

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
April 9, 2025– 5:00 p.m.

Call To Order

The Meeting was called to order by Mr. Bishop at 5:02 p.m.

Roll Call

Bill Bishop (Chair)
Kent Schafer (Vice-Chair)
Franz Geiger (Secretary)
Angel Mumma (Treasurer)
Frank Reinhard
Mike Frommer

Absent

John Comerford

County Staff:

Jonathan Kabat
Dana McDaniel
Ali Glusich
Tracie Davies
Ryan Burton
Aric Hochstettler (virtual)
Justin Nahvi
Michael Bull

Contracted Services:

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

Other Attendees:

Ryan Rivers
Joe Thomas- Metro Development
Steve Cuckler- Schottenstein

Secretary's Report

There was a motion made by Ms. Mumma and seconded by Mr. Shafer to approve the Meeting Minutes from the March 12, 2025 DCFA Board Meeting Minutes with the noted corrections.

Roll call:

*Mr. Bishop- Aye
Mr. Reinhard- Aye
Mr. Shafer- Aye
Mr. Geiger- Aye
Ms. Mumma- Aye
Mr. Frommer- Abstain*

Treasurer's Report

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

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

The Board accepted the minutes from the April 3, 2025 Development and Finance Committee meeting.

Mr. Brossart with Bradley Payne Advisors gave an update on the Bond Fund Report. Currently at 7 bond deals in the portfolio with a goal of 10.

New Business

Northport

Jonathan Kabat and Joe Thomas (Metro Development) presented a sales tax exemption application for Northport which will be a 154-suite residential hotel development. This project was previously approved by the Board in 2023, the incentive was revoked in July of 2024 due to the project not joining the Berlin Township JEDD. Northport began the process of annexation into Sunbury in June of 2024 and was finalized in October of 2024. Northport is now ineligible to join the Berlin Township JEDD. This project would generate money towards the TIF that is in place to help pay for infrastructure improvements and the construction of Sunbury Parkway.

A motion was made by Mr. Geiger and seconded by Mr. Shafer to approve Resolution 25-011. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Liberty Grand Communities

Jonathan Kabat presented a Bond Fund Application from Schottenstein Real Estate Group for Liberty Grand Communities which is located in Liberty Township on Home Road and Sawmill Parkway. This project was approved for a STEP application in January of 2022. This Bond will be split with Warren County, approximately \$7.9 from Delaware and \$6.4 with Warren County. The project will pay towards the Sawmill Parkway TIF.

A motion was made by Ms. Mumma and seconded by Mr. Shafer to approve Resolution 25-012. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Mercedes & AMG Dealership Bond Fund

Jonathan Kabat presented a reimbursement resolution for Mercedes Benz dealership. This resolution explains that the Board intends to pass a bond issuance but requires the TIF to be modified before the bond is approved. Mercedes needed to start construction before the bonds close so resolution 25-013 allows Mercedes to get reimbursed for those purchases once the bonds are finalized.

A motion was made by Ms. Mumma and seconded by Mr. Shafer to approve Resolution 25-013. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Old Business

Treasurer Repayment Plan

The Board has requested that the Staff draft a policy and resolution regarding the repayment plan.

Tax Exempt Bonds Letters

Letters were presented to the Finance and Development Committee; no necessary changes were made and the letters were sent out last week.

Project Update

Mr. Connelly gave an overview of current projects; the Coughlin and Wilcox projects will be closing some time in June. Ohashi's temporary certificate was signed. Sara Crossing construction is already complete, the lease is being terminated on our end.

Other Business

Memorial Tournament

Mr. McDaniel discussed with the Board on DCFA having a bigger role in the Memorial Tournament. The Legends Luncheon is scheduled for next week and DCFA could purchase a table.

There was a motion made by Ms. Mumma and seconded by Mr. Shafer to spend up to \$10,000 for DCFA Business Development for the Memorial Tournament Legends Luncheon.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Little Brown Jug

Mr. McDaniel talked with the Board about DCFA having a part in the Little Brown Jug this year and what that may look like. The Board showed interest in participating, more details to come.

DCFA Annual Reporting to Ohio Department of Development

The Strategic Plan that was done by Hicks Partners was submitted to DOD.

County Economic Development Report

Mr. McDaniel presented on the County's Strategic Plan and how it aligns with the Finance Authorities goals.

Closed Session

There was a motion made from Mr. Shafer to enter Closed Session and a second from Mr. Reinhard. The Board entered Closed Session at 6:24 p.m.

The Board exited Closed Session at 7:01 p.m.

There was discussion on partnership with the County and DCFA Board.

Adjournment

The meeting was adjourned at 7:12 p.m.