Call to Order

Mr. Steck, Chairman, called the meeting to order at 12:08 pm

Members Included

Matt Steck, Paul Navarro and Paul Clark (via telephone)

Also present were: George Connor, Executive Director; Bob Wesoloskie, Deputy Director; Mark Stewart, Solicitor; Brooke Miller, Autumn Gruzlewski and Deb Laudenslager

Absent: Karen Smeltz
          Andy Johnson

Mr. Connor introduced Bob Wesoloskie as the new Deputy Director in the Department

Public Participation:

James Roxbury

Acceptance of Minutes

A motion was made to approve and accept the minutes of the May 17, 2016 meeting as presented.

Motion: Mr. Clark
Second: Mr. Navarro

Motion passed: 3 – 0, 2 absent

Acceptance of Financials

A motion was made to accept the financial statements as presented for May 2016. There was little activity.

Motion: Mr. Clark
Second: Mr. Navarro

Motion passed: 3 – 0, 2 absent

Solicitors Report & Action Items

Will reserve report for the individual items.
Old Business

Solar Project: Mr. Solicitor handed out a draft copy of proposed comments that will be proposed to submit to IRC (Independent Review Commission). There has been an ongoing decision making that the PUC has been pursuing that would change the rules for net metering. The way the rule making was designed is that there was concerns about the definition of utility, there were concerns about a 200% limit that they wanted to put on in terms of how much an alternative energy entity could sell back to the grid under the statute and whether the new regulation would be applied retroactively.

In the past we have commented on these regulations before the Commission and before IRC. The IRC voted to reject the regulations since our last meeting. On June 9, the PUC approved an amended rule making which they claimed was designed to fix the issues that IRC had a problem with, primarily the 200% limitation that you could sell back to the utility. What they did when they changed the regulations was that they took out the 200% limit, but kept in the definition of utility. The result is that if you sell any excess power to anyone, you become a utility and you are no longer a non-utility generator which is the type of entity under the statute involved which is unable to participate in net metering and doing what the solar farm is doing.

We will be submitting comments pointing this out. Hopefully IRC will be supportive. Our comments are ready to go in and hopefully defeat this measure. At the least, it should be applied prospectively and not retroactively to existing facilities.

The solicitor will file the comments on behalf of the IDA and the County. They are due on June 27, 2016.

Regarding the maintenance of the solar farm, the grass will be cut twice a year and spray under the panels so that weeds do not grow.

Gaming Update: The process was re-opened in May for new applications. Various potential applicants are scheduling their pre-application conference. We are off to a good start in terms of interest. Pre-application conference deadline date is August 1.

We have received the first two requests for funding for the 2015/2016 gaming season.

Veteran’s Building: A site tour of the building was done by the Cincinnati Group to check the compliance of the building, fire apparatus and HVAC. An inspection of the roof systems was also done. The only item which may need to be corrected is the system test on the diesel engine in the basement for the fire apparatus. Currently it is being checked on a quarterly basis. Cincinnati Group
is requiring that it be checked once a week. To cut down on costs, one of our maintenance department employees could do the testing once a week so that it is not as costly. He would be trained to do this. The system is in place. The diesel system would only kick in place if the other system fails.

The Cincinnati Group will give us a proposal in the next few weeks. They have also requested a site tour of the solar farm to see what securities are in place to protect the panels and see what other systems might be in place.

Chief Clerk Chad Saylor has implemented a facilities maintenance monthly meeting to include various County departments. A property portfolio is being compiled and will list all of the properties that the County and IDA owns which will include lease agreements, appraisal and insurance.

George Fernandez from the Latino Connection has applied for a loan from the Community First Fund which has been approved. They did approve him for an unsecured loan. They took a UCC1 against his furniture in the office. The document which is being presented to the Board is a Landlord Release which is fairly standard. It states we would release any potential interest that we would have in the collateral. This would be 2nd in line to the bank. They would like to close on the loan today. There is not much risk for us. We will have to do our due diligence to make sure that their rent is kept current.

A motion was made to authorize the Chairman to sign the appropriate document to permit this unsecured loan to be obtained.

Motion: Mr. Clark
Second: Mr. Navarro

Motion passed: 3 - 0, 2 absent

DCIB: Not much new with the already closed loans. The projects have gotten notices to proceed. New updated documents are being prepared and they will be available on the web by July with a deadline of September. There have been several inquiries by municipalities about projects.

MDJ Lindsey Update: There is an Executive Session scheduled to discuss real estate and potential litigation. The zoning was approved. The agreement for the residents will be signed today by the Chairman. Once that is signed, it will go to the township which will then start construction.
Correspondence/
Miscellaneous Items

Included in the meeting packet for the Board is the Director Activity Report for the month of May.

Executive Session

The Board went into Executive Session at 12:38 p.m. to discuss legal matters.

The Board came out of Executive Session at 12:58 p.m.

Adjournment

A motion was made to adjourn the meeting at 12:59 p.m.

Motion: Mr. Clark
Second: Mr. Steck

Motion passed 3 - 0, 2 absent