

Delaware County Finance Authority
Board Meeting
1/8/2020

Call to Order

The Regular Board meeting was called to order at 5:32pm.

Pledge of Allegiance

Mr. Bishop led the Pledge of Allegiance

Swearing In of New Members

County Prosecutor Melissa Schiffel swore in Mr. Geiger as a member of the Finance Authority Board of Directors.

Roll Call

Bill Bishop, Chair
Kent Shafer, Vice Chair
Don Rankey, Treasurer
Scott Cubberly
Frank Reinhard
David Stadge
Franz Geiger

Contracted Services
Steve Cuckler, Taft Law
Robin Yocum, Yocum Communications
Mark Fowler, Delaware County Prosecutor's Office

County Staff
Bob Lamb
Rob Platte
Zach Dowley
Kelsey Scott

Guests
Commissioner Jeff Benton
Melissa Schiffel
Michael Ringle
Jason Bechtold
Ryan Rivers

Administrative Notes

Mr. Bishop remarked that due to Mr. Bennehoof stepping down from the Board, a new secretary would need to be selected. They would do so at the next Regular Board meeting. The Board also took a moment to recognize Mr. Stadge for his hard work and dedication to the Board during his time as Chair. The Board presented him a gift and they all thanked him.

Secretary's Report

Mr. Bishop reviewed the Minutes for both the Organizational and Regular Board Meetings on November 13th, 2019.

MOTION: Mr. Stadge moved to approve the November organizational 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. Geiger – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Rankey – AYE.

MOTION: Mr. Stadge moved to approve the November Regular Board 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. Rankey – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE; Mr. Geiger – AYE.

Marketing Committee Report

Mr. Yocum updated the Board on the marketing efforts since the last meeting. DCFA has assisted One Delaware create a new logo, Franz had a newspaper release in the gazette announcing his appointment board. He informed the Board about two public talks that would be happening sometime in March. One would be a NAIOP event and the other would be the next in the Development talk series that started in October of 2019. He also informed the Board about the Workforce brochures being created. Also the Podcasts that started last year were still ongoing into this year.

Public Comment

Mr. Benton welcomed Mr. Geiger to the Board and also expressed his thanks for Mr. Stadge's hard work as chair of the Board. He congratulated Mr. Bishop for becoming the new Chair of the Board.

Mr. Ringle gave background information about himself and his position as County Treasurer. He commented one of the big thing he wanted to accomplish during his time as Treasurer was to increase the activity of the Land Bank.

Ortho-One Project

Mr. Lamb informs the Board that Mr. Bechtold has been working with the Ortho-One project on during the process of approval in the City of Westerville. He asked Mr. Bechtold to explain the Ortho-One Project in more detail from his perspective.

Mr. Bechtold explained the project to the Board, explaining that for Westerville that this was a project in their target industry of Medical Office, and would be on their "Medical Mile". It would include 170 jobs, 130 of those new jobs to Westerville, with a total payroll of \$18,000,000. He explained that Westerville was excited about the project and excited about any assistance the Finance Authority could provide to make it happen.

Mr. Rankey informed Mr. Bechtold that the Board's attorneys were currently trying to see if the more permanent medical equipment in the facility could be covered under the sales tax exemption program through the Board.

MOTION: Mr. Rankey moved to authorize the Development and Finance Committee to negotiate and finalize an Indemnification Agreement and Terms Sheet for the Ortho-One LLC project, specifying, among other things, fees to be charged, and to authorize and direct the Chair of the DCFA to execute the Indemnification Agreement and Terms Sheet on behalf of the Finance Authority, once legal review has been completed. Mr. Stadge seconded the motion and the roll call vote was as followed: Mr. Rankey – AYE; Mr. Stadge – AYE; Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Geiger – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE.

MOTION: Mr. Rankey moved to approve the PACE financing for the Ortho-One LLC Project. Mr. Stadge seconded the motion, and the roll call vote was as followed: Mr. Rankey – AYE; Mr. Stadge – AYE; Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Reinhard – AYE; Mr. Geiger – AYE; Mr. Cubberly – AYE.

State Route 3

Mr. Lamb gave a report on Route 3 in Eastern Delaware County. It is currently growing and it has been suggested that a Corridor study be completed along State Route 3, similar to the Route 23 Corridor study completed by One Delaware, which the Board helped to fund. This would be in partnership with all interested communities that state route 3 runs through in the county. Mr. Lamb informed the Board that Mr. Bishop and himself have already spoken to Galena's new Mayor, Mayor Love.

Mr. Bishop stated that it was a good conversation and that they seemed interested in partnering to complete the study.

Mr. Bechtold stated that the City of Westerville's completed Transportation and Workforce plans would complement the completion of corridor study, and that the City would potentially be interested in assisting.

Mr. Lamb stated that any of the studies that Westerville had completed would benefit all of the communities along route 3, Mr. Bechtold suggested he would share those studies with staff if deemed appropriate.

