

REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
August 12, 2026– 12:00 p.m.

Call To Order

The Meeting was called to order by Ms. Mumma at 12:05 p.m.

Roll Call

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

Absent

Bill Bishop (Vice Chair)

County Staff:

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
Joe Long, Bradley Payne (*virtual*)

Other Attendees:

Joe Thomas, Metro Development LLC
Brooke Diedrich, Snappy's Automotive
Zahir Jones, Trilogy Health Services
David Poe, McCabe Companies

Secretary's Report

Secretary/Treasurer Franz Geiger stated that he had reviewed the minutes from the July 8, 2026 meeting and all looked good to him. Geiger asked the Board if there were any suggested revisions to the minutes from the July 8, 2026 DCFA Board Meeting. There were none and no discussion was held.

There was a motion made by Ms. Mumma and seconded by Mr. Comerford to approve the July 8, 2026 Meeting Minutes.

Roll call:

Angel Mumma - Aye

Franz Geiger – Aye

Frank Reinhard – Aye

John Comerford – Aye

The motion passed.

Treasurer's Report

Approval of the July 2026 Finance Report and August 2026 Check Register

Secretary/Treasurer Franz Geiger stated that he had reviewed the financial reports and check log and had no concerns. No additional questions or concerns were raised by the Board.

There was a motion made by Mr. Comerford and seconded by Ms. Mumma to approve the July 2026 Finance Report and August 2026 Check Register.

Roll call:

Angel Mumma - Aye

Franz Geiger – Aye

Frank Reinhard – Aye

John Comerford – Aye

The motion passed.

Audit Results

Justin Nahvi presented an overview of the recently completed audits of Delaware County and the Delaware County Finance Authority. Nahvi reported that the audits were clean and congratulated Jason Carr and the fiscal staff on the results. He noted that the Authority received an Auditor of State Award with Distinction and that the audit team could conduct a final post-audit conference if desired by the Board.

New Business

Resolution 26-014: Sales Tax Exemption Request – The Reserve at Northbourne

Chad Smith introduced the application submitted by Metro Development III LLC for participation in the Delaware County Finance Authority's Capital Lease/Sales Tax Exemption Program and introduced Joe Thomas to provide an overview of the project.

Mr. Thomas explained that the Reserve at Northbourne is a proposed 360-unit multifamily development on approximately 21.5 acres near State Route 521 and Byxbe Parkway in the City of Delaware. The project is expected to include residential buildings, internal roadways, parking, stormwater facilities, landscaping, and related site improvements. Total project costs are estimated at approximately \$46.5 million, including approximately \$13.9 million in eligible construction materials. Construction is anticipated to begin in November 2026 and take approximately 36 months to complete.

Thomas noted that the project would participate in the City of Delaware's Community Reinvestment Area program. He further explained that the development would include an affordable housing component, with 36 units reserved for households earning approximately 60 percent of the area median income. The project would also dedicate right-of-way and contribute approximately \$1.44 million toward planned State Route 521 and Byxbe Parkway improvements.

Secretary/Treasurer Franz Geiger commented on the project's contributions toward the Byxbe Parkway improvements and the inclusion of affordable housing. Board Member John Comerford asked whether the project's roadway improvements would extend beyond the development's entrance points. Joe Thomas responded that they would and stated that the improvements would also include an additional extension of Byxbe Parkway.

*There was a motion made by Mr. Geiger and seconded by Mr. Comerford to approve Resolution 26-014: Sales Tax Exemption Request – The Reserve at Northbourne.
Roll call:*

*Angel Mumma - Aye
Franz Geiger – Aye
Frank Reinhard – Aye
John Comerford – Aye*

The motion passed.

Resolution 26-015: Sales Tax Exemption Request – Snappy's Automotive

Chad Smith introduced the application submitted by Mason Hunt LLC, doing business as Snappy's Automotive, for participation in the Capital Lease/Sales Tax Exemption Program and introduced Brooke Diedrich to present the project.

Ms. Diedrich explained that Snappy's is a family-owned and operated automotive repair business established in 2016. The company plans to relocate from its existing location on London Road to a newly constructed facility within the Liberty Belle development in the City of Delaware. The project was expected to be presented to Delaware City Council later in the month, with groundbreaking anticipated in October or November 2026 and completion anticipated in May or June 2027.

Based on the updated project figures provided at the meeting, total project costs are estimated at approximately \$3.03 million, including approximately \$1.26 million in eligible construction materials. Participation in the program is projected to provide approximately \$88,302 in gross sales tax savings and approximately \$48,727 in net savings after program, legal, and application fees.

Ms. Diedrich stated that the new facility would create a roadway connection capable of supporting future development and improving safety along Liberty Road. Diedrich also discussed the company's involvement with the Delaware Area Career Center and its use of apprentice and graduate apprenticeship programs.

