



# Columbiana County Port Authority

1250 St. George Street, East Liverpool, Ohio 43920  
(330) 386-9051 • FAX (330) 386-1122

November 24, 2008

(original w/map via: overnight delivery)

Brad Biggs

[bbiggs@odod.state.oh.us](mailto:bbiggs@odod.state.oh.us)

Dear Brad:

Please find attached: 1) Spreadsheet on option properties (524.661 acres, 15 houses); and, 2) Map showing basic location of plant (800 acres for future development). The top property on the Spreadsheet (Home Savings) was a house on two acres purchased in a foreclosure sale by the Port Authority for the Beard project. The next three (3) properties (Yaney, Brandle, Pusateri) comprising 130.55 acres, are properties that have reasonably good topography and which the Port Authority originally optioned for development of a distribution facility. These options expire later in 2009.

The remainder of the properties (comprising 394.111 acres and 15 houses – total purchase price of \$4,465,248) are the ones whose options expire at the end of this year. We expect that negotiations to extend the options will result in the purchase price for these properties increasing by 25% and the option renewal payments will likely total up to \$500,000. Unfortunately, we have already heard secondhand that at least one of the property owners (Barta) will not extend. In order to preserve the site, this will require a minimum payment of \$1,450,000 by December 31<sup>st</sup>, assuming all other property owners agree to extend. If you have any thoughts on how ODOD could help on this acquisition it would be appreciated.

You had also inquired about the outlying properties discussed at the meeting in Columbus. These properties are: 1) Abdalla, 235 acres on edge of site in Jefferson County toward Yellow Creek; 2) Rawson, 531 acres on edge of site in Jefferson County toward Yellow Creek; and, 3) Crews, 40 acres/four houses on NW corner of site in Columbiana County. The purchase price on these properties is not set (originally estimated at as exceeding Three Million Dollars) but will be born by Beard in any event.

Yours truly,

Tracy V. Drake  
Chief Executive Officer

TVD/gss

enc.

cc: (letter only)  
Board of Directors  
John Baardson  
Steve Dopuch  
Nick Petricoff  
Congressman Wilson  
Senator Wilson  
Representative Bolon  
Atty. Tim Brookes

NAME	MAILING ADDRESS	DATE		OPTION EXPIRES	ACREAGE	PURCHASE		OPTION AMT. PD.	DATE PAID	CHECK NO.
		SIGNED				PRICE				
Home Savings						\$ 50,174.84			2/27/2007	#19286
Yaney, George	43263 18th St. Hgts. Wellsville OH 43968	4/23/2002	9/15/2009	78 acres	\$ 299,520.00		\$ 5,000.00	4/22/2002	#13448	
							\$ 5,000.00	6/5/2003	#14879	
							\$ 5,000.00	9/20/2004	#16368	
							\$ 5,000.00	9/16/2005	#17476	
							\$ 5,000.00	9/11/2006	#18707	
							\$ 5,000.00	9/4/2007	#19976	
							\$ 10,000.00	9/23/2008	#21343	
Brandle, Burdell	PO Box 596 East Liverpool OH 43920	8/18/2006	6/30/2009	12 acres	\$ 74,900.00		\$ 7,500.00	6/4/2007	#19625	
							\$ (351.00)	refund-Brookes Law		
							\$ (149.00)	Brookes IOLTA acct.		
							\$ 3,000.00	8/8/2007	#19862	
							\$ 7,000.00	3/21/2008	#20682	
Mike Pusateri Ex., Inc.	PO Box 2136	12/1/2006	8/31/2009	40.55 acres	\$ 243,300.00		\$ 6,000.00	3/7/2007	#19319	
							\$ 6,000.00	8/31/2007	#19959	
							\$ 6,000.00	8/29/2008	#21277	
McCourt, David	38 County Rd. 50 A Irondale OH 43932	3/8/2007	1/1/2009	176 acres houses	\$ 828,000.00		\$ 10,000.00	6/26/2006	#18424	
							\$ 30,000.00	3/8/2007	#19324	
							\$ 45,000.00	7/2/2007	#19736	
							\$ 5,000.00	7/2/2007	#19737	
							\$ 80,000.00	10/29/2007	#20188	
Barta, Pete	21307 Sixteen School Rd. Irondale OH 43932	4/11/2007	12/31/2008	145 acres house/barns	\$ 1,450,000.00		\$ 50,000.00	3/30/2007	#19400	
							\$ 25,000.00	10/29/2007	#20187	
							\$ 1,000.00	2/13/2008	#20548	
Milliron, Ruby Mills, Larry	PO Box 464 Wellsville OH 43968	11/2/2006	12/31/2008	21.61 acres houses	\$ 517,000.00		\$ 11,750.00	3/7/2007	#19315	
							\$ 11,750.00	3/7/2007	#19316	
Chase, Fred/Sherry	21613 Sixteen School Rd.	11/3/2006	12/31/2008	3.5 acres house	\$ 200,000.00		\$ 10,000.00	3/8/2007	#19325	
							\$ 15,000.00	10/29/2007	#20191	
Rawson, Kenneth G.	309 Carolina Ave East Liverpool OH 43920	11/3/2006	12/31/2008	3 acres house	\$ 200,000.00		\$ 10,000.00	3/7/2007	#19313	
							\$ 15,000.00	10/29/2007	#20190	

