

Delaware County Finance Authority
Regular Meeting
August 9, 2023

Call to Order

The Meeting was called to order at 5:03 PM

Roll Call

Kent Shafer, Vice-Chair

Franz Geiger, Secretary

Angel Mumma (via Zoom)

John Commerford

Absent:

Bill Bishop, Chair

Frank Reinhard, Treasurer

Mike Frommer

County Staff:

Monica Conners

Mark Fowler

Aric Hochstettler

Sarah Dinovo

Contracted Services:

Steve Cuckler, Taft Stettinius & Hollister LLP

Chris Connelly, Taft Stettinius & Hollister LLP

Andrew Brossart, Bradley Payne Advisors (via Zoom)

Jason Carr, Wilson, Shannon & Snow, Inc.

Guest:

Mike Ringle

County Economic Development Report:

Economic Development Report for July, 2023

Submitted by M. Conners, Director of Economic Development

Strategic Relationships in July:

- 4 events and provided 1 tour
- 4 project meetings
- Met with 3 developers
- 18 connector meetings

- Met with four Townships

Economic Development updates:

Workforce Development is an area emphasis for the remainder of the year.

Progress on County's Eco Dev Strategic Plan continues. Visioning session scheduled for the first half of August. Participated in Delaware Transit Authority's strategic plan.

Berlin Business Park – Infrastructure committee met to discuss progress on utilities.

Upcoming events – CIO Tech Summit August 10, 2023; OEDA Conference September 12th; IEDC Conference September 16th; Next Gen Food & Beverage December 2023

DCFA tactics for 2023

Continue to promote STEP and Bond Fund to the development community.

Upcoming Presentations for the remainder of the year: JLL would like to present a final analysis of their work and discuss opportunities for future consideration. An invitation has been extended to Patty Huddle to come and discuss how Columbus Franklin Port operates. DCFA to provide guidance if they want to reschedule the New Albany International Business Tour.

Secretary's Report:

- a. A motion was made by Mr. Comerford, seconded by Mr. Shafer to approve the minutes of July 12, 2023.

Vote on Motion:

Mr. Shafer	Aye
Mr. Geiger	Aye
Mr. Comerford	Aye
Ms. Mumma	Aye
Mr. Bishop	Absent
Mr. Reinard	Absent
Mr. Frommer	Absent

Review and Acceptance of Committee Reports:

No committees met.

Treasurer's Report:

Mr. Carr went over the finance report and check log.

New Business:

- a. Pipeline Opportunities: Mr. Connelly reported that there could be an ask for a sales tax exemption from Champion (project in Berkshire Township). Ms. Conners reported most projects have hit a snag in financing, due to lending climate, holding up their timelines. Ms. Mumma asked if there was a list of projects and what their asks have been to keep track of where the DCFA stands in regards to their asks. Mr. Brossard is working on tracking sheet that will be included with the monthly meeting packet.
- b. Location for future meetings: With the Byxbe Campus nearly finished, Ms. Conners asked if the Board would like to hold their meetings there. Mr. Comerford stated he could see the meetings being held at various locations throughout Delaware County. Ms. Conners offered a tour of the Byxbe campus if anyone was interested.
- c. List of current contracts: A handout was provided with a list of contracts. The top half are short term contracts; the bottom half are long-term or autorenewal contracts. Mr. Comerford asked if it were possible to get a forecast of project revenues.

Old Business:

- a. NACO Industrial Tour: The clerk will work on getting September dates for the NACO Industrial Tour, excluding fair week.
- b. Invitation for Proposal Discussion: Mr. Geiger asked if the Board would be provided an executive summary from each proposal. Once one has been created, it will be sent to the Board. A decision should be ready to be made in the September meeting.
- c. Compliance Update: Mr. Brossard is creating a list of obligations and disclosure statement for the bond fund. Mr. Brossard will have that list to the Board by the next meeting.
- d. JLL: Will be coming to the September meeting to present a final analysis of their work and discuss opportunities for future consideration.

Project Updates:

- a. Mills on Flax: Mr. Brossard reported that the developer is looking for a new construction lender so the project is has slowed.
- b. Addison Farms: Mr. Brossard reported the term sheet is close to being completed.
- c. Yates: Nothing to report.
- d. Hidden Ravines: Schottenstein project (near the new BJs, off of 23N). Nothing to report
- e. Jennings Sports Park: Should have more information by the end of August.
- f. Orange Summit: Mr. Connelly reported this project was approved at the end of 2022 which is now nearing closing date.

Executive Session:

The Board entered closed session at 5:30 PM with a motion from Mr. Geiger, seconded by Mr. Comerford.

Roll Call:

Mr. Shafer Aye
Mr. Geiger Aye
Mr. Comerford Aye
Ms. Mumma Aye
Mr. Bishop Absent
Mr. Reinard Absent
Mr. Frommer Absent

The Board exited closed session at 5:44 PM with a motion from Mr. Geiger, seconded by Ms. Comerford.

The meeting was adjourned at 5:45 PM.