



*Powhatan Point Revitalization Association
PO Box 148, Powhatan Point, Ohio
Tel: 201-299-8321 FAX: 201-299-9757*

May 10, 2012

To: PPRA Board of Directors
From: PPRA Business Manager, Michael Stora
Subject: PPRA Meeting Minutes; 4-27-2012
Location: Town Municipal Building

Meeting of 4-27-2012 called to order by President, Roberta Hendershot at 6:55 pm. Four Directors present: R.Hendershot, C.Rutter, Randy Sisson, J. Jack, as well as member T. Carpenter, and Mayor Mark McVey.

Presentation, Exhibit 1, was provided to guide meeting under a defined agenda:

1. Rodger Burgess Resignation, Replacement Nomination for Director and Vice President of the Board: The board received and accepted Rodger Burgess resignation from the PPRA Board of Directors. Asked if anyone wanted to nominate a replacement for Director and Vice President. Hearing none the board elected to table the issue for next meeting. **Action:** Bring nominations to floor at next meeting.

2. PPRA Registration as Non-Profit Corporation: Business Manager, Michael Stora and President, Roberta Hendershot registered the PPRA for **Employer Identification Number 45-4990339** (see Exhibit 1) and submitted registration application to the State of Ohio as a Non-Profit Entity of the state. Upon approval by the State of Ohio, formal application for non-profit status as 501(c)(4) corporation to the US Internal Revenue Service will be done by the Business Manager.

3. Change to Bylaws: Business Manager recommended change to the Bylaws, Section 7 DISSOLUTION OF THE ASSOCIATION: From:

"Upon dissolution of the Association, titles to or other interest in any real or personal property owned by the Association at such time shall vest in the Town of Powhatan."

• Change To: *"shall divest those properties in accordance with legal terms of any contractual obligation, or bond/ shareholders equity entitlement, or auction, or otherwise appropriate means to dissolve investment."*

Motion was made, seconded and unanimously approved to make the recommended change to the Bylaws.

Exhibit 2 reflects revised Bylaws.



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4. Powhatan High School Committee Report **Director Chairpersons: Larry Bayless and Jim Jack**

Committee current tasks are as follows:

- a) Recruit committee members; (suggest Rose and Terry Snively, Chuck and Debbie Stora, Maude Brown, Kathy Carpenter, Dave Corwin, Judy and Donny Buff, Ed and Joanne Baldwin.
- (b) Define renovation requirements and cost impact; develop facility plan and description (photo and descriptive narrative) for marketing the building space; and determine what county/state/federal grants, loan subsidies and support is available to us;
- (c) Develop a tenant lease plan (preliminary layout use described in attached graphic), begin dialog with potential tenants and visitation arrangements;
- (d) Establish task requirements, financial projections and implementation schedule for all major activities;
- (e) Implement a petition for town and York-Switzerland residents supporting community re-use of the school; and
- (f) Coordinate with town council and board of education to define a transfer of ownership arrangement;
- (g) Establish budget/space lease/entertainment/food costs financial projections to implement activities.

Some activities under way. Request to the Town Council that a resolution be offered supporting the transfer of the school to the PPRA. Ask Business Manager to generate a formal letter to the Switzerland School District, Board of Education (BOE), requesting that the BOE donate the facility to the PPRA, under the provisions offered by the State of Ohio BOE statutes regarding disposition of unneeded educational properties (Exhibit 3). Plan for visits by Belmont College and YMCA representatives to assess building reuse for educational and physical fitness/wellness center. **Action:** Letter to BOE and visit arrangements.

2. Powhatan as Destination Community Committee Report **Director Chairpersons: Dorothy Milton, Randy Sisson and Carolyn Rutter**

Committee current tasks are as follows:

