



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

October 8, 2012

To: PPRA Board of Directors
From: PPRA Business Manager, Michael Stora
Subject: PPRA Meeting Minutes; 7-19-2012
Location: Masonic Temple

Meeting of 7-19-2012 called to order by Vice President, Jim Jack at 7:00 pm. Four Directors present: R.Hendershot, Randy Sisson, J. Jack, and J. Green, as well as Bonnie Golf, Charles Stora, Kathy and Tom Carpenter, Larry Bayless, and Friends of Roger Burgess.

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

- 1. Attendance was taken for quorum and found sufficient.**
- 2. Minutes for previous meeting were reviewed and approved without change.**
- 3. Treasurers report showed current account balance at \$3,690.00 with only \$10.00 being allocated for Switzerland School District Bid for the school bid down payment. A \$90.00 obligation is required at closing on October 15th, 2012.**
- 4. It was noted that the Switzerland School District had accepted the PPRA Bid (\$100.00) for the Powhatan School, although would not accept any conditions other than stated in the standard Sale T&C's presented at the auction. We expect to submit in the coming weeks a request to reconsider our points as part of the closing.**
- 5. It was noted that the PPRA received notification from the State that we the organization was formally registered with State of Ohio as a Non-Profit Corporation. Formal application for non-profit status as 501(c)(3) corporation to the US Internal Revenue Service was authorized to proceed to include \$300.00 application fee.**
- 6. Website implementation is on hold until school issue is resolved.**
7. PPRA Director/Member Liability Insurance was approved for purchase but was deferred until school purchase is resolved to determine if a general liability plan will be needed.
8. Certificate of Appreciation were presented by Jim Jack to Larry Bayless for his efforts in developing and supporting the school pre and post auction activities.
9. Certificate of Appreciation were presented by Jim Jack to Roger Burgess for his efforts in developing and supporting the PPRA pre and post organization activities. Roger was not present and was accepted by friends of Roger's.



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Reports were submitted for committees:

8. Powhatan High School Committee Report

Director Chairpersons: 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) Develop new project plan to interest investors and service providers and Letter Of Intent (LOI) for school board consideration..
- (c) 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;
- (d) Develop a tenant lease plan (preliminary layout use described in attached graphic), begin dialog with potential tenants and visitation arrangements;
- (e) Establish task requirements, financial projections and implementation schedule for all major activities;

Activities:

Identify major tasks to implement school plan. Establish teams to address those efforts and distribute workload/objectives.

9. 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) Assist Dorothy Milton's effort to promote Trading Post and Gallery cultural arts efforts to attract patronage downtown and initial stages 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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10. 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 Project RP-2, Mixed Development use for retail, office, condo development and RP-3, 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

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

Committee current tasks are as follows:

- (a) The committee has been reduced to observing municipal pump station activity and awaiting NAC decision on water treatment.

12. Adjourned Meeting at 8:15pm

Michael Stora
Business Manager