

08:31 AM

Present: President Jeffrey L Ohler, Vice President Robert E Wirkner and Commissioner Thomas R White Absent: None.

**IN THE MATTER OF
PLEDGE OF ALLEGIANCE**

08:32 AM

Commissioner Ohler asked that everyone stand and recite the Pledge of Allegiance.

**IN THE MATTER OF
BOARD MEETING ATTENDANCE**

08:33 AM

Commissioner Ohler questioned if everyone on the Board would be in attendance today. Everyone replied yes.

Present for the meeting were Scott Yaeger, Principal, Radius Hospitality; Randy Budd, Principal, Radius Hospitality; John Hoopingarner, Executive Director, Muskingum Watershed Conservancy District; James Cugliari, Chief Financial Officer/Treasurer, Muskingum Watershed Conservancy District; Glenn Enslin, Director, Economic Development; Tait Carter, Assistant Director, Economic Development; Jeffrey L Ohler, Commissioner; Thomas R White, Commissioner; Robert E. Wirkner, Commissioner; Christopher Modranski, Assistant Clerk I, Commissioners' Office.

**IN THE MATTER OF
ATWOOD LAKE RESORT AND GOLF CLUB**

08:34 AM

Commissioner Ohler advised this is the first work session he has been a part of involving the Atwood Lake Resort & Golf Club (Lodge) and feels this will be beneficial to all three groups. Commissioner Ohler advised he would like those present to write down approximately 5 things that they feel are critical to discuss and would like to accomplish during today's session. Commissioner Ohler advised he feels: (1) it is critical that the group discusses the amendment to the lease between Carroll County Commissioners and MWCD Board; (2) financial reports; (3) marketing business plan; (4) oil and gas royalties (how to split funds); (5) hiring a consultation firm to make recommendations for the Lodge (pros and cons); (6) discuss Prosecutor's opinion on lease renewal; and (7) discuss hiring a different attorney to help with RFP process for the new lease between Carroll County and an operating vendor. Commissioner Wirkner advised he feels the Board needs to: (1) investigate what the long term intentions are with MWCD; (2) talk about survivability of the Lodge; (3) discuss community buy-in; and (4) public identity of the Lodge. James Cugliari advised he feels: (1) the partnerships between the lake communities should be looked at; (2) discuss the marketing plan; (3) discuss capital investments (operating and infrastructure); (4) identify competition; and (5) donation agreement between MWCD and Commissioners. Scott Yaeger advised he is concerned with: (1) the timing of a completed golf course; (2) identity of the property; (3) discussion on the current lawsuit filed on the property; (4) managing the existing funds; (5) discuss how to build off of the current business available; (6) discuss how to maintain and weather the storm; (7) discuss the need for access to the lake; (8) discuss interior furnishings and infrastructure needs. Glen Enslin advised he would like: (1) to see lists of investments that need to be made and a wish list completed so his department can be looking for grants; and (2) discuss the possibility of reopening negotiations with Kent State University. John Hoopingarner advised: (1) his major concern would be to discuss the donation agreement between MWCD and Carroll County; (2) discuss the consequences for violating the donation agreement; (3) discuss seasonal operation possibilities; (4) discuss utilizing schools. Commissioner Ohler advised from the County's perspective the donation agreement is the most important thing to talk about. John Hoopingarner advised he would advocate to his board that the contingency of the golf course should be based on royalties reaching an established level rather than a timeframe. Mr. Yaeger advised he doesn't feel that a 9 hole golf course will draw customers and feels that if the royalties ever become enough to fund a golf course it should be an 18 hole course at minimum. Mr. Hoopingarner advised the golf course should just be an option and the Board of Commissioners should consider spending the first royalty revenues on a new HVAC unit, roof and other infrastructure needs. The Board discussed the current lawsuit and learned that the plaintiff has appealed the lower court's decision to the U.S. Court of Appeals for the Sixth Circuit and is awaiting a hearing date which could be a year from now. Commissioner Ohler advised that now the group has taken care of some preliminary topics and asked everyone to list their new top five items for discussion. Randy Budd advised: (1) the infrastructure and interior furnishings for the building are a big topic for Radius Hospitality; (2) discussion of community partnerships; (3) identifying possible attractions and activities; (4) discussion of possible grants. Scott Yaeger advised we need to look at today's business model and identify how a future business model should look. Glen Enslin advised we need to consider what and how partners can become involved. Commissioner White advised we need to look at identity and feels that the name of the lodge could be misleading because there is not resort type activities available. Commissioner Wirkner advised the business model needs be designed not utilizing oil and gas royalties because there is no guarantee the property will ever receive royalty funds and discuss how to provide safe access to the lake. John Hoopingarner advised: (1) we need to look at the business model that incorporates life without royalties; (2) financial reports to commissioners; (3) identify the needs and wants of the property; (4) MWCD's long term goal for the property; and (5) royalties. The Board discussed the possibility of selling a portion of the royalties to an investment firm prior to any drilling activity as a way to collect revenue. Commissioner Ohler advised this is an option; however, he believes the revenue wouldn't be big enough to make it worthwhile.

