

Delaware County Finance Authority  
Regular Meeting  
May 4, 2022 – 5:30 p.m.

**Call to Order**

The Meeting was called to order at 5:30 PM

**Pledge of Allegiance**

Mr. Bishop led the Pledge of Allegiance

**Roll Call**

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

County Staff

Rob Platte  
Tyler Lane  
Tracie Davies

Contracted Services

Steve Cuckler, Taft Law  
Chris Connelly, Taft Law  
Doug Dalton, Bradley Payne Advisors  
Andy Bossart, Bradley Payne Advisors

Guests

Jason Carr  
Johnathan Wilcox  
Tim Wilson, CVB

**Public Comment**

None

**Secretary's Report**

Mr. Cubberly reviewed the meeting minutes from the April 6, 2022 meeting with the Board

MOTION: Mr. Reinhard moved to approve the April 6, 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. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

### **Finance Report**

Mr. Frommer reviewed the check log and finance report with the board. Mr. Platte gave an update as to the authorized persons on the accounts and the transfers to Mr. Lane and Mr. Carr.

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

### **Agenda Item 9.b)**

Mr. Bishop invited guest Johnathan Wilcox to present on the three projects applications he submitted to the board. Mr. Wilcox gave an overview of the Sara Crossing project located in Liberty Township, the Ryan Crossing project located in Orange Township, and the Lucy Ridge project located in the City of Delaware. He is requesting the Board's approval of the STEP program for the three projects. Board members inquired as to the public purpose and benefit of each project. Mr. Wilcox reviewed the various TIFs related to the projects, the public infrastructure that is part of the projects, and the status of local approvals.

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

Mr. Frommer reviewed the April 27 Development and Finance Committee Report with the Board.

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

### **Public Relations and Marketing Committee Report**

Mr. Cubberly shared the discussion that was had with Mr. Yocum. The Board has decided to put marketing services contract renewal on hold until the county Economic Development Director is in place.

Tim Wilson of the Convention and Visitors Bureau gave a presentation of the CVB's marketing and outreach efforts, performance data, and potential partnership with the DCFA. The Board discussed the CVB staff and capacity and how the DCFA could contribute to the CVB. No action was taken.

### **BREAK**

The Board took a quick recess from 6:30 – 6:37.

### **Closed Session**

Mr. Shafer 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. Cubberly seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Frommer – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

The Board entered closed session at 6:37p.m.

NOTES: During the Closed Session, Mr. Shafer and Mr. Cubberly left the meeting at various times at they had each recused themselves from City of Delaware and Berlin Business Park discussions, respectively. Mr. Geiger left the meeting for the rest of the evening at 7:15p.m. due to a prior engagement.

MOTION: Mr. Frommer moved to return to regular session at 7:44p.m. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Frommer – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Comerford – Aye.

#### **ATS Expansion Project (22-012)**

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

#### **Wilcox Projects**

##### **Sara Crossing (22-013)**

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

##### **Ryan Crossing (22-014)**

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

##### **Lucy Ridge (22—015)**

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

#### **Rockford Homes**

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

#### **BBP Incentives Agreement**

Mr. Platte and Mr. Connelly gave an update to the board regarding the final changes to the Agreement. Berlin Township has signed off on the changes and Mr. Connelly recommends the Agreement. An update on the Phase 1 environmental review was also given.

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. Cubberly – ABSTAIN; Mr. Reinhard – AYE; Mr. Geiger – Aye; Mr. Comerford – Aye.

**Bond Fund Update**

Andy Brossart and Doug Dalton gave an update on bond fund projects. The Delaware Point Project was discussed as a potential project. Bradley Payne will reach out to the City of Delaware/

**Strategic Planning**

Discussions started as to the future and the focus of the DCFA. DCFA wants to work in lockstep with the County on goals and objectives. The Strategic Planning group will continue to meet to discuss strategy.

**Adjournment**

Mr. Shafer moved, seconded by Mr. Cubberly, to adjourn the meeting at 8:16 PM.

Respectfully Submitted,

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Scott Cubberly, Secretary