

**Delaware County Finance Authority**

Regular Meeting

February 3, 2021

**Call to Order**

The meeting was called to order at 3:00 PM.

**Roll Call**

Bill Bishop, Chair

Kent Shafer, Vice-Chair

David Stadge, Treasurer

Scott Cubberly, Secretary – Arrived at 3:02 PM

Frank Reinhard

Franz Geiger

County Staff

Bob Lamb

Rob Platte

Zach Dowley

Kelsey Scott

Contracted Services

Robin Yocum, Yocum Communications

Mark Fowler, Delaware County Prosecutor's Office

Guests

Kyle Tillar, NuGrowth Solutions

**Motion to Suspend the Bylaws Related to In-Person Attendance of Presiding Officers**

MOTION: Mr. Stadge moved to suspend the bylaws related to in-person attendance of presiding officers.

Mr. Shafer seconded the motion, and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Bishop – AYE; Mr. Reinhard – AYE; Mr. Shafer – AYE.

**NuGrowth Solutions**

Mr. Lamb introduced Kyle Tillar to the Board and provided background on his company, NuGrowth Solutions.

Mr. Tillar presented to the Board about NuGrowth solutions and the current offer to partner with the City of Westerville.

After the presentation, the Board discussed the contract. The Development and Finance Committee had recommended the Board approve the contract as well.

### **Resolution 21-001 To Enter into a Services Contract with NuGrowth Solutions LLC**

MOTION: Mr. Stadge moved to approve Resolution 21-001. Mr. Shafer seconded that motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Cubberly – AYE; Mr. Geiger – AYE; Mr. Reinhard – ABSTAIN.

### **Closed Session**

MOTION: Mr. Stadge 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. No business of the DCFA will be transacted, no motions made, nor any decisions made. Mr. Shafer seconded the motion, and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Geiger – AYE; Mr. Bishop – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Shafer – AYE.

The Board entered closed session at 3:17 PM

Mr. Cubberly recused himself of the conversation between 3:22 PM and returned to closed session at 3:50 PM

MOTION: Mr. Shafer moved to return to regular session. Mr. Geiger seconded the motion and the roll call vote was as follows: Mr. Shafer – AYE; Mr. Geiger – AYE; Mr. Bishop – AYE; Mr. Cubberly – AYE; Mr. Stadge – AYE; Mr. Reinhard – AYE.

The Board returned to regular session at 4:28 PM.

### **Secretary's Report**

Mr. Cubberly reviewed the January 6<sup>th</sup> meeting minutes with the Board.

MOTION: Mr. Stadge moved to approve the January 6<sup>th</sup> meeting minutes as presented to the Board. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Geiger – AYE.

### **Treasurer's Report**

Mr. Stadge gave the Board an update regarding the financial report and the various disbursements going on.

MOTION: Mr. Shafer moved to approve the Treasurer's Report as presented. Mr. Cubberly seconded the motion and the roll call vote was as follows: Mr. Shafer – AYE; Mr. Cubberly – AYE; Mr. Bishop – AYE; Mr. Stadge – AYE; Mr. Reinhard – AYE; Mr. Geiger – AYE.

### **Development and Finance Committee Report**

Mr. Stadge provided a report from the Development and Finance Committee Meeting on January 28, 2021.

MOTION: Mr. Shafer moved to accept the meeting minutes from the January 28 Development and Finance Committee meeting. Mr. Reinhard seconded and the roll call vote was as follows: Mr. Shafer – AYE; Mr. Reinhard – AYE; Mr. Bishop – AYE; Mr. Stadge – AYE; Mr. Cubberly – AYE; Mr. Geiger – AYE.

### **SREG Project**

Mr. Platte updated the Board that SREG were moving forward with their new project and would be seeking to take advantage of the STEP program in the future.

### **Berlin Business Park**

Mr. Platte updated the Board on the status of the Berlin Business Park

### **Resolution 21-002 To Enter into a Memorandum of Understanding (MOU) Related to the Creation of a Joint Economic Development District (JEDD)**

Mr. Shafer moved to approve Resolution 21-002. Mr. Stadge seconded and the roll call vote was as follows: Mr. Shafer – AYE; Mr. Stadge – AYE; Mr. Bishop – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – ABSTAIN

### **115 N. Sandusky St.**

Mr. Platte updated the Board on the status of 115 N. Sandusky St.

### **Resolution 21-003 To Enter into a Memorandum of Understanding (MOU) Related to the Property Located 115 N Sandusky Street.**

MOTION: Mr. Stadge moved to approve Resolution 21-003. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – ABSTAIN.

### **Riverby Project**

Mr. Platte informed the Board that they have done all they need to do at this time regarding Riverby.

### **50 Channing St.**

Mr. Platte provided context to the 50 Channing St. Property agreement

### **Resolution 21-004 To Enter into a Memorandum of Understanding (MOU) and a Real Estate Purchase Agreement (REPA) Related to the Property located 50 Channing Street**

MOTION: Mr. Stadge moved to approve Resolution 21-004. Mr. Cubberly seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Cubberly – AYE; Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Reinhard - AYE; Mr. Geiger – AYE.

### **LSI Expansion**

Mr. Platte informed the Board that LSI would be coming forward to request STEP for the expansion project.

### **Rockford Project**

Mr. Platte informed the Board that Rockford had submitted their \$2500 non-refundable application for the STEP program for their project.

### **Metro Project**

Mr. Platte informed the Board that Metro was still moving forward on their project.

### **Main Street Delaware Application**

Mr. Platte informed the Board that Main Street Delaware had submitted their application for the Strategic Partnership Program. The Board discussed how their grant would look to Main Street.

MOTION: Mr. Stadge moved to approve Main Street Delaware's Strategic Partnership Program Application and award them \$50,000 to be matched dollar for dollar with private donations. \$25,000 to be available near the beginning of the project, and \$25,000 available after the project is completed. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Geiger – AYE.

### **H&D Living Facilities**

Mr. Platte informed the Board that the H&D project was complete and they have submitted all their final documentation that had been reviewed by Mr. Connelly.

MOTION: Mr. Shafer moved to accept the completion documentation for the H&D Project. Mr. Stadge seconded the motion and the roll call vote was as follows: Mr. Shafer – AYE; Mr. Stadge – AYE; Mr. Bishop – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Geiger – AYE.

### **Public Relations Report**

Mr. Yocum updates the Board on the Public Relations and Marketing projects he's been working on.

### **OWU Downtown Board**

Mr. Platte updates the Board regarding the OWU Board being created. The Board decided to have Mr. Lamb continue serving as their representative.

### **Annual Report**

The Board reviewed the 2020 Economic Development Department Annual Report. Mr. Reinhard suggested the next report include a thank you to strategic partners.

### **Other Business**

The Board briefly discussed the Old Jail Site in Delaware.

### **DocuSign**

Mr. Platte informed the Board regarding DocuSign.

**Resolution 21-005 To Authorize the Use of Electronic Signatures**

MOTION: Mr. Shafer moved to approve Resolution 21-005. Mr. Geiger seconded the motion and the roll call vote was as follows: Mr. Shafer – AYE; Mr. Geiger – AYE; Mr. Bishop – AYE; Mr. Stadge – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE.

**March Meeting**

The Board decided to stay virtual for their March meeting.

**Adjournment**

Mr. Shafer moved to adjourn the meeting. Mr. Stadge seconded the motion. The meeting adjourned at 5:03 PM.

Sincerely,

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Scott Cubberly, Secretary  
Delaware County Finance Authority