Mr. Bishop informed the Board of his idea of a new committee to assist with these types of tasks, it would be composed of Mr. Shafer, Mr. Reinhard, and Mr. Stadge. They would be responsible for these types of outreach projects and other things. He stated there would be more discussion at the next Board meeting.

Mr. Rankey asked Mr. Bechtold for any suggestions with groups that Westerville had worked with in the past to complete the study. Mr. Bechtold said he'd inform staff of a few in the future. Otherwise, Westerville was excited at the opportunity to look at the Corridor.

The Board was in recess at 6:06pm.

The Board was in Regular Session at 6:34pm.

Closed Session

MOTION: Mr. Reinhard moved to enter into Closed Session, pursuant to ORC§4582.58, to discuss current contacts, 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. Stadge seconded the motion and the roll call vote to approve the motion was as follows: Mr. Stadge-AYE; Mr. Geiger-AYE; Mr. Rankey-AYE; Mr. Shafer-AYE; Mr. Bishop-AYE; Mr. Cubberly-AYE

The Board was in Closed Session at 6:35pm

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

The Board was in Regular Session at 7:07pm

Berlin Business Park

Mr. Lamb informed the Board of the current status of the contracts with NBBJ and JLL. He stated that the contract with NBBJ will be for the design guidelines of the area in the Overlay. It would be complete sometime in March or April. This would be a key piece of information to be able to help show residents what the business park would actually look like, and hopefully ease some of their concerns with the overlay zoning for the park.

Mr. Rankey also commented that the design guidelines would be able to be used for additional business parks in the area, and not just limited to this specific project.

Mr. Lamb also reported to the Board that several meetings had been held with residents with concerns about the business park. They had good conversations and believe that a lot of their concerns will be addressed through the NBBJ design guidelines and additional conversations.

The Board discussed the JLL contract and ended with the need for continued discussion into the next meeting.

Evans Farm JEDD – Orange Township

Mr. Lamb updated the Board on the status of the Evans Farm JEDD was being discussed with owners and developers.

Evans Farm Sports Complex – Orange Township

Mr. Lamb updated the Board that the sports complex attached to the Evans Farm project had closed on the land and was moving forward. They are asking the Board for sales tax exemption and PACE financing.

MOTION: Mr. Rankey moved to authorize the Development and Finance Committee to negotiate and finalize an Indemnification Agreement and Terms Sheet for the Evans Farm Sports Complex project, specifying, among other things, fees to be charged, and to authorize and direct the Chair of the DCFA to execute the Indemnification Agreement and Terms Sheet on behalf of the Finance Authority, once legal review has been completed. Mr. Stadge seconded the motion and the roll call vote was as followed: Mr. Rankey – AYE; Mr. Stadge – AYE; Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Geiger – AYE; Mr. Cubberly – AYE; Mr. Reinhard – AYE.

MOTION: Mr. Rankey moved to approve the PACE financing for the Evans Farm Sports Complex Project. Mr. Geiger seconded the motion, and the roll call vote was as followed: Mr. Rankey – AYE; Mr. Stadge – AYE; Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Reinhard – AYE; Mr. Geiger – AYE; Mr. Cubberly – AYE.

KB Cars Project

Mr. Lamb updated the Board on the KB Cars project located on the southern part of Harlem Township. Currently, the owners of the land and project are asking for sales tax exemption, PACE financing, and additional zoning assistance. He informed the Board of the ongoing issues regarding a potential double zoning and the lack of action from the Township and the Delaware County Prosecutor's Office to correct these issues.

Mr. Lamb also described the project to the Board, a \$32,000,000 build out of buildings to house luxury cars, as well as a track interior to those buildings that would be used to drive on. There would be additional lounge areas for patrons of the establishment as well.

The Board discussed the zoning issues. They asked Taft to review necessary documents and provide support to solve the issue. Mr. Lamb informed the Board that staff is currently in the process to submit a conditional use application to the Township on behalf of the developers. The Board requested staff continue to be involved to help all parties involved communicate.

State Route 3

The Board continued their discussion of the potential state route 3 corridor study. They requested Bids be prepared for the work and sent out for review at their next Board meeting, as well as to continue the conversations with local elected officials of interested communities.

Communication Grants

The Board discussed the two grant proposals presented to them. One from the Delaware County Township Association and the other from One Delaware. Both grants asked for \$10,000 from the Board for the purposes of economic development marketing in the County. It would allow the two groups to be able to have the resources required to create better marketing that would be used to discuss economic development with relevant parties, and focus on smart growth messaging.

Berkshire IGA

The Board discussed the Berkshire IGA between the DCFA and Berkshire Township. The agreement states that the DCFA will assist with commercial planning review and zoning applications as well as provide professional recommendations and other professional support to the Township.

Mr. Lamb also discussed the implementation of the “One-Stop Shop” idea that the Board has recently been discussing.

Resolution 20-01

Resolution to Enter into an Agreement with Berkshire Township (Delaware County) Ohio

MOTION: Mr. Stadge moved to approve resolution 20-01, resolution to enter into an agreement with Berkshire Township, Ohio. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Rankey – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – AYE.

