the county.

Mr. Hutson led a discussion about what the potential of having two “sets of books” would look like for the MCPA and why it was in the best interests of the MCPA to be assisted by the MCEDC in revenue streaming.

Mr. Hutson reported that at the last Fiber Committee meeting, Telisys, a communications consulting company with its main office in Chagrin Falls, presented a “project construction” oversight plan. Mr. Hutson stated that it would be in the best interest of the MCFN that if once the fiber ring was up and running, there would be a project manager to oversee it working properly. Mr. Hutson stated the entire committee will be looking at the proposal from Telisys at the next fiber meeting.

Mr. Gerspacher stated that the MCPA will benefit in the long run if there is a project manager involved.

Mr. Hutson stated that the MCPA and MCFN had until August 31, 2010 to issue the Recovery Zone bonds and that the money has to be in the hands of the MCPA before any contracts for the fiber can be signed.

**Innovation Park:** Ms. Dentler reported that Dr. Banerjee of Ovation Polymers has expressed an interest in creating a “Medina County Polymer Park” to have a physical presence at Innovation Park, next to the Medina County University Center (MCUC).

**Chippewa Landing Project:** Ms. Dentler reported that a story on the project was written in the Gazette on May 22. Chippewa Partners is updating the hotel feasibility study, with anticipation that bonds would go to sale within 90 days of the study completion. She stated that, while the MCPA would no longer own any part of the project, MCPA would still need to participate as a financing conduit and Jeff Bomberger, of Squire Sanders & Dempsey, will still be assisting in that role.

**MCPA Conflict of Interest Policy:** Ms. Dentler reported that a MCPA Conflict of Interest Policy resolution had been sent out for review. Mr. Trimble made a motion to accept the resolution and Mr. Harris seconded. All were in favor.

Ms. Dentler asked that each MCPA Board member sign a copy of the Conflict of Interest document and return it to her by the end of the meeting.

## **MCPA Minutes...Continued**

**June, 2010**

**Page 3**

**New Business:** Mr. Paydo reported that he and Ms. Dentler had met with Chris Burnham and Norma Horowitz of the Summit County Port Authority (SCPA) to discuss recent change in SCPA bond rating. Ms. Dentler explained how the SCPA had recently received a lower bond rating due to an unforeseen default on financing that the SCPA supplied to Twinsburg Township. Mr. Paydo recommended that the MCPA consider accepting a lower fee share from SCPA to help them in this financially difficult time. Mr. Gerspacher stated that he felt we should support the SCPA for all the assistance that they have provided to the MCPA. Commissioner Hambley stated that in a situation like this one, the MCPA could possibly do an annual review of the amount that they receive from the SCPA and renegotiate as the bond rating may increase over time. Ms. Dentler stated that she would send an original copy of all fee agreements for the MCPA to review.

**Business Appreciation Month:** Ms. Dentler reported that the Medina County Business Appreciation Month was well underway with over 90 visits scheduled. She stated that reports to date had shown an overall upswing in business with only a few showing dire effects due to a downturn on the economy. She said that the MCPA may see several requests for potential financing projects as she anticipates growth and expansion needs for growing Medina County companies.

Mr. Gerspacher stated that he had participated in four visits to date and that he had been struck by a trend for employers "renting" employees to cut costs in healthcare and other complexities. He stated that the MCPA and MCEDC might be encouraged to research this trend and see how it might affect the potential income of the county.

**Adjournment:** Mr. Paydo adjourned the meeting at 8:48 AM.

**Please Note:** The next scheduled MCPA meeting is  
**Wednesday, July 7** at 8 AM  
in Balcony Room B (310) County Administration Building