

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
January 14th, 2026– 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)
Angel Mumma (Treasurer/CFO)
Franz Geiger (Secretary)
Frank Reinhard

Absent

John Comerford

County Staff:

Dana McDaniel
Chad Smith
Ryan Burton
Justin Nahvi
Tracie Davies
Aric Hochstettler (*Virtual*)

Contracted Services:

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

Other Attendees:

Gary Merrell, Delaware County Commissioner
Kent Shafer, Outgoing Vice Chair
Mike Frommer, Outgoing Board Member (*Virtual*)

Celebration of Service

Chairman Bill Bishop begins the meeting with a formal recognition of outgoing board members Kent Shafer, Vice Chair; and Mike Frommer. Shafer and Frommer have served on the Board for a number of years and, as Bishop states, have a proven track record of bringing economic success to Delaware County. Board Secretary Franz Geiger echoes Bishop's statements, and the Board at large expresses sincere appreciation for the work the two outgoing members have accomplished. Shafer thanks the board for its support throughout his years of service, and Mike Frommer echoes this sentiment. Shafer and Frommer are each presented with a proclamation from the County which formally recognizes their service. They accept their proclamations and depart the meeting.

Swearing in of Member

Delaware County Commissioner Gary Merrell leads the Oath of Office for the swearing in of Board Member Angel Mumma. Ms. Mumma is the Senior Vice President of Finance at the Columbus Zoo and Aquarium and has a proven track record of fiscal responsibility and management. This is mentioned by Commissioner Merrell, who praises Mumma for her work in all her engagements. As Mumma completes the oath, she shakes Commissioner Merrell's hand and her term officially begins. The Commissioner departs at this point.

Selection and Appointment of Officers

Resolution 26-001

Dana McDaniel begins the discussion by highlighting the County's decision to reduce the number of DCFA board members from seven to five. This reduction was made seamless by the unrelated departures of Kent Shafer and Mike Frommer. McDaniel informs the board that its bylaws will need to be amended to reflect this change. McDaniel presents the board with an idea he recently had which would see the Treasurer and Secretary positions combined into one. Per McDaniel, this route may be worth considering in light of the Board's reduction in size. The Board seems amenable to this idea as discussion continues. Angel Mumma questions whether or not the Finance & Development Committee would be necessary given it is comprised of three board members, and in the case where all three vote yes, it would already have a majority of the full board. The board acknowledged this as Bill Bishop moves the discussion forward to select the 2026 Board Chair. Bishop states that he has enjoyed his work as Chairman of the board, but he is ready to step down and give another member the opportunity to lead the Board. As he does this, Frank Reinhard nominates Angel Mumma to serve as the next Board Chair. Bill Bishop seconds this nomination and asks if anyone else would like to present a nominee. There are none and roll call is called.

There was a motion made by Mr. Reinhard and seconded by Mr. Bishop to elect Angel Mumma as Chairwoman of the Board for 2026.

Roll call:

Bill Bishop - Aye

Angel Mumma - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

Mr. Bishop moves the Board along to the selection of Vice Chair. Frank Reinhard nominates Mr. Bishop, and no further nominations are made.

There was a motion made by Mr. Reinhard and seconded by Mr. Geiger to elect Bill Bishop as Vice Chair of the Board for 2026.

Roll call:

Bill Bishop - Aye

Angel Mumma - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

As the Board has settled on combining the Treasurer and Secretary roles, Bill Bishop asks for nominees. Angel Mumma nominates Franz Geiger to continue his role as Secretary and assume the role of Treasurer. There are no further nominations.

There was a motion made by Ms. Mumma and seconded by Mr. Geiger to elect Franz Geiger as Treasurer and Secretary of the Board for 2026.

Roll call:

Bill Bishop - Aye

Angel Mumma - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

Angel Mumma expresses appreciation to the Board for having confidence in her and allowing her the opportunity to serve as Chairwoman.

Introduction of New Economic Development Staff

Dana McDaniel introduces to the Board Chad Smith, the County's Economic Development Administrator hired in December 2025. Mr. Smith details his professional history with the State of Ohio and the U.S. Department of State. Angel Mumma thanks Chad for his service and welcomes him to Delaware County.

