

Delaware County Finance Authority
Regular Meeting
September 7, 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
Franz Geiger, Secretary
Frank Reinhard
John Comerford

County Staff

Tyler Lane
Tracie Davies
David Stadge
Doug Crew
Sarah Dinovo

Contracted Services

Andy Bossart, Bradley Payne Advisors
Mike Bernth, Bradley Payne Advisors
Jason Carr, Wilson, Shannon & Snow, Inc.

Guests

Joe Davis, JLL
Brian Marsh, JLL

Public Comment

None.

Berlin Business Park

Members of the board posed questions about what JLL saw as a goal for the project. Brian Marsh stated he saw JLL as facilitators between the property owners to see the 'big picture' of what the BBP would do for the area while educating them on a realistic idea worth of their property.

The Board asked for an in-person monthly progress report to start out their contract, if it were decided to move forward with JLL. The progress report would include which properties were interested in selling,

not interested or not sure (perhaps presented in the form of a map). After the properties were identified, JLL could recommend the best use of the areas that were ready to move forward.

Some members of the Board expressed concerns over JLL being the point of contact for the project and still having the opportunity to become the seller's agent when it came time to sell. Essentially being paid for the DCFA contract and making a commission off of the sale.

A discussion occurred about whether or not JLL would consider putting a provision into the contract that would allow for a credit of the DCFA contract if a certain number of properties were listed with JLL within the Berlin Business Park.

Brian Marsh stated he would work on a revised contract.

County Administrator Report

- Tracie Davies introduced Commissioner Barb Lewis. Commissioner Lewis announced the hiring of Monica Conners as the new Economic Development Director. Ms. Conners will start on October 3, 2022. Ms. Davies gave a brief overview of the process of Ms. Conners hiring.
- Byers, Minton & Associates, LLC have officially been brought on board for lobbying for more funding for Delaware County.
- The Berlin Business Park (BBP) Forcemain project bids came in under the engineer's estimate. The Regional Sewer District will be using ARPA money for that project.
- The BBP Pump Station will go out to bid soon.
- Del-Co water site is moving forward
- The search a DCFA board member is still ongoing
- The search for a Finance Director under the Board of Commissioners is still ongoing. Have had several preliminary interviews
- Tyler has reached out to the Columbus-Franklin County Port Authority and will be meeting with Jean Carter Ryan to further develop an on-going relationship with them
- Met with The New Albany Company to discuss Intel's impact on Delaware County

Secretary's Report

There is a change to the minutes presented.

1. The Riverby portion of the minutes it read 'Bradley Payne discussed its meeting with Orange Township. Orange is not currently requesting a bond fund issuance.' The correction will reflect "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."
2. The Jennings portion read 'Bradley Payne discussed its meeting with Orange Township. Orange is not currently requesting a bond fund issuance.' The correction will reflect "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".
3. Both headings mistakenly had the word sewer and has since been removed.

MOTION: Mr. Reinhard moved to approve the minutes from July 13, 2022 as revised. Mr. Shafer seconded the motion and the roll call vote was as follows:

Mr. Bishop- Aye
Mr. Shafer- Aye
Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Aye
Mr. Reinhard- Aye

Review and Acceptance of Committee Reports

- a. The minutes should reflect that Mr. Platte was not at the meeting, therefore will be omitted.

Treasurer’s Report

- a. Mr. Frommer reviewed the check log and finance 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. Geiger- Aye
Mr. Comerford- Aye
Mr. Reinhard- Aye

- b. Mr. Frommer asked Jason Carr to go over the remedies for the audit findings. Mr. Carr stated that most of the findings have already been remedied and moving to Quickbooks should further help the DCFA keep track of payments and receipts.
Mr. Carr handed out financial reports to the Board members for them to look at and to offer feedback to him by email.

BREAK

The Board took a quick recess from 6:19– 6:30 PM.

Closed Session

Motion: 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. Shafer seconded the motion and the roll call vote was as follows:

Mr. Bishop - Aye
Mr. Shafer - Aye

Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Aye
Mr. Reinhard- Aye

The Board entered closed session at 6:33p.m.

MOTION: Mr. Shafer moved to return to regular session at 7:10p.m. Mr. Geiger seconded the motion and the roll call vote was as follows:

Mr. Bishop - Aye
Mr. Shafer - Aye
Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Aye
Mr. Reinhard- Aye

Project Updates

- a. Jennings Sports Park: The bond closing date is set for October 2022. There is a TEFRA bond hearing on the Board of County Commissioners' agenda tomorrow for this project. There is a groundbreaking ceremony scheduled for September 30th that is invitation only. Ms. Davies asked if the Board would be interested in a joint press release about the project. Mr. Bernth cautioned waiting until the closing might be in the best interest for both parties.
- b. Wilcox Projects: Close to projects starting.

Mr. Comerford left due a previous commitment at 7:15 PM

New Business

- a. Reimbursement Policy. The Board discussed only receiving a cell phone and expense whatever costs incurred for meeting with potential business clients.

Motion: Mr. Shafer made a motion to give each board member a monthly cell phone allowance of \$50.00. The motion was seconded by Mr. Geiger and the roll call vote was as follows:

Mr. Bishop - Aye
Mr. Shafer - Aye
Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Absent
Mr. Reinhard- Aye

Action: Resolution No. 22-023: Resolution to Amend the Bylaws: A motion was made by Mr. Reinhard, seconded by Mr. Shafer to approve Resolution No. 22-023. The roll call vote was as follows:

Mr. Bishop - Aye
Mr. Shafer - Aye

Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Absent
Mr. Reinhard- Aye

Action: Resolution No. 22-024: Resolution to Adopt A Public Records Policy: A motion was made by Mr. Shafer, seconded by Mr. Frommer to approve Resolution No. 22-024. The roll call vote was as follows:

Mr. Bishop - Aye
Mr. Shafer - Aye
Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Absent
Mr. Reinhard- Aye

Resolution No. 22-025 was not utilized.

Action: Amendment No. 1 to the Economic Development Incentives Agreement: A motion was made by Mr. Frommer, seconded by Mr. Shafer to approve the amendment to the Economic Development Incentives Agreement. The roll call votes was as follows:

Mr. Bishop - Aye
Mr. Shafer - Aye
Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Absent
Mr. Reinhard- Aye

Action: Resolution No. 22-026: Resolution to Enter into the Berlin Business Park Compensation Agreement: A motion was made by Mr. Frommer, seconded by Mr. Shafer to approve Resolution No. 22-026. The roll call vote was as follows:

Mr. Bishop - Aye
Mr. Shafer - Aye
Mr. Frommer- Aye
Mr. Geiger- Aye
Mr. Comerford- Absent
Mr. Reinhard- Aye

Other business

None.

Adjournment

Mr. Shafer moved, seconded by Mr. Bishop, to adjourn the meeting at 7:32 PM.

Respectfully Submitted,

Franz Geiger, Secretary