

## Meeting Minutes

West Central Ohio  
Port Authority  
March 18, 2021

### **Members Present**

David Carr, Gene Baumgardner, Richard Flax, Marcia Bailey, Dr. Richard Henry (via phone), Wes Bahan, David Faulkner

### **Others Present**

Louis Agresta, WESTCO

Tammi Angle, CAHD

The meeting was called to order by Chairman Baumgardner at 9:00 am and the roll was called. Having a quorum, the Board proceeded with the agenda.

### **I. Minutes**

A motion was made by Director Carr to approve the minutes from the February 18, 2021 meeting. The motion was seconded by Director Bahan. The motion carried without opposition.

### **II. Financial Report**

Louis reported on the financial activity for the month of February, 2021. Louis stated that the month was financially quiet, especially on the disbursement side. He stated that for the month, WESTCO received \$63,780.87 in receipts and paid \$5,713.56 in disbursements. Louis stated that receipts were primarily comprised of maintenance fees, storage, and rents while the disbursements included general admin expenses. Louis stated that for the year thus far, WESTCO has received \$165,259.23 in receipts and had \$99,232.03 in disbursements. A motion was made by Director Flax to approve the financials for February 2021. The motion was seconded by Director Bailey. The motion carried without opposition.

### **III. Administrative Report**

#### **A. Vectren Lease Approval**

Louis stated this lease agreement was similar to the lease that was approved last month with Middle Mile Infrastructure. He stated that the work included the removal of infrastructure at Jamestown Road and the removal and replacement of infrastructure at Mound Street in South Charleston. Louis stated that last month the board has issues with the standard lease and wanted to make sure that WESTCO did not have any liability in the event of a derail. The board felt that since they weren't benefitting from the lease financially, they wanted to make sure that they wouldn't suffer any financial consequences no matter what happened in the future. Louis stated that language was added to the standard lease to address that, particularly in the event that infrastructure was damaged in a derail. Louis added that because the infrastructure was being

installed in the public right of way, they wouldn't collect an annual lease. He added that Vectren would be paying admin fees associated with processing the lease.

Director Flax made a motion to approve the lease with Vectren for the removal of infrastructure at Jamestown Rd and the removal/replacement of infrastructure at Mound Street in South Charleston. The motion was seconded by Director Carr. The motion carried without opposition.

### **B. Main Street (Springfield) Signal Damage**

Louis stated that in June of 2020 WESTCO had a signal heavily damaged at Main Street in Springfield. He stated that the crossing on the opposition side of the street was hit at the end of February. He stated that fortunately the work that they just completed 9 months ago was not damaged. He stated that like in 2020, this was a hit and run incident. This time there were no leads/suspects on who was behind the wheel. He stated that fortunately this time the damage wasn't as heavy and this time they also had an insurance policy in place. He stated that they received three quotes to repair the signal. TCR was the lowest quote at \$14,963. The next lowest quote was Progress Rail for \$16,363. After consulting with the railroad, they preferred to hire Progress Rail because they produce a better work product. Louis stated that CORSA was fantastic to work with. The claim was processed in a matter of days. He stated that they didn't have an issue with WESTCO taking the \$16,000 quote, even though it was slightly more expensive. Louis stated that he couldn't say enough good things about CORSA and the claims process and how thrilled he was that WESTCO decided to sign up for the insurance policy. Louis reported that he expected to receive a check in the mail any day in the amount of \$13,863.27, which was the repair amount minus the deductible of \$2,500.

### **C. Project Updates**

Louis reported that the 2020 track rehab project was going to resume at the end of the month or in early April. He stated that the project was delayed because of COVID/health issues with the tie gang.

He stated that the 2021 track rehab project will be bidding in the next day or two. He stated that the bids will be due May 18<sup>th</sup>. The hope is to issue a contract to the lowest qualified bidder at the May 20<sup>th</sup> board meeting. He stated that the project limits for the project are around the Clark/Champaign County line north to the Urbana Industrial switch. He stated that there is a supplemental bid item to continue north to West Liberty to sure up that track. He stated that if they get good bids they will approve the supplemental bid and if they don't they will only approve the base bid. Director Faulkner asked if West Liberty has been getting much traffic. Director Bahan stated that they have shipped a train or two, but not a great deal.

Louis updated the board on the Redwood Apartment development. He stated that they did finally hear back from the attorney representing Redwood. He stated that it was decided that the TIF

will be managed through a Reimbursement Agreement/Development Agreement structure. He stated that there was still a lot that needed to be answered for the project to move forward. Louis stated that he and Tammi would continue to work with the attorneys to get the board's questions answered. Louis added that the estimated completion date was June, which lines up well with the May WESTCO meeting date.

#### **IV. Operations Report**

##### **A. Overhead Report**

Louis reported that WESTCO just received the January and February overhead numbers. For the month of January, WESTCO was going to receive \$33,346.68 and for February they would receive \$34,542.73. He stated that those were really big numbers and a great sign for overhead traffic moving forward in 2021. He stated that he hasn't seen the payment come through, but expected it at the end of the week. He reminded everyone that it wasn't long ago that WESTCO was receiving less than \$10,000 per month. Louis then explained overhead traffic in more detail to make sure everyone understood overhead traffic and how important it was to WESTCO.

Director Baumgardner asked if there was anything else to discuss in the general session of the meeting. Louis said he didn't have anything else, but did have two Executive Session items to discuss. Louis added that at Tammi's direction, she recommended citing the ORC when entering Executive Session. Director Carr made a motion to enter Executive Session to consider financial and proprietary information considered confidential under Ohio Revised Code Section 4582.091, including trade secrets, on by or on behalf of an employer in connection with relocation location, expansion, improvement or preservation of the business of the employer. Louis moved forward with a roll call vote

Bailey: Yea, Bahan: Yea, Carr: Yea, Flax: Yea, Henry: Yea, Faulkner: Yea, Baumgardner: Yea

Director Flax made a motion to exit Executive Session. The motion was seconded by Director Car. A roll call vote was given.

Bailey: Yea, Bahan: Yea, Carr: Yea, Flax: Yea, Henry: Yea, Faulkner: Yea, Baumgardner: Yea

Having no other business to discuss, Director Carr made a motion to adjourn. The motion was seconded by Director Faulkner. The motion carried without opposition. Chairman Baumgardner reminded everyone that the next meeting would be May 20<sup>th</sup>, 2021 and adjourned the meeting.

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Louis Agresta  
Secretary – Treasurer