

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
January 8, 2025– 5:00 p.m.

Bill Bishop and John Comerford were sworn in by Commissioner Merrell before the DCFA meeting began.

Call To Order

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

Roll Call

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

County Staff:

Commissioner Gary Merrell
Jonathan Kabat
Dana McDaniel
Ali Glusich
Tracie Davies
Aric Hochstettler (virtual)

Contracted Services:

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

Other Attendees:

Ryan Rivers
Chris Moore- Wilcox Communities
Daryl Hennessy- Sunbury City Manager

Selection of Officers

Chairperson

There was a motion made by Mr. Shafer and seconded by Ms. Mumma to nominate Bill Bishop as Chair for the calendar year 2025.

Mr. Bishop- Abstain

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Mr. Comerford- Aye

Vice-Chairperson

There was a motion made by Mr. Comerford and seconded by Mr. Geiger to nominate Kent Shafer as Vice Chair for the calendar year 2025.

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Abstain

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Mr. Comerford- Aye

Treasurer

There was a motion made by Mr. Reinhard and seconded by Mr. Shafer to nominate Angel Mumma as Treasurer for the calendar year 2025.

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Abstain

Mr. Frommer- Aye

Mr. Comerford- Aye

Secretary

There was a motion made by Mr. Comerford and seconded by Mr. Shafer to nominate Franz Geiger as Secretary for the calendar year 2025.

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Abstain

Ms. Mumma- Aye

Mr. Frommer- Aye

Mr. Comerford- Aye

There was a motion made by Mr. Reinhard and seconded by Mr. Frommer to approve Resolution No. 25-001.

Roll Call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Aye

Mr. Comerford- Aye

County Economic Development Report

Dana McDaniel gave an update to the Board, Economic Development has two positions open currently, looking to hire an Administrator and Specialist. Economic Development is continuing to work on ready-sites for developers.

Secretary's Report

There was a motion made by Ms. Mumma and seconded by Mr. Shafer to approve the Meeting Minutes from the December 9, 2024 DCFA Board Meeting Minutes and Special Meeting.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Frommer- Abstain

Mr. Comerford- Aye

Treasurer's Report & Bond Fund Update

A motion was made by Mr. Shafer and seconded by Mr. Frommer on the approval of the January, 2025 Finance Report and 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

Mr. Comerford- Aye

Andy Brossart gave an overview of the Bond Fund Report for the Finance Authority, currently working on the 8th deal of the Bond Fund.

Old Business

Revolving Loan Fund Update

Mr. Nahvi gave an update on the Revolving Loan Fund, the County Auditor has requested the \$150,000 back from the Revolving Loan Fund, a proper notification to the Board is necessary and has been given.

Channing Street Property

Mr. Nahvi gave an update on the Channing Street Property Sale. DCFA received \$447,154 for the sale of the Channing Street Property, DCFA functioned as the agent for the sale, \$8,943 will stay with DCFA as a transaction fee and \$438,210.92 will return back to the County.

Redwood Powell & Redwood Delaware

Mr. Connelly presented a request to consent and enter property for the Redwood in Powell and Delaware. This was brought to the Board's attention during the meeting. The Board would like to defer this to the next meeting to have time to look over the documents.

Carlton at Berkshire

Mr. Connelly presented documents for approval of 9 acres to be released. Mr. Connelly was unsure of why there was a request for release of property. The Board decided to defer this to next meeting with more information.

New Business

Woodland

Jonathan Wilcox from Wilcox Communities presented a bond fund application for a 211-unit multi-family apartment complex on 3B's and K Road. This is the same project that DCFA approved a sales tax exemption for.

There was a motion made by Mr. Shafer and seconded by Mr. Comerford to approve Resolution No. 25-002.

Roll call:

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

Project Update

Mr. Connelly gave an overview of current projects.

Jonathan Kabat gave a brief overview of 2024 projects; the Board has requested to see a 2023/2024 comparison.

Other Business

Dana McDaniel gave an update on the policy and procedures for DCFA. Dana presented a Charitable Grant Policy to the Board and asked for suggestions.

Executive Session

There was no need for Executive Session.

Adjournment

The meeting was adjourned at 6:07 p.m.