

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
March 12, 2025– 5:00 p.m.

Call To Order

The Meeting was called to order by Mr. Bishop at 5:01 p.m.

Roll Call

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

Absent

John Comerford
Mike Frommer

County Staff:

Jonathan Kabat
Dana McDaniel
Ali Glusich
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
Danielle Polak- Kroger
Roy Borrow- Ohashi

County Economic Development Report

Mr. McDaniel gave an overview of what the department has been working on. The Bluejackets project is moving forward with zoning. Another successful workforce development meeting happened last month. Still working on hiring for the Economic Development Specialist and Administrator.

Secretary's Report

There was a motion made by Mr. Reinhard and seconded by Mr. Shafer to approve the Meeting Minutes from the February 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*

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 March check log. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

The Board accepted the minutes from the February 26, 2025 Development and Finance Committee meeting.

New Business

Mercedes Benz & AMG Dealership- Step Application

Jonathan Kabat presented a sales tax exemption application for a Mercedes Benz and AMG Dealership in Berkshire Township. This project would generate money towards the TIF that is in place. The dealership would be located on the corner of Wilson Road and US 36/37.

A motion was made by Mr. Geiger and seconded by Mr. Shafer to approve Resolution 25-004. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Kroger Delaware

Danielle Polak from Kroger presented a STEP application for a new Kroger Marketplace in Delaware, the Kroger would be located at the intersection of Glenn Road and US 36/37. The store would offer full-service grocery store, pharmacy, and expanded general merchandise (outdoor living products, electronics, home goods and toys). A fuel station will also be part of the development.

A motion was made by Mr. Reinhard and seconded by Mr. Shafer to approve Resolution 25-005. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Ohashi Technica

Jonathan Kabat and Roy Borrows (Ohashi) presented a STEP application for an expansion on their manufacturing and distribution center in Sunbury. Ohashi manufactures and distributes automotive parts, this expansion will produce parts for Honda's automotive initiatives.

A motion was made by Ms. Mumma and seconded by Mr. Shafer to approve Resolution 25-010. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Old Business

Bradley Payne Advisors Engagement Letter- Resolution 25-006

A new engagement letter was presented to the Board for Bradley Payne's services, nothing has changed on the contract.

A motion was made by Mr. Reinhard and seconded by Ms. Mumma to approve Resolution 25-006. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Adopting Hicks Partners Strategic Roadmap- Resolution 25-007

The Board reviewed and approved the Hicks Partners Strategic Roadmap.

A motion was made by Mr. Geiger and seconded by Mr. Shafer to approve Resolution 25-007. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Buckeye Swim Club

Mr. McDaniel presented a resolution on the Buckeye Swim Club, this would allow the applicant, Mr. Karr to seek funding from another port authority instead of Delaware County due to conflict of interest here in Delaware.

A motion was made by Mr. Shafer and seconded by Ms. Mumma to approve Resolution 25-008. Roll call was called.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Policy Review

Internal Controls

Mr. Nahvi presented several new policies that the Board has requested (records retention, internal control, etc.).

Policy Manual

Mr. McDaniel gave the Board an overview of what has changed in the Policy Manual, the manual will be updated when future policies are requested.

A motion was made by Mr. Reinhard and seconded by Mr. Shafer on the approval of Resolution No. 25-009.

Roll call:

Mr. Bishop- Aye

Mr. Reinhard- Aye

Mr. Shafer- Aye
Mr. Geiger- Aye
Ms. Mumma- Aye

Project Update

Mr. Connelly gave an overview of current projects; the Kroger in Powell transaction has closed.

Other Business

Legislative Update

Mr. McDaniel and Jonathan Kabat gave an update on the current legislative that has been proposed regarding the Tax-exempt Bonds. There was discussion on the proposed legislative.

There was a motion made by Mr. Shafer and seconded by Ms. Mumma to have Staff (Economic Development Staff) generate a letter in opposition of the legislature on behalf of DCFA.

Roll call:

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

Condo Association

There was a motion was made by Mr. Shafer and seconded by Mr. Geiger to delegate Mr. Bishop to represent and take any action for the DCFA Board at the next Condo Association Board Meeting.

Roll call:

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

Closed Session

There was a motion made from Mr. Shafer to enter Closed Session and a second from Mr. Geiger. The Board entered Executive Session at 6:07 p.m.

The Board exited Closed Session at 6:33 p.m.

Adjournment

The meeting was adjourned at 6:33 p.m.