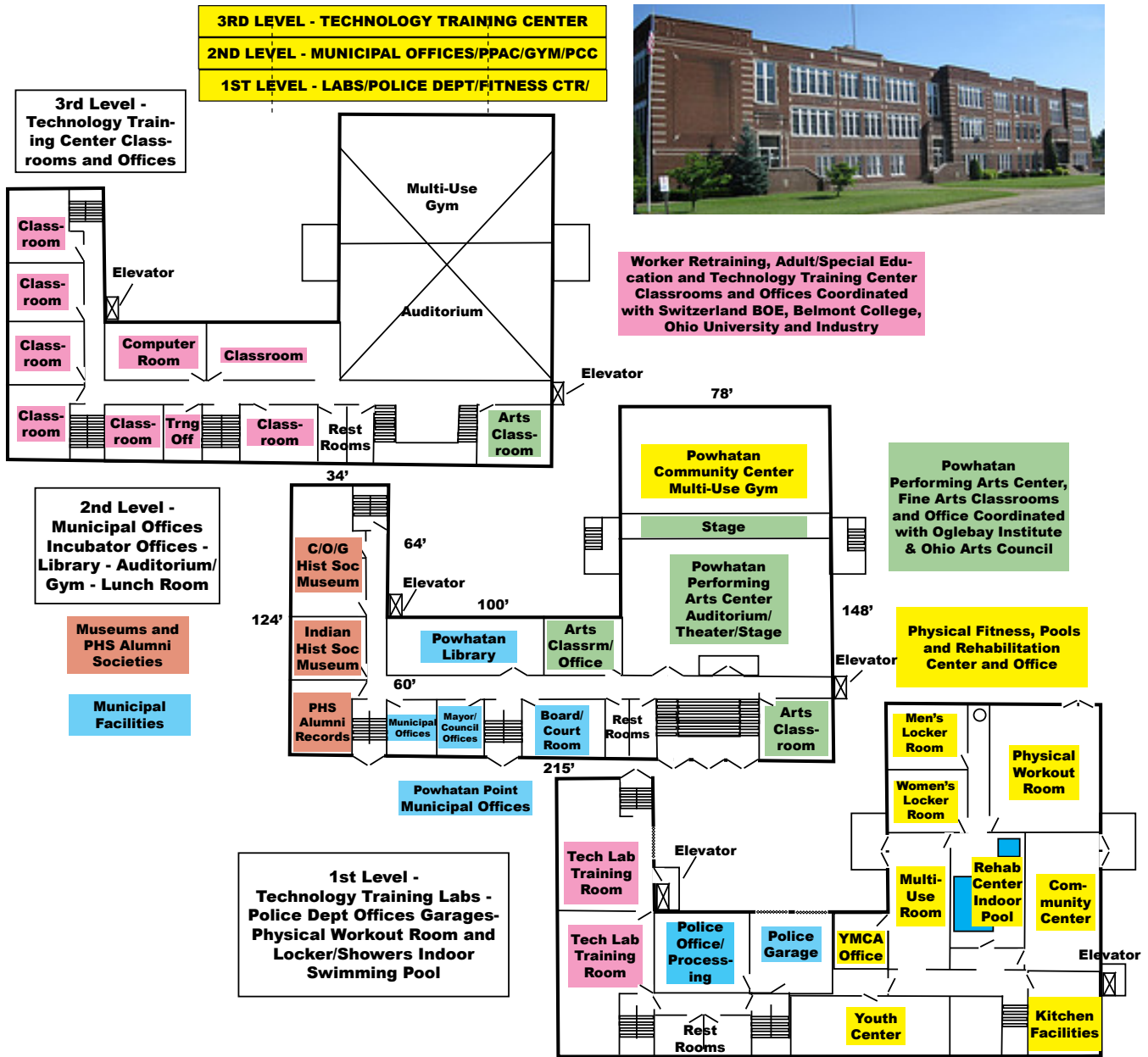
- (a) Recruit committee members; (suggest Marjorie Baumgarden, Tracey and Terry Matessick, Daniella Gummer,
- (b) Develop a promotion/tourism plan for the marketing of Powhatan as a destination community;
- (c) Coordinate with respective groups of the state/county tourism and arts councils;
- (d) Establish task requirements, financial projections and implementation schedule for all major activities;
- (e) Develop an events calendar to attract weekend programs vendors and participants;
- (f) Establish budget/space lease/entertainment/food costs financial projections to implement activities.

Action: Program discussion to be addressed in next meeting.



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Powhatan School Reuse Program



3. Downtown Redevelopment Committee Report Director Chairpersons: Roberta Hendershot and Theresa Stillion

Committee current tasks are as follows:

- (a) Recruit committee members; (suggest Suzanne and Dennis Hendershot, Greens, Riverside owners, Roscoe and Bonnie Golf, Danny Popp, Diane Kennon,



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- (b) Develop a redevelopment plan for the Powhatan downtown; Initiate a first development of a hotel/conference center.
- (c) Coordinate with state/county/federal government agencies for technical and financing assistance; and
- (d) Establish task requirements, financial projections and implementation schedule for all major activities;

Initial concepts explored in for downtown area where captured in attached graphic. A preliminary development plan for the hotel/conference center (Exhibit 4) was generated by the Business Manager for review by the committee. **Action:** Review plans

4. Coal, Oil and Gas Energy Program Committee Report **Director Chairperson: Marvin Brown**

Committee current tasks are as follows:

- (a) Recruit committee members; (suggest Steve Hill, Tom Carpenter, Jeff Brown, Bill Boltz, and Mark McVey)
- (b) Develop a strategic plan for the PPRA that defines revenue generating opportunities and means to implement;
- (c) Establish task requirements, financial projections and implementation schedule for all major activities; and
- (d) Establish budget/costs financial projections to implement activities.

Discussions with Steve Hill continue with decision with North American Coal determining whether they would develop their own water waste treatment operation or agree to a LBG proposal. **Action:** Contact Steve Hill.

5. Business Manager Report: Michael Stora activities since last meeting includes:

- (a) Provide Committee Reporting Layout for directors to manage tasks and reporting process (reflected in Exhibit 1). Initiated website development. Set-up post office box and banking account at Powhatan First National. Continue support to committees.

6. Adjourned Meeting at 7:45pm

Acknowledged as formal minutes of the PPRA Meeting 4-27-2012.

A handwritten signature in black ink that reads 'Michael Stora'.

Michael Stora, PPRA Business Manager



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