

Delaware County Finance Authority
Regular Meeting
February 8, 2023

Call to Order

The Meeting was called to order at 5:00 PM

Pledge of Allegiance

Mr. Bishop led the Pledge of Allegiance

Roll Call

Bill Bishop, Chair
Frank Reinhard, Treasurer
Franz Geiger, Secretary (via Zoom)
Mike Frommer (via Zoom)
John Comerford

Absent:

Kent Shafer, Vice-Chair

County Staff:

Tyler Lane
Monica Conners
Tracie Davies
Mark Fowler
Sarah Dinovo

Contracted Services:

Jason Carr, Wilson, Shannon & Snow, Inc.
Steve Cuckler, Taft Stettinius & Hollister LLP
Mike Bernth, Bradley Payne Advisors
Andrew Brossart

Guest:

Jon Melchi, BIA Executive Director

Members of the Public:

Mike Ringle

Public Comment

None.

Economic Development Report:

Ms. Conners reported:

Strategic Relationships:

- 105 meetings in 120 days
- Speaking engagements with Rotary and Orange Township this month
- New site visit with site selector; two additional site selectors have reached out and multiple real estate firms have contacted us about large (1,000 acres) tract development

Key January Economic Development Meetings:

- BRE (Business Retention/Expansion) program: Have met with both City of Delaware and City of Westerville
- Two BRE meetings- Nature's One and EVE North America
- US Chamber of Commerce and heard from Ohio Chamber of Commerce
- Central Ohio Foreign Trade Zone- Delaware is one of the 24 counties in the Zone
- Joint development meeting with NorthStar (Weiler Cos., NCI and Berkshire Township)
- Norfolk Southern Railroad
- MainStreet Delaware
- Congressman Balderson's office

Needs:

- Continue introductions to more regional leaders and local contractors, developers, attorneys and bankers.

DCFA tactics for 2023:

Pipeline Development: We continue to build out the pipeline by meeting with key stakeholders and connections you are making for us. Keep the referrals coming.

Coming up: Joint meeting with Morrow and Knox Counties
Addison Group

Delaware County is participating in a Workforce Expo event March 23rd from 3:00 PM-5:00PM

Ms. Davies reported she is working on getting the seventh member seat filled.

Housing Presentation- BIA of Central Ohio, Jon Melchi, Executive Director

Secretary's Report:

A motion was made by Mr. Geiger to approve the minutes from the January 11, 2023 meeting. The motion was seconded by Mr. Comerford.

The roll call vote was as follows:

Mr. Bishop- Aye

Mr. Frommer- Aye

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

Review and Acceptance of Committee Reports:

There is nothing to report as the committee did not meet.

Treasurer's Report:

- a) A motion was made by Mr. Bishop, seconded by Mr. Reinhard to approve the January 2023 Finance Report and Check Log.

The roll call vote was as follows:

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

- b) Funds transferred to STAR Ohio as the interest rate is much higher.
- c) Audit 2023: REA will be performing the audit for the next four years. REA will be at March meeting to meet and greet the Board.

Project Update:

- a) Pipeline Report.
DCFA will be closing on two sales tax exemptions deals next week. Liberty Grand should net around \$113,000 and Rockford Homes/Stratford Apartments should net around \$147,000.
There could be five more sales exempt deals coming.
There are four potential Bond deals moving forward: One with another county, 1 with a private developer and two commercial projects.

RECESSED at 5:50 PM/RECONVENED at 5:57 PM

New Business:

- a) Morrow County Port Authority now exists. They may need help with a bond issuance for public infrastructure with an addition on the Dollar Tree distribution center. This deal could count towards the ten deals DCFA is trying to close in 2023 for credit rating.
- b) OLSD Space Needs: Jeff Gordon met with Tyler and Monica to talk about the school's space needs. There is a need for more parking and space for their Special Needs students who are transitioning into adult (leaving-aging out of school) and their STEM program.

Other Business:

- a) Resolution No. 23-003- Administrative Services. A motion was made by Mr. Reinhard, seconded by Mr. Comerford to approve Resolution No. 23-003.

The roll call vote was as follows:

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

- b) Board Member Conflict Forms- Mark Fowler reviewed the reasons for having the form signed every year. Mr. Fowler offered to hold a full training on conflict of interests next year.
- c) Taft Conflict Waivers- Mr. Cuckler has provided a list to Tyler Lane of Taft's conflicts.

Closed Session:

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 made a motion to enter into closed session, Mr. Reinhard seconded the motion and the roll call vote was as follows:

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

The Board entered closed session at 6:09 p.m.

Mr. Bishop moved to return to regular session at 7:30 p.m., Mr. Reinhard seconded the motion and the roll call vote was as follows:

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

Adjournment

Mr. Bishop moved and Mr. Reinhard seconded the motion to adjourn the meeting at 7:30 PM.