Chairwoman Angel Mumma thanked Ms. Diedrich for the presentation and described the project as an example of how DCFA assistance can support businesses of varying sizes. Chad Smith noted that the project would support a locally owned small business. Secretary/Treasurer Franz Geiger stated that, although the Authority has generally viewed residential development as the nexus for supporting roadway improvements, this project presented a different circumstance because a commercial enterprise would provide infrastructure capable of facilitating additional development.

Diedrich added that the company's apprenticeship activities would provide an additional community benefit. Board Member John Comerford expressed support for the project but raised a broader policy concern regarding an established company relocating without initially creating new employment while requesting an incentive. Chad Smith explained that the company's existing location is owned by Howald Properties and indicated that relocating Snappy's Automotive would make additional space available for other users.

Chairwoman Mumma acknowledged the concern and stated that the Board may need to undertake a broader policy discussion regarding the types of projects that should qualify for STEP assistance.

Ultimately, the Board was in agreeance that this application demonstrates the Authority's ability to assist small and local businesses that play a vital role in the County's business ecosystem. Chairwoman Mumma and the Board thanked Ms. Diedrich for appearing before the Board and providing clarity on her business' project.

There was a motion made by Mr. Geiger and seconded by Mr. Comerford to approve Resolution 26-015: Sales Tax Exemption Request – Snappy's Automotive.
Roll call:

Angel Mumma - Aye
Franz Geiger – Aye
Frank Reinhard – Aye
John Comerford – Aye

The motion passed.

Resolution 26-016: Sales Tax Exemption Request – Trilogy/Senior living

Chad Smith introduced the application submitted by Trilogy Real Estate Delaware LLC for participation in the Capital Lease/Sales Tax Exemption Program and introduced Zahir Jones to present the project.

Mr. Jones explained that the proposed Lewis Center New Campus would represent an investment of approximately \$34.6 million and include approximately 96,402 square feet of new construction. The senior living and healthcare campus would provide skilled nursing, assisted living, independent living, and memory care services. The completed campus is expected to contain 119 residential units and 123 licensed beds.

Jones stated that construction was anticipated to take approximately 30 months. He also discussed the increasing demand for senior care created by the aging baby-boomer population. Board Member Frank Reinhard asked about the acreage of the project site, and Jones responded that it comprises approximately 13 acres. Chairwoman Angel Mumma expressed support for the project.

There was a motion made by Mr. Geiger and seconded by Ms. Mumma to approve Resolution 26-016: Sales Tax Exemption Request – Trilogy/Senior living.

Roll call:

Angel Mumma - Aye

Franz Geiger – Aye

Frank Reinhard – Aye

John Comerford – Aye

The motion passed.

Resolution 26-017: Sales Tax Exemption Request – Sawmill Delaware Investments

Chad Smith introduced the application submitted by Sawmill Delaware Investments LLC for participation in the Capital Lease/Sales Tax Exemption Program and introduced David Poe to present the project.

Mr. Poe explained that the project consists of a new 100,000-square-foot speculative light-industrial building at 119 Innovation Court in the Airport Innovation Park. The building would be capable of accommodating tenants ranging from approximately 10,000 square feet to the entire facility. Total project costs are estimated at approximately \$12.25 million, including approximately \$4 million in eligible construction materials.

Poe noted that the project represents the second phase of development at the Airport Innovation Park and that the adjacent first-phase building had previously participated in the DCFA program. Secretary/Treasurer Franz Geiger commented that the project was consistent with the Authority's

mission and stated that the Pittsburgh Drive corridor appeared well positioned for continued growth.

There was a motion made by Mr. Geiger and seconded by Mr. Comerford to approve Resolution 26-017: Sales Tax Exemption Request – Sawmill Delaware Investments.

Roll call:

Angel Mumma - Aye

Franz Geiger – Aye

Frank Reinhard – Aye

John Comerford – Aye

The motion passed.

Authorizing a Contract for the Little Brown Jug

Chad Smith reviewed plans for the DCFA's 2026 Little Brown Jug networking venue, which is scheduled for September 24, 2026. He noted that supporting information and anticipated costs were included in the meeting packet. Smith advised the Board that Delaware County Transit might not be available to provide shuttle service and that staff had obtained alternative transportation pricing from Cardinal Transportation. He also stated that the venue would include a cash bar.

Secretary/Treasurer Franz Geiger asked why a cash bar was being proposed. County Administrator Tracie Davies explained that the arrangement would give event staff greater control over alcohol consumption.

Staff recommend the DCFA Board approve a motion authorizing the Little Brown Jug Network Venue at a cost not to exceed \$35,000 and authorizing staff to enter into the necessary agreements and make associated payments. Staff will report back to the DCFA the final costs. Should any costs exceed \$35,000, staff will seek the appropriate amendment(s) later.

There was a motion made by Ms. Mumma and seconded by Mr. Comerford to approve the Little Brown Jug Network Venue at a cost not to exceed \$35,000.

Roll call:

Angel Mumma - Aye

Franz Geiger – Aye

Frank Reinhard – Aye

John Comerford – Aye

The motion passed.

