

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
February 12, 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)
Franz Geiger (Secretary)
Kent Schafer (Vice-Chair)
Angel Mumma (Treasurer)
Mike Frommer

Absent

John Comerford
Frank Reinhard

County Staff:

Jonathan Kabat
Dana McDaniel
Ali Glusich
Aric Hochstettler (virtual)
Mark Fowler
Michael Cavanaugh
Justin Nahvi

Contracted Services:

Chris Connelly, Taft Stettinius & Hollister LLP
Jason Carr, Wilson, Shannon & Snow, Inc.

Other Attendees:

Ryan Rivers

County Economic Development Report

Economic Development is continuing to work on ready-sites for developers. Dana and Jonathan are continuing to have meetings with companies. Dana attended the Harlem Township Comprehensive plan last weekend.

Secretary's Report

There was a motion made by Mr. Frommer and seconded by Mr. Shafer to approve the Meeting Minutes from the January 8, 2025 DCFA Board Meeting Minutes.

Roll call:

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

Treasurer's Report & Bond Fund Update

A motion was made by Mr. Shafer and seconded by Mr. Geiger on the approval of the February, 2025 Finance Report and Check Log. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Mr. Comerford- Absent

Mr. Reinhard- Absent

The Board would like to Thank Mr. Reinhard for serving as the Board's Treasurer for several years.

Mr. McDaniel presented Bradley Payne's contract, terms haven't changed but the Board would like to have an updated engagement letter. Mr. McDaniel will present a new engagement letter next Board Meeting.

Old Business

Legislative Update

Mr. McDaniel gave an update on the Legislative Update.

Administrative Actions

Mr. McDaniel wrote an information only memo to the Board about administrative matters. The administrative matters consisted of updates on the Redwood and Carlton projects that went before the Board last meeting. These requests were for the easements requested by Redwood. Going forward, items will only be before the Board if the project outlook has changed.

Warren County Bond Fund Report

Mr. McDaniel gave an overview of the Warren County Bond Fund, Andy Brossart with Bradley Payne was unable to attend the meeting. If Board members have any questions, feel free to ask Dana or reach out to Andy.

2023 & 2024 Project Overview

Jonathan Kabat gave a quick overview of the 2023 and 2024 project comparison.

New Business

Hicks Partners, Road Map

Mr. McDaniel gave an overview on the Hicks Partners Strategic Roadmap. The Board had discussion over the roadmap and reviewed the goals and marketing plan.

Colliers Report

Mr. McDaniel and Jonathan Kabat presented the Colliers Report for quarter 4 of 2024.

Policy Review Process

Mr. McDaniel presented several new policies that the Board has requested (records retention, internal control, etc.) Mr. Nahvi and Jason Carr are going to give another look at the internal control policies and refer to the Development and Finance Committee. Mr. McDaniel reviewed the records management policy with the Board, this change would allow DCFA Staff Members (Economic Development Department) to oversee the documents of DCFA and dispose when needed.

A motion was made by Mr. Geiger and seconded by Mr. Shafer on the approval of Resolution No. 25-003.

Roll call:

Mr. Bishop- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Mr. Comerford- Absent

Mr. Reinhard- Absent

Project Update

Mr. Connelly gave an overview of current projects, Coughlin and Kroger are getting close to sign closing documents.

Executive Session

There was a motion made from Mr. Bishop to enter Executive Session and a second from Mr. Shafer. The Board entered Executive Session at 6:17 p.m.

The Board exited Executive Session at 6:54 p.m.

Adjournment

The meeting was adjourned at 6:54 p.m.