Rawson, Joseph c/o Nancy Anderson	21621 Sixteen School Rd. Irondale OH 43932	3/6/2007	12/31/2008	14 acres house	\$ 300,000.00	\$ 15,000.00	3/7/2007 10/29/2007	#19317 #20189
Beaver, Christopher/Tonya	21271 Sixteen School Rd. Wellsville OH 43968	10/30/2007	12/31/2008	1.009 acres house	\$ 125,000.00	\$ 12,500.00	10/29/2007	#20192
Logston, Tim/Jennifer	21369 Sixteen School Rd. Wellsville OH 43968	10/30/2007	12/31/2008	.68 acres house	\$ 140,000.00	\$ 14,000.00	10/29/2007	#20193
Wellington, James/Charlene	1059 Hillcrest Rd. Wellsville OH 43968	10/31/2007	12/31/2008	11.248 acres	\$ 110,248.00	\$ 10,000.00	10/29/2007	#20194
Hayes, Gladys	21399 Sixteen School Rd. Irondale OH 43932	12/14/2007	12/31/2008	0.717 acre house (mortgage)	\$ 150,000.00 \$ 23,000.00	\$ 8,500.00	12/14/2007	#20340
Murphy, Kenneth	21619 Sixteen School Rd. Irondale OH 43932	2/6/2008	12/31/2008	5.02 acres house	\$ 250,000.00	\$ 12,500.00	1/23/2008	#20487
Anderson, Hazel	21322 Sixteen School Rd. Irondale OH 43932	2/9/2008	12/31/2008	3.547 acres house	\$ 325,000.00	\$ 1,000.00	2/5/2008	#20517
Bell, Ravanna	21629 Sixteen School Rd. Wellsville OH 43968	2/11/2008	12/31/2008	2 acres house	\$ 400,000.00	\$ 1,000.00	1/23/2008	#20485
Sosack, James/Mary	21408 Sixteen School Rd. Irondale OH 43932	2/13/2008	12/31/2008	4.78 acres house	\$ 275,000.00	\$ 1,000.00	1/23/2008	#20486
ODOD - CONTINGENCY FUND PAYMENT						\$ (157,500.00)	8/13/2007	
OHIO RIVER CLEAN FUELS PAYMENT						\$ (52,500.00)	6/25/2007	
ODOD - CONTINGENCY FUND PAYMENT						\$ (148,000.00)	10/3/2008	
					\$ 5,961,142.84	\$ 127,000.00		