

Delaware County Finance Authority
Regular Meeting
July 12, 2023

Call to Order

The Meeting was called to order at 5:00 PM

Roll Call

Kent Shafer, Vice-Chair
Frank Reinhard, Treasurer
Franz Geiger, Secretary
Angel Mumma
Mike Frommer
John Commerford

Absent:

Bill Bishop, Chair

County Staff:

Monica Conners
Tracie Davies
Mark Fowler
Aric Hochstettler
Sarah Dinovo

Contracted Services:

Steve Cuckler, Taft Stettinius & Hollister LLP
Andrew Brossart, Bradley Payne Advisors

County Economic Development Report:

Economic Development Report for June, 2023
Submitted by M. Conners, Director of Economic Development

Strategic Relationships in June:

- 4 speaking engagements/events
- 4 existing business meetings; 1 company tour
- Met with 2 developers
- 12 connector meetings

Economic Development updates:

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

Progress on County's Eco Devo Strat Plan continues.

Berlin Business Park – Berlin Zoning Board did not pass the Metro Development Northport Project so it will be presented to the Township Trustees for consideration. Two tours of the park are planned in July. T&R Properties applied for an OSIP grant for the industrial spec buildings.

Upcoming events- RE Journals Summit July 20th 8-12 noon. Berlin Township special meeting on Berlin Business Park August 18th starting at 11:30 am. Mr. Reinhard asked how much the Finance Authority has contributed to the BBP project. Ms. Conners will get that answer for the board. Ms. Davies stated the county has contributed nearly \$10million for infrastructure.

ED Administrator position is open until filled. We continue to receive resumes and are interviewing candidates on a rolling basis.

DCFA tactics for 2023

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

Tour of New Albany International Business Park was canceled for June 29th and needs to be rescheduled.

JLL would like to come in August and present a final analysis of their work and discuss opportunities for future consideration.

Secretary's Report:

- a. A motion was made by Mr. Comerford, seconded by Mr. Frommer to approve the minutes of June 14, 2023.

Vote on Motion:

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

Review and Acceptance of Committee Reports:

- a. Mr. Reinhard asked the minutes of the June 28, 2023 be amended to include the conflict of interest from Taft of the Evans Farm III Townhomes. A motion was made by Mr. Comerford, seconded by Mr. Geiger to approved minutes of June 28, 2023 as amended.

Vote on Motion:

Mr. Shafer	Aye
Mr. Reinard	Aye

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

New Business:

Resolution No. 23-009: A Resolution Approving the Amendment of Certain Documents Related to Bonds Issued in Connection with the Westar Hotel Partners, LLC Project, and Other Authorizations in Connection Therewith.

A motion was made by Ms. Mumma, seconded by Mr. Reinhard to approve Resolution No. 23-009.

Vote on Motion:

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

Old Business:

- a. Other: With Tyler Lane leaving it was a good time for Bradley Payne & Associates to look over the accounts in the DCFA books for compliance. That process has been started.
- b. NACO Industrial Tour- A doodle link was sent out to the board members, not all have responded. Sarah Dinovo will send a reminder out on Thursday. We may have to send out some September dates.
- c. Invitation for proposal discussion- Mr. Shafer suggested the Development and Finance Committee look at the proposals and make a recommendation to the board. Once a decision is made, a contract would need to be put into place. This may happen as early as September.

New Business:

- a. Mills on Flax: the term sheet has been submitted to the Development Team. A construction lender is still underway. The Investment Committee will still need to vote on this item if a bond were to be issued.
- b. Addison Farms: the term sheet has went out. Waiting for comments (if any) on the term sheet.
- a. Yates: This is a multi-family development off of 36/37 in Berlin Township. This project laid dormant for many months and has seen a revival in the last several weeks.
- c. Waiting on development team for numbers.
- d. Hidden Ravines Crossing: This is a Schottenstein project near BJ's off of US23. They are seeking a sales tax exemption.

- e. Jennings Sports Park: They are working on putting together a presentation for the Board of Commissioners.
- f. T&R Property: They will be applying for a sales tax exemption for the development Berlin Business Park. They have applied for an OSTEP grant which can fund up to \$2million or a loan up to \$3million.

The Board entered closed session at 5:26 PM with a motion from Mr. Geiger, seconded by Ms. Mumma.
The Board exited closed session at 5:28 PM with a motion from Mr. Geiger, seconded by Ms. Mumma.

The meeting was adjourned at 5:28 PM.