

Meeting Minutes

June 15, 2022

Madison County Port Authority Board

The Madison County Port Authority meeting was called to order at 8:37 a.m. by Chris Wallace, Port Authority, Chairman. The meeting began with a roll call from all individuals participating in the meeting.

The following board members were present at the meeting: David Kell, Executive Director, Steve Hermiller, Steve Lelonek Ray Martin, Scott Sims, Chris Wallace, and Sissy Wiseman.

Subject: Meeting Minutes – Approval – May 11, 2022

Scott Sims made a motion to approve the May 11, 2022 meeting minutes. Steve Lelonek, seconded the motion.

All members present voted in favor to approve the May 11, 2022 meeting minutes.

Election of Secretary/Treasurer

David Kell – Is currently working with Bricker and Eckler to file everything with the State Auditor for the election of the Madison County Port Authority Secretary/Treasurer. David mentioned that there will be an assistant Secretary/Treasurer and these assistants can be members of the Madison County Port Authority Board. There will be roll of duties along with support for these positions. It is with the understanding if needed that David Kell would be the assistant Treasurer, and Sissy Wiseman as the assistant Secretary.

Subject: Secretary/Treasurer – Approval – Steve Hermiller.

Steve Lelonek, nominated Steve Hemriller as the Secretary/Treasurer for the Madison County Port Authority.
Ray Martin seconded the motion.

All members present voted in favor to elect Steve Hermiller as the Secretary/Treasurer for the Madison County Port Authority.

Project Discussion - Amplify/Bio

Amplify Bio Project - David Kell has had continued conversations with the company Amplify Bio, that is a subsidiary of Battelle who is very interested in using the Madison County Port Authority. This project is estimated to be between \$10 - \$12 million. There is another project in New Albany, Ohio, that is about ten times the size of the Amplify Bio project based on cost perspective. This project will be using both Licking County, and Madison County Port Authorities. David talked to Caleb Bell, Bricker & Eckler Representative and, they would be doing a base lease for the improved building and grounds because there are already existing buildings.

Initially Jim McAllister, contractor for this project was going to focus on West Jefferson first, but is now planning to start working on the New Albany facility and when that is underway, they would later come back to work in West Jefferson.

David mentioned this opportunity is very encouraging, and proceeded to inform the board that there is strong interest in this project and he will keep close contact with the contractor on a monthly basis.

Ray Martin asked "What the estimating savings was?" David Kell commented that "For a \$10 - \$12 million project the cost is 70% materials and 30 % labor."

Kenter Sellers Services - Accounting Firm

David Kell, informed the Port Authority Board that the State of Ohio Auditor, wants to know how the Madison County Port Authority Board will be handling their books. In the previous Port Authority meetings, it was discussed and recommended to use an outside firm for these services.

David Kell has contacted Marv Homan, CPA, with Kenter Sellers Services about using their financial services for the Madison County Port Authority Board. At this time David is waiting on a proposal from Marv Homan for these financial services. David continued to inform the Board that Kenter/Sellars is a local firm that is well known and he is familiar with. In the past David has used Kenter/Sellars for the CIC and Madison County Chamber, and their services have been outstanding.

There was a conversation about what the fee structures from Kenter Sellers will be. After further discussion David will continue to search for other financial service companies to compare proposal pricing. David will also provide this update to Caleb Bell.

Based on past experience Steve Lelonek highly recommends using Kenter/Sellers services. Steve Lelonek proceeded to notify the Board that he has a conflict of interest with Kenter/Sellers Services because Marv Homan is currently on the bank board where Steve Lelonek is also employed. Steve Lelonek will recuse himself from voting on any subject matter related to Marv Homan Kenter/Sellers Services.

Seed Money

Scott Sims, asked about the status of seed money. David Kell responded that at this time there is no issue on the funding level from the Commissioners. David recommended that now is an appropriate time to open a checking account. In addition, David Kell is going to check with Caleb Bell, about the filing fees.

Private/Public Port Authority

According to Steve Lelonek, there is a \$20 million infrastructure project moving forward in the City of London. Steve Lelonek asked if the Port Authority only handles private projects not public and didn't know if there was a benefit going through the Port Authority. Ray Martin commented that the public doesn't pay taxes anyway, and that it was his understanding that the Port Authority can do public projects if it's beneficial and, that the Port Authority can be used to get infrastructure to a project. David Kell proceeded to say that he has not had any personal experience in public projects only private, and he'll have to look into the specifics about this. Chis Wallace commented that he has only heard of working with private projects not public but there may be a possibility, and recommended seeking legal advice on this as well. David Kell will contact Caleb Bell for guidance on this.

Prevailing Wage

Steve Hermiller asked if prevailing wage is factored into the Port Authority. David Kell said the fee is already built in and prevailing wage doesn't apply.

Future Port Authority Meetings

David Kell provided an update to the Madison County Port Authority Board that there may not be board meetings for a couple of months. If a topic does arise and the Board needs to assemble David will notify the board.

Subject: Meeting Adjourned

Steve Lelonek, made motion to adjourn the meeting.
Steve Hermiller, seconded motion.

This meeting adjourned at 8:54 a.m. All members present voted in favor to adjourn the meeting.

Meeting Attendance Sheet

Those Present

MADISON COUNTY COMMISSIONERS
Port Authority Board Meeting
June 15, 2022 - 8:30 p.m.

- 1. Ray A. Martin
- 2. Steve Hermiller
- 3. A. Scott Sims
- 4. Steve Hermiller
- 5. Chris Wallace
- 6. David Keli
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
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- 14. _____
- 15. _____
- 16. _____
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- 19. _____
- 20. _____
- 21. _____
- 22. _____
- 23. _____

Signatures

Chris Wallace

Ray Martin

Steve Hermiller

Steve Lelonek

Scott Sims