

Delaware County Finance Authority
Regular Meeting
July 13, 2022 – 5:30 p.m.

Call to Order

The Meeting was called to order at 5:32 PM

Pledge of Allegiance

Mr. Bishop led the Pledge of Allegiance

Roll Call

Bill Bishop, Chair
Kent Shafer, Vice-Chair
Mike Frommer, Treasurer
Franz Geiger, Secretary
Frank Reinhard
John Comerford

County Staff

Tyler Lane
Tracie Davies

Contracted Services

Steve Cuckler, Taft Law
Chris Connelly, Taft Law
Doug Dalton, Bradley Payne Advisors
Andy Brossart, Bradley Payne Advisors
Nate Green, Montrose Group

Public Comment

None

Agenda Item 6.a.

Mr. Bishop invited guests from Jones Lang LaSalle Americas, Inc. to speak concerning land strategy and land assemblage services for the Berlin Business Park Industrial area. The Board heard the presentation and requested to see a written contract and a pricing structure for the next meeting.

Agenda Items 6. b. and c.

The Board discussed the potential of reaching out to developers to receive feedback for what is needed at the BPP to facilitate development.

Mr. Lane discussed a future agreement between Berlin Township, Shawnee Hills, and the Authority for specifications of the JEDD at the BPP. The Agreement is to be presented at the next meeting.

Secretary's Report

Mr. Geiger reviewed the meeting minutes from the June 1, 2022 meeting with the Board

MOTION: Mr. Reinhard moved to approve the June 1, 2022 meeting minutes. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Frommer – Aye; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

Treasurer's Report

Mr. Frommer reviewed the check log and finance report with the board.

MOTION: Mr. Comerford moved to approve the finance report. Mr. Reinhard seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Frommer – Aye; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

BREAK

The Board took a recess from 5:58PM – 6:10PM.

Closed Session

Mr. Comerford moved to enter into Closed Session pursuant to ORC§4582.58 to discuss current contracts, upcoming projects, and other proprietary information which may include marketing plans; specific business strategy; production techniques and trade secrets; financial projections; and financial statements, with no business of the DCFA being transacted, no motions made, nor any decisions made, Mr. Geiger seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Frommer – Aye; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

The Board entered closed session at 6:10PM.

MOTION: Mr. Shafer moved to return to regular session at 6:40p.m. Mr. Comerford seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Reinhard – AYE; Mr. Comerford – Aye.

Riverby update

Bradley Payne discussed its meeting with Riverby's HOA. Riverby is located on the East side of Delaware. Conversations are continuing. If anything changes in this regard the board will be notified.

Jennings update

Mr. Lane discussed the progress with Jennings and the work being done to create the necessary documents to proceed. The Board will continue to be updated at future meetings

Bound Fund Update

Mr. Lane gave an update on two potential deals for the bond fund. The first being the Yates project, which is multifamily development within the BPP. The second potential project would be the DCFA assisting Morrow County in providing incentives for a project in its jurisdiction.

State Audit

Mr. Lane gave an update on the State Audit process. His Office and CPA Carr are working with the State to ensure all compliance information available is given to the Auditor.

DCFA Application

Bradley Payne and Mr. Lane presented two potential economic incentive policy application options to the Board. The Board liked portions of each policy and requested a policy that blended the ideas in the two potential policies to be provided at the next meeting. No action was taken.

Bond Fund Update

Andy Brossart and Doug Dalton gave an update on bond fund projects.

Employee Agreement

Mr. Lane presented an agreement between the county and the DCFA for Sarah Dinovo to provide services as a clerk to the Board.

MOTION: Mr. Frommer moved to approve the agreement. Mr. Reinhard seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Frommer – Aye; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

Lawn Care Services

Mr. Lane presented an agreement between the DCFA and ZigZag Lawn Care for lawn care services for 7935 St. Rt. 23.

MOTION: Mr. Bishop moved to approve the agreement. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Frommer – Aye; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

Adjournment

Mr. Reinhard moved, seconded by Mr. Shafer to adjourn the meeting at 7:22 PM.