REGULAR BOARD MEETING
BYXBE BUILDING, 1610 STATE RT 521 DELAWARE, OH 43015
WEST CONFERENCE ROOM
September 9, 2026– 12:00 p.m.

Call To Order

The Meeting was called to order by Ms. Mumma at 12:00 p.m.

Roll Call

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

Absent
Bill Bishop (Vice Chair)

County Staff:
Chad Smith
Ryan Burton
Justin Nahvi
Aric Hochstettler *(virtual)*

Contracted Services:
Chris Connelly, Taft Stettinius & Hollister LLP
Jason Carr, Wilson, Shannon & Snow, Inc.
Andy Brossart, Bradley Payne *(virtual)*
Joe Long, Bradley Payne (*virtual*)

Other Attendees:

Secretary's Report

Approval of the August 12, 2026 Tax Equity and Fiscal Responsibility Act Hearing Minutes

Secretary/Treasurer Franz Geiger stated that he had reviewed the minutes from the August 12, 2026 Tax Equity and Fiscal Responsibility Act Hearing and had no suggested revisions.

There was a motion made by Mr. Reinhard and seconded by Mr. Comerford to approve the August 12, 2026 Tax Equity and Fiscal Responsibility Act Hearing Minutes.

Roll call:

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

The motion passed.

Approval of the August 12, 2026 Regular Meeting Minutes

Secretary/Treasurer Franz Geiger stated that he had reviewed the minutes from the August 12, 2026 meeting and all looked good to him. Geiger asked the Board if there were any suggested revisions to the minutes from the August 12, 2026 DCFA Board Meeting. There were none and no discussion was held.

There was a motion made by Mr. Comerford and seconded by Ms. Mumma to approve the August 12, 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 August 2026 Finance Report and September 2026 Check Register

Secretary/Treasurer Franz Geiger stated that he had reviewed the August 2026 financial reports and September 2026 check log and found them to be in order. Geiger asked Jason Carr about a variance between budgeted and actual figures shown on the combined financial statement.

Carr explained that the variance was attributable to unanticipated expenses and noted that year-end adjustments are typically made rather than making multiple budget amendments throughout the year. Geiger stated that the explanation made sense and acknowledged that not every expense can be anticipated.

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

Roll call:

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

The motion passed.

Old Business

Resolution 26-018: Small Business Build Pilot Program

Dana McDaniel presented Resolution 26-018 establishing the Small Business Build Pilot Program for Budget Year 2027. McDaniel explained that the program is intended to make the DCFA Sales Tax Exemption Program more accessible to smaller businesses by reducing transaction costs that can otherwise substantially diminish the benefit of the sales tax exemption. The program would operate as a one-year pilot and would be funded through the Authority's 2027 Grant Program.

McDaniel noted that the program could provide particular benefit to Delaware County's downtowns and other areas with concentrations of small businesses. He further explained that the resolution provides staff with flexibility to make administrative adjustments as necessary during implementation and that no program activity would occur until 2027.

Secretary/Treasurer Franz Geiger asked whether the $20,000 grant ceiling established by the resolution was firm and whether the Board would be comfortable with that limitation. McDaniel responded that the cap could be revisited if issues arose during implementation.

Chairwoman Angel Mumma expressed concern about waiving too many of the fees associated with STEP. McDaniel acknowledged that the program is a pilot and stated that the details, including the fee structure, could be evaluated and adjusted based upon the Authority's experience administering it. He noted that the Board could consider a reduced fee or another fee structure in the future.

Board Member John Comerford asked what was meant by the program being subject to available funding. McDaniel explained that projects would currently be subject to the $20,000 grant cap and the availability of funds appropriated for the program. The resolution provides that qualifying projects may have the STEP application fee, deposit, DCFA fee, and legal fee waived or subsidized through the pilot, while grants to individual applicants may not exceed $20,000.

