

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
LARGE MEETING ROOM
July 30, 2025– 6:00 p.m.

Call To Order

The Meeting was called to order by Mr. Bishop at 6:02 p.m.

Roll Call

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

County Staff:

Jonathan Kabat
Dana McDaniel
Ali Glusich
Ryan Burton
Justin Nahvi

Contracted Services:

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

Other Attendees:

Ryan Rivers

Closed Session

Immediately after roll call, the board entered closed session to discuss administrative matters with the auditors. Closed session was adjourned at 6:24 PM

Secretary's Report

There was a motion made by Mr. Reinhard and seconded by Mr. Shafer to approve the Meeting Minutes from the June 11, 2025 DCFA Board Meeting.

Roll call:

Mr. Bishop – Aye
Mr. Shafer - Aye
Mr. Reinhard - Aye
Mr. Geiger - Aye
Mr. Comerford – Aye
Mr. Frommer - Abstain

Treasurer's Report

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

Roll call:

Mr. Bishop – Aye

Mr. Shafer - Aye

Mr. Reinhard- Aye

Mr. Geiger - Aye

Mr. Comerford – Aye

Mr. Frommer – Aye

New Business

There were no new business matters to discuss at this meeting.

Administrative Actions

Chris Connelly details administrative actions and speaks on Wilcox/Lucy Ridge Phase II. No action was needed regarding the development.

Jonathan Kabat presented the amended Charitable Grant Policy (Resolution 25-018) to the board. The board previously moved to allow the inclusion of 501(c)(4), (5), and (6) type non-profits under its Charitable Grant Policy, opening an avenue of DCFA funding for these types of institutions.

A motion was made by Mr. Reinhard and seconded by Ms. Mumma on the approval of Resolution 25-018.

Roll call:

Mr. Bishop – Aye

Mr. Shafer - Aye

Mr. Reinhard- Aye

Mr. Geiger - Aye

Mr. Comerford – Aye

Mr. Frommer – Aye

Quarterly Status Reports for Q2 2025

Chris Connelly gives a bond status report in table format. Connelly informs the board that the Liberty Grand Bond Fund transaction has closed. Connelly further details a conversation he had with a developer and highlights single family home development in the City of Delaware.

Connelly then discusses with the board matters regarding STEP, detailing desire from both COLOGIX and Ohashi to use DCFA's STEP Program. Connelly takes questions from the board but none were presented.

Dana McDaniel follows with a strategic plan update, discussion of which was tabled by both McDaniel and the board.

Mr. McDaniel now gives an update on the Little Brown Jug. McDaniel has spoken on this topic at previous meetings, and the board has been anticipating the establishment of a networking venue at the Little Brown Jug, per McDaniel. Mr. McDaniel informs the board that logistics have been solidified and staff is now preparing to send invites to prospective attendees at the networking venue. Franz Geiger inquires about inviting township trustees to attend the event. McDaniel was not immediately opposed to the idea but emphasizes the desire to invite economic development professionals.

Other Business

Dana McDaniel speaks about the memo for the Reserve and Treasurer Payback Policies. McDaniel highlights the mechanics of the policy and offers recommendations for the board, assuring said recommendations will return to the board in the form of a resolution. With the board expressing a desire to receive a credit rating, Andy Brossart explains that a minimum of 10 deals must be transacted in order to qualify for a rating. Mr. McDaniel requests Mr. Brossart detail the process behind seeking alternative lines of credit. Bill Bishop asks for a total of DCFA funds, to which Justin Nahvi states amounts to \$2,000,000 as of this meeting. A general discussion among the board regarding credit ratings and finances ensues before Mr. McDaniel speaks about the treasurer reserve payback plan. Board members express skepticism, to which Mr. Brossart assures this matter is necessary for the credit rating process. Angel Mumma stresses that it would be helpful to be apprised of the impact a credit rating may have on revenue, and inquires about other avenues that may circumnavigate the STAR Ohio Account. As Mr. Geiger inquires about current loan balance, Mr. Nahvi responds with a sum of \$3,500,000.

County Economic Development Report

Dana McDaniel gave the board an update on recent affairs in the Delaware County Office of Economic Development. McDaniel details external meetings held with County jurisdictions, local school districts, and other organizations within the County. Mr. McDaniel gives a further overview of the Office of Economic Development's efforts to align with its strategic plan, and ways in which it is moving forward with doing so.

Closed Session

The Board decided closed session was not necessary at this time

Adjournment

The meeting was adjourned at 7:14 PM