

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
June 11, 2025– 5:00 p.m.

Call To Order

The Meeting was called to order by Mr. Bishop at 5:00 p.m.

Roll Call

Bill Bishop (Chair)
Kent Shafer (Vice Chair)
Franz Geiger (Secretary)
Angel Mumma (Treasurer) *Virtual*
Frank Reinhard
John Comerford

Absent

Mike Frommer

County Staff:

Jonathan Kabat
Dana McDaniel
Ali Glusich
Ryan Burton
Aric Hochstettler *Virtual*
Justin Nahvi

Contracted Services:

Chris Connelly, Taft Stettinius & Hollister LLP
Jason Carr, Wilson, Shannon & Snow, Inc.
Andy Brossart, Bradley Payne

Other Attendees:

Ryan Rivers

Secretary's Report

There was a motion made by Mr. Shafer and seconded by Mr. Comerford to approve the Meeting Minutes from the May 21, 2025 DCFA Board Meeting with the noted corrections.

Roll call:

*Mr. Bishop – Aye
Mr. Shafer - Aye
Mr. Reinhard - Aye
Mr. Geiger - Aye
Mr. Comerford - Aye*

Treasurer's Report

A motion was made by Mr. Shafer and seconded by Mr. Geiger on the approval of the May, 2025 Finance Report and May check log. Roll call was called.

Roll call:

Mr. Bishop – Aye

Mr. Shafer - Aye

Mr. Reinhard- Aye

Mr. Geiger - Aye

Mr. Comerford - Aye

The Board accepted the minutes from the May 28, 2025 Development and Finance Committee meeting.

Angel Mumma joined via Teams at 5:26

New Business

Sawmill Investments LLC (FedOne) STEP Application

Jonathan Kabat presented a STEP Application for construction materials to be used for the construction of a speculative light industrial building at 115 Innovation Court. This project is planned to be a 100,000 SF building, with the intention of constructing another building once the first has reached substantial occupancy

There was a motion made by Mr. Geiger and seconded by Mr. Shafer to approve the Sawmill Investments Project STEP Application.

Roll Call

Mr. Bishop – Aye

Mr. Shafer - Aye

Ms. Mumma – Aye

Mr. Geiger – Aye

Mr. Comerford – Aye

Mr. Reinhard – Aye

Old Business

Administrative Action

Dana McDaniel covered Administrative Action regarding details of a newly established LinkedIn page for the Delaware County Finance Authority. Mr. McDaniel also highlighted the recently attended ribbon cutting ceremony at the Mill on Flax Apartments in Delaware City. Additionally, McDaniel detailed a county-wide site identification initiative aimed at securing new land for future development.

Charitable Grant Policy and Application

After approving the Strand Theater Grant at the August 14, 2024 DCFA Board Meeting, the Board requested that staff draft a Charitable Grants Policy at the September 11, 2024 Board Meeting. The Policy and application have been finalized by staff.

There was a motion made by Mr. Geiger and seconded by Mr. Comerford to approve funding for 501(c)(4), (5), and/or (6) type nonprofits.

Roll Call

Mr. Bishop – Aye

Mr. Shafer - Aye

Ms. Mumma – Aye

Mr. Geiger – Aye

Mr. Comerford – Aye

Mr. Reinhard – Aye

Bond Fund Reserve Contribution Policy & Treasurer Repayment Plan

A staff report was provided by Dana McDaniel, Andy Brossart, and Justin Nahvi outlining two plans for repayment of the Delaware County Treasurer, and a goal of furthering the funding of the Bond Fund's Program Reserve Fund.

Project Update

Dana McDaniel updated the Board on the COLOGIX project, which may include a future phase going forward including \$1,400,000 in financing. The project is advancing and permitting is underway.

Other Business

Little Brown Jug

Dana McDaniel presented the final concept design for a networking venue and corporate tent at the 2025 Little Brown Jug. Previously, the Board has expressed interest in supporting the Little Brown Jug. Recognizing the significance of the Little Brown Jug and the tradition surrounding it, the DCFA Board desires to both promote the Little Brown Jug and leverage the event for economic development purposes.

There was a motion made by Ms. Mumma and seconded by Mr. Geiger to approve the establishment of a networking venue at the 2025 Little Brown Jug to not exceed \$50,000

Roll Call

Mr. Bishop – Aye

Mr. Shafer - Aye

Ms. Mumma – Aye

Mr. Geiger – Aye

Mr. Comerford – Aye

Mr. Reinhard – Aye

CivicServe

Dana McDaniel provided an update on the ongoing CivicServe discussion. McDaniel highlights the need for County software to support continuity, and mentions interest from other localities in joining the County's efforts to do business with CivicServe.

Audit

Justin Nahvi spoke on the Delaware County Finance Authority's financial audit for the year 2024. While DCFA remains in good financial standing, noted were some complications with the auditor and missteps in the auditing process. Angel Mumma proposed a special DCFA session which would bring the auditors in front of the Board to explain these matters. While the Board did not reach a formal decision on the proposition, it remained a possibility.

Closed Session

The Board entered closed session at 6:02PM, and Closed Session was adjourned.

Adjournment

The meeting was adjourned at 6:21 PM