Delaware County Foundation Evening of Generosity Sponsorship Request

Chad Smith introduced the Delaware County Foundation's request for a \$3,000 Gold Sponsorship of its 2026 Evening of Generosity. He noted that Frank Reinhard, a previous DCFA Board member, had been recognized by the Foundation in 2025 but was not the 2026 honoree, and the 2026 nominee is not associated with the Authority.

Chairwoman Angel Mumma stated that she supports the work of the Delaware County Foundation but did not support sponsoring the event. She emphasized that the Authority should prioritize expenditures that directly support economic development activities. Mumma suggested that, as a matter of respect for the Foundation and its work, the Authority could consider providing support directly to the organization through another mechanism.

Board Member John Comerford noted that DCFA periodically provides grants to nonprofit organizations and suggested that a direct grant could be an appropriate alternative. Secretary/Treasurer Franz Geiger requested a list of the organizations and events the Authority had previously sponsored. He stated that DCFA had recently approved approximately \$600,000 in new activity or revenue and suggested that the Board consider how those resources should be used to support the Authority's broader objectives.

Comerford asked what the Authority was attempting to build its reserves toward. Geiger responded that some of the Authority's available funds could potentially be used to expand the Bond Fund. Andy Brossart of Bradley Payne Advisors agreed, stating that the intention was not to leave an unnecessarily large amount of money in reserves, although the Bond Fund's capacity would need to be increased. Board Member Frank Reinhard cautioned that the Authority should avoid committing itself to recurring sponsorships or other expenditures without a clear policy

Economic Development Training Sponsorship

Chad Smith presented a proposed economic development training session scheduled for October 14, 2026. The session would be developed and conducted by the Montrose Group and would provide an introduction to economic development for elected officials and staff from the County's municipalities, townships, villages, school districts, chambers of commerce, and other partner organizations.

Smith explained that the training would use a large-tent format and would include a social period, dinner, and presentations from Montrose and other economic development partners. Staff requested that DCFA sponsor the event at a cost not to exceed \$2,500.

There was a motion made by Ms. Mumma and seconded by Mr. Comerford to approve that DCFA sponsor the Economic Development Training event at a cost not to exceed \$2,500.

Roll call:

Angel Mumma - Aye

Franz Geiger – Aye

Frank Reinhard – Aye

John Comerford – Aye

The motion passed.

Old Business

Follow-Up on Morrow County Notice of Termination

Chad Smith reported that staff had spoken with representatives of the Morrow County Development Authority and Morrow County following the termination of the intergovernmental agreement between Morrow County and DCFA. Smith stated that the conversations were positive and that there appeared to be no ill will between the parties. Morrow County's objective had been to establish and grow its own port authority, and its representatives remained open to potential partnerships or cooperative projects with DCFA in the future.

Smith also reported that the original documents contained references to Knox County, although staff had found no evidence that a formal agreement with Knox County was ever executed. Staff contacted Sam Filkins of the Knox County Area Foundation, who likewise was unaware of any formal agreement. Secretary/Treasurer Franz Geiger expressed satisfaction that staff had followed up with the affected organizations and gathered additional information regarding the matter.

Follow-Up on Investment Advisory Board Meeting

Andy Brossart of Bradley Payne Advisors provided an update concerning the Investment Advisory Board's review of Jennings Sports Park. Brossart stated that the presentation had not clearly identified what the project was seeking to accomplish and that the review focused largely on current cost metrics rather than the originals. Brossart reported that the Board had approved the matter pertaining to BTSG and that representatives of Brown Township and Jennings were scheduled to meet again on August 27 for further discussion.

Chris Connelly commented that there appeared to be a disconnect between the parties. Chairwoman Angel Mumma asked what would occur if the proposal did not receive approval. Brossart explained that no DCFA action was currently required. Brossart further stated that Jennings would need to provide information regarding amounts coming due approximately six months in advance so that available cash flow could be verified.

County Economic Development Report

Chad Smith provided an overview of the Office of Economic Development's activities during July 2026. The update included personnel and professional-development activities, planning for the Little Brown Jug and the October economic development training session, redevelopment of the County's Business Retention and Expansion program, and coordination with the County's chambers of commerce.

Smith also discussed ongoing site-development and attraction initiatives, including the County's acquisition of property near U.S. Route 42 and Sawmill Road, planning for a potential business park at Northstar, continued work with Berkshire Township, progress associated with the Berlin Business Park, and continued planning for the Maridel/AAA-OBJ development.

Board Member John Comerford asked whether an obstacle outside the County's control affecting the Berlin Business Park was likely to be resolved. Smith stated that willing sellers had been identified, but the County first needed to demonstrate sufficient market interest and progress before approaching property owners. Secretary/Treasurer Franz Geiger commented that the market would ultimately determine the site's development potential.

Closed Session

The Board determined that closed session was not necessary at this meeting.

Adjournment

There was a motion made by Mr. Geiger and seconded by Mr. Comerford to adjourn the meeting.

Roll call:

Angel Mumma - Aye

Franz Geiger – Aye

Frank Reinhard – Aye

John Comerford – Aye

The motion passed, the meeting was adjourned at 1:05 p.m.

