

BELMONT COUNTY PORT AUTHORITY

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INTRODUCTION

This Annual Report is designed to meet reporting requirements set forth by the State of Ohio – State Auditor’s Office. It highlights Port Authority activities during calendar year 2007.

The Annual Report will be provided to the State of Ohio, local, political jurisdictions, businesses and Belmont County Residents.

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IT HAS BEEN SAID THAT ECONOMIC DEVELOPMENT ORGANIZATIONS DO NOT CREAT JOBS, COMPANIES CREATE JOBS. IT IS THE ROLE OF AN ECONOMIC DEVELOPMENT ORGANIZATION TO CREATE AN ENVIRONMENT WHERE NEW COMPANIES WILL INVEST TO ESTABLISH FACILITIES AND EXISTING COMPANIES WILL EXPAND AND SUCCEED. FURTHER, INVESTMENT AND SUCCESS IN THE INDUSTRIAL, MANUFACTURING AND DISTRIBUTION SECTORS WILL FUEL GROWTH FOR THE PROFESSIONAL, RETAIL AND SERVICE SECTORS OF THE ECONOMY. DURING CALENDAR YEAR 2007, NUMEROUS PROFESSIONAL, RETAIL AND SERVICE PROJECTS WERE ANNOUNCED OR COMPLETED. THESE PROJECTS, LIKE THE ONES NOTED ABOVE, PROVIDE EMPLOYMENT FOR LOCAL RESIDENTS AND GENERATE TAX DOLLARS FOR LOCAL POLITICAL JURISDICTIONS AND SCHOOLS.

BUSINESS DEVELOPMENT EFFORTS

The Port Authority in 2007 assisted many companies with development efforts announced in 2007. The projects, which are highlighted below, will include a total investment of more than and will create or retain more than jobs.

EAST COAST METAL SYSTEMS- East Coast Metal Systems will relocate in Bellaire and with the move it will enable the 25 current jobs to increase with the additional space to create 57 new positions that average \$26 per hour plus benefits. This project should generate over 4.5 million in payroll dollars.

MOUNTAINEER INDUSTRIES- This will expand operation in a 100,000 square foot building in Bellaire. The expansion will create 25 new jobs with our 2 million invested in this facility. Mountaineer Industries has provided quality metal fabrication and cable repair to the mining industry and other companies for years.

LARGE AGGREGATE COMPANY- This company will have two separate operations and will be located in north eastern Belmont County. The first operation will employ 5-7 employees and the second operation will employ 15-20 employees. The total investment for this company will be in excess of over 10 million.

RETENTION AND EXPANSION- This program attempts to find any issues that we could assist and talk to companies about. It also helps to create contacts with future companies that could relocate in Belmont County.

WAGE AND BENEFIT STUDY- B.C.P.A has completed the work with a resource company to create a wage and benefit study for the county. This study will be able to be used by current employers but more importantly for companies wanting to move and establish operations in the county.

EXPANSION OF COUNTY BUSINESS- The Port Authority is working with 12 companies wanting to expand their business. Growth and space is the issue with all of these businesses and it is important to keep them in the county. The more success we have in expansion, the more employment positions will become available.

BUILDING PLAN DEPARTMENT- This department would be created in Belmont County to help businesses get new construction plans and additions to their facilities approved in a timely manner rather than the wait that occurs when construction

plans are sent to Columbus. Belmont County would sign agreements with neighboring counties so their building plans would come to be approved by the new building Department in Belmont County. This department would be just another good tool to help development in the county.

ECONOMIC OUTREACH- The official website- for the B.C.P.A. was designed and started operation in March. This website offers a mission statement, mapping, county information, available property and buildings, government links, and contact information. It is an important tool for perspective businesses and others to have contact with and current information from the Port Authority. The property available page now has several sites and buildings available throughout the county.

Also, the B.C.P.A. continues to meet with municipal, townships, county officials on regular update meetings and at requested meetings. We will continue to be in the community and be available to answer questions about development concerns and ideas.

INFRASTRUCTURE DEVELOPMENT

The Port Authority in 2007 played an important role in the development of infrastructure critical to the continued economic growth of Belmont County. The projects, which are highlighted below, include investments of ____ million and address important transportation issues.

FOREIGN TRADE ZONE- The Port Authority continues to move forward on the establishment of a Foreign Trade Zone in Belmont County. The B.C.P.A. has met with the Commissioners, property holders, and tariff consultant on the application process the port of entry location on the Ohio River could give this zone the advantage to benefit a tri-state area. The application process is a long and lengthy process and could take up to 12 months to complete. The designation of different zones in the county is made on this application.