Approving 2026 Meeting Dates

Resolution 26-002

Dana McDaniel provides the board with an overview of proposed Board Meeting dates for 2026. McDaniel suggests having a discussion around the possibility of changing the meeting time, and potentially the meeting location. Bill Bishop states that he spoke with John Comerford who does not have a time, date, or location preference. Franz Geiger voices his support for a lunchtime meeting, and a general discussion around this possibility ensues. Tracie Davies, Delaware County Administrator, chimes in to remind the Board that the meeting must take place at the County's Byxbe Campus should it occur after 5:00 p.m. however the Historic Courthouse could be an option if the time were moved to midday, or any time during normal business hours. Angel Mumma inquires about a morning meeting, and Frank Reinhard states he can make any time work as long as the meeting is kept on Wednesdays. Mumma agrees the Board Meetings should continue to occur on Wednesdays, and it seems as though the Board prefers a midday meeting at the Byxbe Campus.

There was a motion made by Mr. Geiger and seconded by Mr. Reinhard to approve Resolution 26-002, which would keep DCFA Board Meetings at the Byxbe Campus, but move the time from 5:00p.m. to 12:00p.m.

Roll call:

Angel Mumma - Aye

Bill Bishop - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

Secretary's Report

Franz Geiger states that he has reviewed the minutes from the November 5th, 2025 Board Meeting and in his opinion, they are up to par. He asks if there is any commentary or questions regarding the minutes from other Board members. There are none.

There was a motion made by Mr. Bishop and seconded by Ms. Mumma to approve the November 5th, 2025 meeting minutes.

Roll call:

Angel Mumma - Aye

Bill Bishop - Aye

Franz Geiger - Aye

Frank Reinhard – Abstain

Treasurer's Report

Angel Mumma provides the Board with an overview of the Finance Reports and Check Logs from November and December 2025. Justin Nahvi informs the Board that \$477,000 has been transferred to the bond fund. Nahvi states the bond fund is sitting at \$5.1m between DCFA's STAR Ohio Account and Chase Account. Andrew Brossart informs the Board that its bond ratio is 18.99%, which he deems to be "really good."

There was a motion made by Mr. Geiger and seconded by Mr. Reinhard to approve the finance reports and check logs from November and December 2025.

Roll call:

Angel Mumma - Aye

Bill Bishop - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

New Business

Administrative Actions

Chris Connelly provides the Board with the latest information regarding administrative Actions. Connelly details recent DCFA STEP transactions which have been made related to Evan's Farm. DCFA has entered into multiple STEP transactions for developments at Evans Farm – Flats at

Evans Farm 1-4, Townhomes at Evans Farm 1-3, and Cove at Evans Farm. These transactions were all closed from 2021-2022. The developer of those projects (Zenios) is currently refinancing its debt and has asked to terminate the leasing arrangements with DCFA in connection with that refinancing. The developer's counsel has prepared the termination documents, and Mr. Connelly has reviewed and signed off on them. These documents include the standard indemnity that DCFA requires in connection with termination. Chair Bishop executed the termination documents on January 7, 2026. This transaction first required a modification to the mortgage for Townhomes at Evans Farm to extend the maturity to allow for the requested refinancing. The modification was reviewed by Mr. Connelly and does not affect the underlying leases (which are being terminated anyway, as described above). Mr. Bishop signed the mortgage modification on December 23, 2025.

2026 Speaker List Review and Discussion

Dana McDaniel reminds the Board that they have previously agreed to engage with guest speakers during 2026. The Board is still eager about the idea, and McDaniel suggests starting with JobsOhio. The Board agrees and will await further action/discussion.

Events Review and Discussion

Dana McDaniel asks the Board for a "sanity check" regarding the prospect of engaging in events around the County in 2026. Among those mentioned by McDaniel are the Memorial Tournament (Muirfield lies in Delaware County), and the Little Brown Jug. Frank Reinhard reiterates the importance of marketing and networking as Bill Bishop states that building partnerships is crucial to advancing DCFA's agenda. McDaniel proposes an "Economic Development 101" event geared toward familiarizing elected officials with various tools used in Economic Development. Several elected officials have approached McDaniel and expressed a desire to attend such an event. McDaniel informs the Board that the Office of Economic Development will conceptualize and circle back.

