

June 14, 2012

#### To: PPRA Board of Directors From: PPRA Business Manager, Michael Stora Subject: PPRA Meeting Minutes; 5-23-2012 Location: Town Municipal Building

Meeting of 5-23-2012 called to order by President, Roberta Hendershot at 7:05 pm. Five Directors present: R.Hendershot, Randy Sisson, J. Jack, L. Bayless, T. Stillion, as well as Mayor Mark McVey, and Councilman Brady Dierkes, Jerry Binni, and Dave Walters.

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

**1. Nomination for Vice President of the Board:** The board nominated and unanimously approved Jim Jack as Vice President. Request was made for nominations for Treasurer replacement and Director, as resident recommendation by the Town Council. Hearing none the board elected to table the issue for next meeting. Action: Bring nominations to floor at <u>next meeting</u>.

**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 resubmitted 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)(3) corporation to the US Internal Revenue Service will be done by the Business Manager.

#### 3. Revitalization Vision

Discussion among the group and the town council members covered where we want to go and agreement on current plan. Council expressed concern that focus on school is commendable but has many challenges to facilitate tenant occupancy and ability to financially maintain the building. Their concerns are reflected in the challenges they face to maintain the roads, sewers and water infrastructure given the annual system deterioration.

PPRA perspective and focus is on the downtown area beginning with the school and directed towards redevelopment of the entire waterfront-Water Street area applying a destination theme with a smart growth mixed land use approach. These objectives are reinforced by today's oil and gas (O&G) boom to fund initial efforts while planning for the long term sustainability of the Community. Providing hotel and condo housing for both O&G personnel and tourism/conference programs attracts/strengthens financing potential to support development. Combining the school performing and fine arts center with unique downtown cultural arts retail and waterfront/boating attraction will set us apart from any regional community and establish the destination goal we seek.



**Reports were submitted for committees:** 

# 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.

## Activities:

Town Council were asked why change in resolution supporting the transfer of the school to the PPRA was done. Explanation was centered around potential liability to town if PPRA failed. The formal letter sent to the Switzerland School District, Board of Education (BOE), requesting that the BOE donate the facility to the PPRA was denied. The BOE stated that PPRA would have to participate in the bid process to be awarded the school. Visit by Belmont College and YMCA representatives to assess building reuse for educational and physical fitness/wellness center was conducted and remarks indicate possible arrangements.

Action: The PPRA directors agreed to proceed to attend auction an bid for the school.

## 5. 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 Matesick, 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.

### 6. 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,

(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

# 7. Coal, Oil and Gas Energy Program Committee Report Director Chairperson: Marvin Brown

Committee current tasks are as follows:

(a) Recruit committee members; (suggest Tom Carpenter, Jeff Brown, Bill Boltz, and Chuck Stora)

(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 North American Coal.



8. Business Manager Report: Michael Stora activities since last meeting includes: (a) Provide letter to support bid terms advocating retainment of unused furniture, appliances, computers, etc. not required in the new school; retainment of all high school artifacts, memorabilia, wall decorations, etc.; mineral rights with building; and lease arrangements after closing. Continue support to committees.

## 9. Adjourned Meeting at 8:10pm

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Michael Stora Business Manager



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