

MINUTES
Ashland City School District Board of Education – Work Session
July 09, 2013

The Ashland City School District Board of Education met for a Work Session on Tuesday, July 09, 2013 at the Ashland High Library, 1440 King Rd. Mr. Tom Lavinder, Board President, called the meeting to order at 7:00 p.m.

- I. **ROLL CALL** Mr. Rick Ewing, Mr. Bryan Lefelhoc, Mr. Bob Hill, Mr. Tom Lavinder. Dr. Wolfe was absent.

Mr. Lefelhoc made the motion, seconded by Mr. Ewing to approve one payment combined for each Board member in association with the special meeting and work session for July 09, 2013. – Motion carried 4-0.

II. **DISCUSSION**

- A. **Architect Presentation**
- B. **Building and Grounds Update**
- C. **Tax Abatement**

The following discussions took place during the work session:

Kathy Goon, Director of Economic Development, introduced Mr. Jerry Baker and Mr. Jim Jones, entrepreneur's to discuss a potential tax abatement.

Mr. Baker discussed his business plan concerning the plan with the request for the support of the tax abatement on behalf of Chesterland Production, and Compak. He further reviewed the Step 2 distribution, and the need to relocate the center to another location. He also reviewed Pittsburgh glassworks and potential movement in the near future for additional need to move a section of their company to the warehouse being proposed to be constructed in the City of Ashland.

Mr. Hill addressed questions concerning the combined changes within the company relocation.

Mr. Baker provided details concerning the processes. He further reviewed time sensitivity concerning the construction timelines.

Mr. Lefelhoc addressed Mr. Baker with questions concerning the request for additional 25% abatement contingent upon the construction of the warehouse.

Mr. Baker responded by detailing the economic factors being a critical component with the construction.

Mr. Lavinder addressed Ms. Goon if the abatement discussed was led under the Community Reinvestment Act.

Mr. Lavinder also commented on the history of abatements represented under the Enterprise Zone Committee.

Mr. Hill addressed Mr. Baker concerning questions involving taxes and the economic conditions.

Mr. Kremser, City Engineer, commented on the Community Reinvestment Act to improve housing development along with industrial abatements.

Mr. Rick Wolfe spoke on behalf of the Mayor, communicated the support of the abatement with the City Council. He further discussed his request to the Board of Education, to support the approval of the abatement.

Mr. Hill commented on other surrounding City's offering support to the school systems.

Mr. Wolfe confirmed collaboration with the City Council and the Board of Education and expressed his appreciation of the comments and concerns presented.

Mr. Baker commented that the abatement being reduced to a 10-year request.

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Mr. Ewing thanked Mr. Baker for attending the meeting and offered his appreciation to reduce the abatement from 15 to 10 years. He further commented on the importance of development within the community and the discussions presented was the Board of Education working through understanding the process.

Mr. Lefelhoc thanked Mr. Baker for attending the meeting with his explanation. On behalf of the Buildings and Grounds committee, he commented that he was unable to make a recommendation.

Dr. Marrah thanked Mr. Baker and commented on his support of approval of the abatement.

Mr. Lefelhoc commented on a recent policy change concerning the addition of agenda items and the inability to move forward with the vote.

Dr. Marrah suggested, since Attorney Rick Wolfe was available during the meeting, his suggestion to address the recent policy change.

Mr. Lavinder commented he was prepared to make a motion to approve the abatement.

Mr. Lefelhoc commented that the Board of Education has proven to make good faith effort with the due diligence of reviewing the proposal. He expressed his concern with changing policy.

Mr. Lavinder again commented he was prepared to make a motion to vote for the abatement.

Mr. Ewing commented he would support the motion.

Attorney Wolfe asked the Board how quickly a special meeting would be considered. He commented that consideration should be given for a special meeting for the purpose of supporting a motion to consider approval of the abatement.

Mr. Lavinder requested for Thursday to be considered for a special meeting to vote for approval of the abatement.

Mr. Lavinder requested a special meeting to be held at 8:00 a.m. at the Board of Education office for the approval of the tax abatement with Chesterland Productions, LLC.

Attorney Rick Wolfe complimented the discussions that took place and thanked the Board of Education for the special meeting.

Mr. Hill spoke that he would support the motion for the abatement.

Ms. Barb Queer offered her support on behalf of the Ashland County Commissioners. She thanked the Board of Education for their willingness to support the abatement.

Mr. Lavinder thanked Ms. Kathy Goon for her assistance during the abatement process.

Mr. Earl Crossland with V.S.W.C. presented the review of the schematic design for the construction process. He further discussed the refinement and budgeting during the design process with cost estimates and value engineering. He further commented the reconciliation supports the construction process being within the budget and the schematic design would need to be approved at the next regular meeting.

Mr. Ewing commented on both projects being tied into one budget with the funds being co-mingled.

Mr. Ewing commented on the valuation engineer process and budget issues with alignment of staying within the budget and the variance being acceptable on behalf of the Buildings and Grounds committee and the Ohio Facilities Construction Commission.

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Mr. Lavinder discussed the contingency being included.

Mr. Ewing discussed the contingencies included within the budget to include a combination equaling ten percent.

Mr. Crossland discussed the 8% contingency included for the design phase.

Mr. Ewing commented on his support of the budgeting with the construction project at this phase of the timeline, but the Buildings and Grounds committee will continue to work towards. He further complimented the Architent Firm, V.S.W.C.

Mr. Crossland further commented the the next phase being almost complete with the design development phase to be viewed and approved with the owner agent, Hammond Construction in August.

Mr. Lefelhoc commented the process is right on schedule.

III. EXECUTIVE SESSION 2013-07-097 Mr. Ewing made the motion, seconded by Mr. Hill to move to executive session. –Motion carried 4-0.

Whereas, as a public board of education may hold a executive session only after a majority of a quorum of this board determines by a roll call vote to hold such a session and only at a regular or special meeting for the sole purpose of the consideration of any of the following matters:

- A.** To consider one or more, as applicable, of the checkmarked items with respect to a public employee or official:
 - 1. Appointment.
 - 2. Employment
 - 3. Dismissal
 - 4. Discipline
 - 5. Promotion
 - 6. Demotion
 - 7. Compensation
 - 8. Investigation of charges/complaints (unless public hearing requested).
- B.** To consider the purchase of property for the public purposes or for the sale of property at competitive bidding.
- C.** Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.
- D.** Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.
- E.** Matters required to be kept confidential by federal law or rules or state statutes.
- F.** Specialized details of security arrangements where disclosure of the matters discussed might reveal information that could be used for the purpose of committing or avoid prosecution for a violation of the law.

Now, therefore, be it resolved, that the Ashland City School Board of Education, by a majority of the quorum present at this meeting, does hereby declare its intention to hold an executive session on item(s) A2, B, C as listed above.

The Board of Education, Dr. Marrah, Mr. Knabe, and Mrs. Deppert entered into executive session at 8:40 p.m.

Executive session concluded at 9:40.

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- IV. **ADJOURNMENT 2013-07-098** Mr. Lefelhoc made the motion, seconded by Mr. Ewing to adjourn the July 09, 2013 work session. –Motion carried 4-0.

7/09/2013

Treasurer

Superintendent of Schools

President, Board of Education

Tom Lavinder, President

Gina Deppert, Treasurer