

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
May 21, 2025– 5:00 p.m.

Call To Order

The Meeting was called to order by Ms. Mumma at 5:06 p.m.

Roll Call

Franz Geiger (Secretary)
Angel Mumma (Treasurer)
Frank Reinhard
John Comerford

Absent

Bill Bishop (Chair)
Kent Shafer (Vice Chair)
Mike Frommer

County Staff:

Jonathan Kabat
Dana McDaniel
Ali Glusich
Tracie Davies
Ryan Burton
Aric Hochstettler (Via teams)
Justin Nahvi

Contracted Services:

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

Other Attendees:

Ed Gingher (AAA OBJ President)
Sean Hughes (City of Powell)
Nic Langford (City of Delaware)
Will Sharer (Redwood Living)

Secretary's Report

There was a motion made by Mr. Comerford and seconded by Ms. Mumma to approve the Meeting Minutes from the April 9, 2025 DCFA Board Meeting with the noted corrections.

Roll call:

*Mr. Reinhard- Aye
Mr. Geiger- Aye
Ms. Mumma- Aye
Mr. Comerford- Aye*

Treasurer's Report

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

Roll call:

Mr. Reinhard- Aye

Mr. Geiger- Aye

Ms. Mumma- Aye

Mr. Comerford- Aye

The Board accepted the minutes from the April 30, 2025 Development and Finance Committee meeting.

New Business

Redwood Powell Phase 2 & 3- Redwood Development- Step Application

Jonathan Kabat presented a sales tax exemption application for phase two and three which will be 327- unit apartment home. This project will generate money towards the Sawmill Parkway TIF that is in place and will help pay for infrastructure improvements and the construction of extension of Sawmill Parkway.

A motion was made by Mr. Geiger and seconded by Mr. Comerford to approve Resolution 25-014. Roll call was called.

Roll call:

Ms. Mumma- Aye

Mr. Geiger- Aye

Mr. Comerford- Aye

Mr. Reinhard- Aye

Villages at Casement Bond Fund Application

Jonathan Kabat and Andy Brossart presented a Bond Fund Application for a 395 acre residential mixed-use development in Lake County. This bond issuance of Phase one would be \$4.7mil for Delaware County and \$5.5mil for Warren County. The Painesville Township have agreed to TIF and additional NCA. The Developer requested the Delaware County Finance Authority (the "DCFA") to issue a total of approximately \$4,750,000 and the Warren County Port Authority (the "WCPA") to issue a total of approximately \$5,500,000 of tax-increment finance (TIF) and NCA backed bonds to fund a portion of the estimated \$22,265,000 of developer-financed public improvements.

There was a motion made by Mr. Comerford and seconded by Mr. Reinhard to approve Resolution 25-015.

Roll call was called.

Roll call:

Ms. Mumma- Aye

Mr. Geiger- Aye

Mr. Comerford- Aye

Mr. Reinhard- Aye

Mercedes Benz Bond Fund Application

Jonathan Kabat presented a bond fund application for a new Mercedes-Benz dealership; this project previously was approved for a STEP application. This project will pay into the TIF that's in place which will eventually generate funds toward public infrastructure improvements. The applicant and Berkshire Township have agreed to TIF funding for improvements to US Route 36/State Route 37.

There was a motion made by Mr. Comerford and seconded by Mr. Reinhard to approve Resolution 25-016.

Roll call was called.

Roll call:

Ms. Mumma- Aye
Mr. Geiger- Aye
Mr. Comerford- Aye
Mr. Reinhard- Aye

Project Update

Chris Connelly gave an update on the Pioneer Development, documents are ramping up and documents for closing have been distributed, with closing likely slated for June. Mr. Connelly also updated the Board on the COLOGIX project, which may include a future phase going forward including \$1,400,000 in financing.

Other Business

Legends Luncheon

Mr. McDaniel gave an update on the Memorial Tournament Legends Luncheon, which raised \$1,450,000 for Nationwide Children's Hospital.

AAA Ohio Blue Jackets Update

Mr. Gingher provided an update on the AAA Ohio Blue Jackets Facility slated for construction at the corner of US Route 42 and Sawmill Parkway on the west side of Delaware City. Mr. Gingher described a local ice shortage which will in part be solved with the addition of the new facility. The facility will include 3 rinks, with one being outdoor and canopied. The space will be utilized for outdoor concerts and events during the summer, showcasing the ability to use the facility year-round. 600,000 annual visitors are anticipated solely for Hockey related events. The development has been received positively by the public. It is expected that the development will catalyze the addition of hotels and other accommodations in the immediate area, boosting the economic vitality of the region.

Closed Session

The Board agreed there was no reason to initiate closed session.

Adjournment

The meeting was adjourned at 6:01 PM