**IN THE MATTER OF
EXECUTIVE SESSION**

A motion was made by Vice President Robert E. Wirkner, seconded by Commissioner Thomas R. White, to enter into Executive Session per ORC 121.22(G)(8)(1) to discuss trade secrets.

10:05 AM

Upon the call of the roll, the vote was recorded as follows: **YEA:** Vice President Robert E Wirkner, Commissioner Thomas R White and President Jeffrey L Ohler **NEY:** None **ABSENT:** None. **ABSTAIN:** None.

Motion carried.

The Board reconvened with no action taken at 10:50 AM

**IN THE MATTER OF
ATWOOD LAKE RESORT AND GOLF CLUB
10:51 AM**

Commissioner Ohler listed key action items for the group to accomplish:

Topic	Responsibility	Timeframe
Interior and infrastructure needs and grant availability	Radius & Commissioners	90 Days
How to develop community partnerships in/around Atwood Lake	Radius & MWCD	On Going
Develop possible attractions and activities	Radius & MWCD	On Going
Continued development of the business model	Radius, Commissioners & MWCD	September
Determine how to develop relationships with area schools	Randy Budd & Glenn Enslen	90 Days
Financial Reporting from Lodge to County Commissioner	Radius	Quarterly
MWCDs long term goals for the Lodge property	MWCD	90 Days

Mr. Hoopingarner advised he feels there is a need to revisit the donation agreement and advocate his board for an amendment to the donation agreement. He further advised the amendment to the agreement would be to remove the contingency requiring a golf course until a point is reached where royalty revenue is self funding and create an agreement that allows for growth and flexibility for the future success of the Lodge. Scott Yaeger advised Radius is very committed to the Lodge and plans to do whatever it takes to make it more successful. Randy Budd advised Radius’s view has not change from the beginning and Radius wants to be here and has no intentions to leave. Commissioner White advised he is committed to do what it takes to keep the Lodge open and the County residents employed. Commissioner Ohler thanked everyone for attending and advised the group covered a lot of information and had good discussions and is more comfortable than when the meeting began.

A motion was made by Vice President Robert E. Wirkner, seconded by Commissioner Thomas R. White, to adjourn at 11:03 AM
The motion carried on the following vote: **YEA:** President Jeffrey L Ohler, Commissioner Thomas R White and Vice President Robert E Wirkner **NEY:** None **ABSENT:** None. **ABSTAIN:** None.

Carroll County Commissioners

/s/ Christopher R. Modranski
Christopher R. Modranski, Assistant Clerk I
(PREPARED BY)

/s/ Jeffrey L Ohler PRESIDENT
Jeffrey L Ohler
/s/ Robert E Wirkner
Robert E Wirkner
/s/ Thomas R White
Thomas R White
/s/ Jeffrey L Ohler PRESIDENT
Jeffrey L Ohler

We hereby certify the foregoing to be true and correct.
/s/ Janice E. Leggett
Janice E. Leggett, Clerk Supervisor