PARKING GARAGE FEASIBILITY STUDY- The Belmont County Commissioners have hired Kimball Associates from Pittsburgh PA to do a new parking garage feasibility study that the Port Authority will be assisting the company with.

The Belmont County Commissioners and the City of St. Clairsville have formed a Transportation Improvement District to work on transportation needs of Belmont County. The first project will be working with the Ohio Department of Transportation and other government entities to address the need for an additional exit to reduce the traffic issues and assist the future development in the area.

ECONOMIC IMPACT HISTORICAL PERSPECTIVE

Historically, Belmont County is known for their coal, steel, and agricultural industries as well as transportation involving the Ohio River. Those four industries, at one point, were the number one employers in this Community. However, in today's society these industries have seen a decrease in their employment but they still remain a main part of the economic picture in Belmont County.

With river transportation and both Interstate 70 and Highway 7, Belmont County has several advantages in attracting new development into the County. New sites will be created for future businesses so they can use out great workforce and enjoy the wonderful, quality of life environment that Belmont County has.

PORT AUTHORITY DEVELOPMENT PARK

The Belmont County Port Authority owns and markets one development park-Industrial Site. This park is uniquely suited to meet the needs of expanding or new companies.

INDUSTRIAL SITE- It is important for Belmont County that it has available large acreage sites or bigger corporations. Fox Run Commerce only has small acre sites and has underground mining issues that do not make this a prime location for large development projects. The Port has reviewed many locations around the county to find enough acreage to make a larger site. The Belmont County Port Authority is negotiating with a property owner to purchase 850 acres south of Interstate 70 at the 202 exit. The Port is applying for an ISIF grant that will allow the purchase of the property and the start of installing infrastructure necessary to create an Industrial Park.

Part of the process will be the creation of a J.E.D.D. () which will include Warren Township, Village of Barnesville, Belmont County Port Authority, and the Belmont County Commissioners working with state and federal officials in supplying necessary funding for the Parks infrastructure.

PORT AUTHORITY BOARD OF DIRECTORS AND STAFF

The Port Authority' Board of Directors is appointed by the Belmont County Commissioners. The five-member board currently consists of Martin Gould, Chairman (Bridgeport), Michael Schucker, Vice-Chair (St.Clairsville), Lisa Kay Armann-Blue (Powhatan Point), Dan Jones (Martins Ferry), and William Knox (Barnesville).

The Port Authority is staffed by two full-time employees, Larry Merry, Director and Bill Morgan, Assistant Director. The office is located at 121 Newell Avenue, St.Clairsville.

BELMONT COUNTY PORT AUTHORITY
 BUDGET REPORT
 Period Ending Date December 31, 2006

2006- S12 B.C.P.A. Expenses	YTD Expense
Salary S01.002	\$38,559.64
Hospital S02.006	\$1,553.47
Equipment S03.012	\$6,100.34
Supplies S04.010	\$1,789.00
Travel Expenses S05.000	\$433.71
Marketing/Prom. S06.000	\$159.35
Pro. Serv/Research S07.000	\$5,471.50
PERS S08.003	\$1,661.92
Workers Comp S09.004	\$0.00
Other Expenses S012.000	\$30.00
Medicare S11.005	\$543.89
Expenses Total	\$59,519.16
Total Appropriation	\$77,625.00
Funds Transfer to 2007	\$181,005.84

BELMONT COUNTY PORT AUTHORITY
 BUDGET REPORT
 Period Ending Date December 31, 2007

2007- S12 B.C.P.A. Expenses	YTD Expense
Salary S01.002	\$117,380.47
Hospital S02.006	\$10,837.56
Equipment S03.012	\$3,349.99
Supplies S04.010	\$1,389.67
Travel Expenses S05.000	\$2,257.91
Marketing/Prom. S06.000	\$1,012.00
Pro. Serv/Research S07.000	\$8,915.22
PERS S08.003	\$22,394.00
Workers Comp S09.004	\$824.98
Other Expenses S012.000	\$2,041.93
Medicare S11.005	\$1,679.17
Expenses Total	\$201,845.65
Total Appropriation (Includes 2006 carry over \$18,105.84)	\$219,983.44
Funds Transfer to 2008	\$41,650.54
FT Grant (Carry over to 2008)	\$15,000.00
Belmont County Commissioners Funding (Rent, Utilities, Salaries, Refunds)	\$38,586.86