Orange IGA

The Board discussed the IGA between the DCFA and Orange Township. After discussion it was decided the IGA would be split into two parts, one for the administrative and professional services related to the creation of the 23 Corridor overlay. The second that would be discussed at a later date would be the implementation of the “One-Stop Shop” concept in Orange Township.

Resolution 20-02

Resolution to Enter into an Agreement with Orange Township (Delaware County) Ohio

MOTION: Mr. Stadge moved to approve resolution 20-02, resolution to enter into an agreement with Orange Township, Ohio. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Rankey – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – AYE.

Liberty IGA

The Board discussed the IGA between the DCFA and Liberty Township. The agreement would have the DCFA provide administrative and professional support for the creation of an overlay over Sawmill Parkway in Liberty Township.

Resolution 20-03

Resolution to Enter into an Agreement with Liberty Township (Delaware County) Ohio

MOTION: Mr. Stadge moved to approve resolution 20-03, resolution to enter into an agreement with Liberty Township, Ohio. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Rankey – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – AYE.

Land Bank

Mr. Rankey informed the Board about his meeting with Mr. Lamb and Mr. Ringle, discussing the potential of having the DCFA assist with managing the Land Bank, and that there was overall agreement to be proactive with improving the Land Bank.

The Land Bank has no staff, which makes it difficult to work with it. Discussion continued between the Board, Mr. Ringle, and Mr. Benton.

36/37/71

Mr. Lamb discussed the MOU involving the DCFA, One Delaware, and the various land owners near the 36/37/71 interchange. The MOU states that while everyone is in agreement that the southern interchange proposed by ODOT is the preferred course of action, until that is funded and breaks ground, something else must be done to improve traffic conditions in that area. It is believed with the study, MOU, and any additional activity around the area would assist in conversations with ODOT about the importance of the southern interchange.

Resolution 20-04: Resolution to Enter into an Agreement with One Delaware and Various Property Owners

MOTION: Mr. Stadge moved to approve resolution 20-04, resolution to enter into an agreement with One Delaware and Various Property Owners. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Rankey – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – AYE.

Berlin High School

Mr. Lamb informed the Board of a school event happening at Berlin High school in Berlin Township. The ability to purchase a table of 10 was available for \$12,000 at the event. Mr. Stadge suggested that Berlin Business Park materials be provided at the event if they were to attend. Mr. Lamb stated he was currently in discussions with the school already about that topic. He also believed that attending would be good regardless as an outreach event for the Berlin Township community.

Prosecutor's Office IGA

The Board commented on the IGA between the DCFA and the Delaware County Prosecutor's Office. The commissioners approved the agreement previously, and the Board needed to formally adopt the agreement by resolution.

Resolution 20-05

Resolution to Enter into an agreement with the Delaware County Prosecutor's Office

MOTION: Mr. Stadge moved to approve resolution 20-05, resolution to enter into an agreement with the Delaware County Prosecutor's Office. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Rankey – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – AYE.

Strategic Plan

The Board decided to move the presentations by staff to next meeting, potentially even holding the meeting a bit earlier to a lot enough time to hear them.

Treasurer's Report

Mr. Rankey presented the December Budget to the Board.

MOTION: Mr. Reinhard moved to approve the December Budget as presented to the Board. Mr. Shafer seconded the motion and the roll call vote was as follows: Mr. Reinhard – AYE; Mr. Shafer – AYE; Mr. Bishop – AYE; Mr. Rankey – AYE; Mr. Geiger – AYE; Mr. Stadge – AYE; Mr. Cubberly – AYE.

Mr. Rankey presented the January Budget to the Board. He made note of payments to Taft for legal services, the two grants talked about previously, one to One Delaware and the other to the DCTA, and this would begin the \$8,000 payments to the County.

MOTION: Mr. Stadge moved to approve the January budget 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. Rankey – AYE; Mr. Geiger – AYE; Mr. Reinhard – AYE; Mr. Cubberly – AYE.

Investment Policy

Mr. Lamb presented the Investment Policy to the Board.

Resolution 20-06

Resolution to Adopt an Investment Policy

MOTION: Mr. Stadge moved to approve resolution 20-06, resolution to adopt an Investment Policy. Mr. Geiger seconded the motion and the roll call vote was as follows: Mr. Stadge – AYE;

Mr. Geiger; Mr. Bishop – AYE; Mr. Shafer – AYE; Mr. Rankey – AYE; Mr. Reinhard – AYE; Mr. Cubberly – AYE.

Other Business

Mr. Reinhard reminded the Board about the Conflict of Interest forms that needed to be signed at the beginning of the year for the Board. Mr. Platte informed the Board that in the binders that contain the Policy Manual and By-laws, there's a receipt paper to sign that includes the Conflict of Interest statements.

Mr. Stadge asked staff to prepare forecasting documents for fees. He said it would be helpful to know what fees the Board should be expecting throughout the year to better plan additional deals. Staff said it would be ready at the next meeting.

Adjournment

Mr. Stadge moved to adjourn the meeting, Mr. Shafer seconded.
The meeting was adjourned at 8:43 pm.