Strategic Plan Goals Review

Dana McDaniel wants to check in with the Board regarding its previously established goals. McDaniel informs the Board that the Office of Economic Development is making headway, but leveraging tourism and leisure remain areas of opportunity. Angel Mumma recalls a conversation with Bill Bishop regarding synergy around new projects. The Board is satisfied with this update and encourages staff to keep pushing.

Policy Manual/Bylaws Review

Resolution 26-003

Dana McDaniel informs the Board that a discussion surrounding its bylaws needs to be held. Several changes have occurred regarding its structure, its meeting time, and officer positions. Angel Mumma asks whether the Finance and Development Committee may be required per the bylaws, and Chris Connelly informs her that it is not a requirement. Bill Bishop remarks that the Finance and Development Committee becomes less and less necessary as the DCFA application

process becomes increasingly efficient. Michael Bull advises that the Board can remove the language regarding the Finance and Development Committee. McDaniel informs the Board that staff have identified several suggested changes to the bylaws:

1. Any references to a seven (7) member Board are changed to reflect the new five (5) member Board.
2. Consideration was given to the effects of changing to a five (5) member Board.
3. Article IV. Officers. Sections 7. Secretary and 8. Treasurer. Reference is made to an “assistant” or someone who certain tasks and responsibilities can be delegated to. This language is fine, but we need to make sure the Board is documenting that delegation of responsibilities. I recommend the Secretary delegate to the Director of Economic Development (who may choose for further delegate under the Director’s authority) and the Treasurer delegate to the County Director of Finance.
4. Article IV. Officers. Section 8. Treasurer. Reference to preparing the budget should be “no later than” the December meeting, not just “at” the December meeting.
5. Article V. Meeting of Members. Section 8. Rules of Procedure. Alter the order of the meeting agenda.
6. Article VIII. Limitation of Liability, Indemnification. Section 2. Indemnification. A public entity cannot agree to an indemnity.
7. Article IX. Miscellaneous. References to “Administrator” should be defined and changed to Delaware County Director of Economic Development.
8. Article IX. Miscellaneous. Section 8. Delegation of Duties. Proposed language more specifically defines responsibilities of County staff and consultants in support of the Board. Also, the DCFA Board previously had an Agreement with the County for services provided by the staff. We have inserted a reference to the MAY be such and agreement.
9. Article IX. Miscellaneous. Section 12. Notices. This section should be updated to reflect modern methods of posting public notices and/or communicating.

The Board reviews the suggested amendments and all seem amenable without further discussion.

There was a motion made by Mr. Geiger and seconded by Mr. Bishop to approve Resolution 26-003: Amending the DCFA Bylaws.

Roll call:

Angel Mumma - Aye

Bill Bishop - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

Old Business

Fourth Quarter 2025 Project Status Report

Chris Connelly provides the board with a status report of DCFA-related projects which occurred in the fourth quarter of 2025. Connelly does not have much to say on this matter, but he does inform the Board that Ohashi Technica will not be pursuing any incentives going forward.

Annual Records Management Report

Ryan Burton gives the Board an update on the Office of Economic Development's records management endeavor. Although these records pertain mainly to the Office of Economic Development, some DCFA related records are involved. For several decades, the Office of Economic Development maintained a significant volume of physical records, some dating back to the early 1990s. Over time, these records accumulated without consistent organization, standardized labeling, or alignment with formal records retention schedules. As a result, many records were stored in a disorganized manner and had not been reviewed for compliance with current records management requirements. Recognizing the need to bring the office into compliance with established county policies and state law, staff initiated a comprehensive records organization effort in mid-2025. Beginning in August 2025, Dana McDaniel assumed leadership of the records management initiative. This effort involved a systematic review of all physical records housed within the Office of Economic Development. The scope of work included:

- Sorting and categorizing records by type and date
- Identifying records eligible for long-term retention versus disposal
- Boxing and labeling records in accordance with County Records Center standards
- Preparing records for transfer to the Delaware County Records Center