Mumma asked how information regarding the program would be communicated to potential applicants. McDaniel stated that staff anticipated promoting the program through word of mouth, networking, LinkedIn, and other outreach efforts.

There was a motion made by Mr. Geiger and seconded by Mr. Reinhard to approve the Resolution 26-018: Small Business Build Pilot Program.

Roll call:

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

The motion passed.

Follow-Up on Investment Advisory Board Meeting

Andy Brossart provided an update regarding the Investment Advisory Board's consideration of matters involving Brown Township and Jennings Sports Park. Brossart provided additional background regarding the purpose of the Investment Advisory Board and the respective bond matters.

Brossart reported that there was limited discussion concerning the Brown Township matter and that the Investment Advisory Board voted 3-0 to approve it. The Jennings Sports Park matter received considerably more discussion and was ultimately voted down, with the County Treasurer to determine the appropriate next steps. The County Economic Development report similarly notes that the Investment Advisory Committee did not approve the Jennings Sports Park matter at its August 27 meeting.

Brossart stated that no payments had been missed as of the meeting.

Chris Connelly clarified that the Jennings Sports Park financing is a conduit transaction and does not draw upon the DCFA Bond Fund. Justin Nahvi further clarified that the Investment Advisory Board's vote does not itself determine whether the County Treasurer sells the applicable investment.

No action was taken by the DCFA Board.

County Economic Development Report

Dana McDaniel provided an overview of the Office of Economic Development's activities during August 2026. McDaniel reported that the Office was in the process of filling the Economic Development Coordinator position and discussed preparations for the September 24 Little Brown Jug event and the upcoming economic development training. The written report

also included updates regarding Business Retention and Expansion, workforce initiatives, site development, entrepreneurship, DCFA activities, and other economic development efforts.

McDaniel discussed ongoing activity involving the County-owned property near U.S. Route 42 and Sawmill Parkway and stated that the Office had been fielding inquiries regarding the property.

Chad Smith reported continued progress involving the Berlin Business Park and noted that additional zoning activity was forthcoming. The written report indicated that staff continued to work with Berlin Township on modifications to the commercial and technology-industrial area, including changes to NAICS codes and efforts to streamline review processes.

Secretary/Treasurer Franz Geiger asked whether marketing materials were available to distribute to parties interested in the County-owned property near U.S. Route 42 and Sawmill Parkway. McDaniel responded that materials were not yet available and stated that staff was working with the County Communications Team to develop appropriate marketing materials.

Smith also reported that he would be attending the Midwest U.S.-Japan Association Conference in Indianapolis and noted that peers from throughout Ohio would be attending, providing an opportunity to increase Delaware County's visibility.\

Resignation of Secretary/Treasurer Franz Geiger

At the conclusion of the regular agenda, Secretary/Treasurer Franz Geiger announced his resignation from the Delaware County Finance Authority Board and thanked the Board, staff, and partners for their work during his tenure.

Dana McDaniel thanked Geiger for his service and emphasized the impact he had made on the Authority and Delaware County, expressing regret at seeing him leave the Board.

McDaniel noted that the Authority would need to designate an interim Secretary/Treasurer following Geiger's departure and indicated that Justin Nahvi could potentially serve in that capacity. Board Member Frank Reinhard stated that he would be honored to step into the role. Chairwoman Angel Mumma thanked Geiger for his service and described it as a pleasure and an honor to serve with him.

There was a motion made by Mr. Reinhard and seconded by Mr. Comerford to accept the resignation of Secretary/Treasurer Franz Geiger effective immediately.

Roll call:

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

The motion passed.

There was a motion made by Mr. Comerford and seconded by Ms. Mumma to nominate Frank Reinhard as Secretary/Treasurer.

Roll call:

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

The motion passed.

Adjournment

There was a motion made by Ms. Mumma and seconded by Mr. Reinhard to adjourn the meeting.

Roll call:

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

The motion passed, the meeting was adjourned at 12:40 p.m.