

**PICKAWAY COUNTY PORT AUTHORITY  
MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS  
April 20th, 2023 – 4:00 P.M.  
SPECIAL MEETING**

**I. Roll Call**

Mr. Ryan Scribner called the meeting to order at 4:01 P.M.

The following Board members were present:

Ms. April Dengler, Mr. Scott Blue, Mr. Tim Colburn, Mr. Harold Henson, Mr. Jay Wippel, Mr. Gary Scherer, Mr. Caleb Bell and Mr. Tyler Compton of Bricker & Eckler LLP, legal counsel to the Port Authority. also present were Mr. Ryan Scribner with Pickaway Progress Partnership

**Activity Update**

- **Project Green**

- The company does not want to work with Van Trust directly any longer. They have asked P3 if there is any way that they can work with us directly for the purchase of the land. Now it is time to identify how we can play a role as the Port Authority for this transaction.
- Ryan explained that he must reach out to JobsOhio and One Columbus very soon to let them know about the process Project Green would like to take. Additionally, Ryan said that there are slim opportunities to negotiate with Van Trust.
- Caleb explained when it's time to step through the contingencies, and move toward closing, there is an assignment of the purchase and sale agreement to the company for them to execute the closing. Or the company can fund the PCPA to execute the closing, in which case at closing you transfer it to the company. One of those two scenarios can work. The company would enter into a predevelopment agreement with the PCPA that says they would like the PCPA to be the designated agent to go forward and obtain the rights to purchase the ground. They would put the money down to do that and fund the due diligence.
- Mark asked if there are incentives that we can add for the increase in land price?
- Jay explained the difference for data centers regarding incentives.
- Ryan explained that there is a lift for new infrastructure to be built. JobsOhio has agreed to provide additional funds for infrastructure. There are additional funds coming in the Governor's new budget for site improvements.

- Caleb mentioned the sales tax exemption as well that you can calibrate to put into infrastructure. Ryan agreed and said to Caleb's point this is why he likes the PCPA being the one to do this for the land transfer.
- Ryan explained that the sales tax would be 90-95% exemption. The port's fee would be around 30 million.
- Ryan needs to be able to articulate back to JobsOhio and One Columbus that we can move forward.
- Ryan needs approval to act as conduit moving forward.
- Tim Colburn motioned authorize Ryan to begin offering the PCPA as a partner to facilitate the real estate transaction for Project Green. Mark Leatherwood seconded the motion and the motion carried.
- Fairgrounds: Caleb is ready to go with approvals. The agreement and resolutions are ready to be distributed to the board and the county. The PCPA would obtain the contract then the building could begin.
- The nature of the project is that the county is paying for the construction so that the county will have to pay the PCPA.

## **II. Adjournment**

Tim Colburn motioned to adjourn the meeting. Jay Wippel seconded the motion, and the motion carried.

The meeting adjourned at 4:34 P.M.