Throughout the process, staff coordinated closely with the County Records Center to ensure proper handling of records and adherence to required procedures. In parallel with the physical records cleanup, Economic Development staff worked with the County Records Center to receive training on records retention schedules, disposal procedures, and ongoing compliance obligations. This training ensures that future records management practices will align with:

- The County Policy Handbook
- Records retention schedules approved by the County Records Center
- Applicable sections of the Ohio Revised Code governing public records

This proactive approach will help prevent the recurrence of long-term records accumulation issues, Burton states. Following the Records Center's pickup, the Office of Economic Development will transition to normal, ongoing records management operations. Staff will apply the training received to ensure that:

- Records are maintained in an organized and compliant manner
- Retention schedules are followed consistently
- Records eligible for disposal are identified and processed in a timely and lawful fashion

2025 Project Summary

Dana McDaniel provides the Board with an overview of DCFA activity in 2025. Per McDaniel, Notable insights from activity this year are as follows: highest collected fee income for the recorded years, approved projects is down by 1 (not including grants), housing is still the bulk of deal flow but projects have remained more diverse in 2024-2025 compared to 2023, capital expenditure of approved projects is relatively steady compared to 2024 (COLOGIX has declined incentive, \$646 M - \$270 M = \$376 M). McDaniel gives credit to Jonathan Kabat, who is responsible for compiling this data but was absent on the date of this meeting.

Grant Administration Update

Ryan Burton provides the Board with a status update regarding the Economic Development Grant which the Board is administering. Following the November 5th Board meeting, County Economic Development staff formally notified the selected organizations of the Board's funding decisions. DCFA legal counsel subsequently drafted grant agreements outlining the terms, conditions, and reimbursement requirements associated with the awarded funds.

Staff transmitted the agreements to each recipient for review and execution. As of the date of this meeting:

- Two (2) of the three agreements have been fully executed and returned to DCFA.
- One (1) agreement remains pending, as the recipient organization is currently reviewing the document with its legal counsel prior to execution

Per Burton, once all executed agreements have been received, County Economic Development staff will proceed with grant administration. Funding will be provided on a reimbursement basis. Staff will await submission of receipts and supporting documentation from each recipient verifying completion of the approved project activities and eligible expenses. Upon verification of compliance with agreement terms and documentation requirements, staff will process reimbursement in accordance with DCFA policies and procedures.

CivicServe Contribution Agreement

Dana McDaniel highlights the details of the Office of Economic Development's engagement with CivicServe. At the August 13th, 2025 meeting the topic of the county's procurement of Civic Serve as a service was presented to the Board, as well as the idea of cost sharing because the DCFA's incentives make up the majority of our offices deal flow. At September 10th, 2025 Board Meeting Civic Serve presented what they offer to economic development organizations. The Board agreed to pursue a cost sharing with the County Economic Development office for the annual subscription of \$31,500. The County finalized the procurement of Civic Serve in December of 2025 and the onboarding process began the week of January 5th. Provided to the Board was a Contribution Agreement between the County and DCFA in which the DCFA reimburses the County for 50% of the annual cost of Civic Serve. This has been reviewed by

both DCFA and County legal staff. McDaniel asks the Board to formally approve this contribution agreement.

There was a motion made by Mr. Reinhard and seconded by Mr. Geiger to approve the CivicServe Contribution Agreement.

Roll call:

Angel Mumma - Aye

Bill Bishop - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

County Economic Development Report

Dana McDaniel informs the Board that November and December reports pertaining to the Office of Economic Development are included in the meeting packet. He encourages the Board to take a look, but no discussion is held.

Closed Session

Pursuant to ORC§4582.58 to discuss current contracts, upcoming projects, and other proprietary information which may include marketing plans; specific business strategy; production techniques and trade secrets; financial projections; and financial statements. No business of the DCFA will be transacted, no motions made, nor any decisions made.

There was a motion made by Mr. Reinhard and seconded by Mr. Geiger to enter closed session.

Roll call:

Angel Mumma - Aye

Bill Bishop - Aye

Franz Geiger - Aye

Frank Reinhard – Aye

The Board entered closed session at 6:38p.m.

The Board exited closed session at 6:53p.m.

Adjournment

The meeting adjourned at 6:53p.m.

