

Meeting of the Deals/Credit/Finance Committee
Thursday, April 9, 2026 - 11:00 AM
Working Lunch Meeting

First Financial Bank
Executive Conference Room 2nd Floor
300 High Street
Hamilton, OH 45011

This meeting is conducted in compliance with the [Ohio's Open Meetings Act](#) (R.C. 121.22): This meeting has been publicly noticed in accordance with applicable law. While this is a meeting of the Deals, Credit, and Finance Committee, a quorum of the Butler County Finance Authority Board of Directors may be present. Any non-committee Board members present are attending for informational purposes only and will not vote on committee matters.

1) Call Meeting to Order (11:00 AM)

The meeting of the Deals, Credit, and Finance Committee of the Butler County Finance Authority was called to order at **11:09 AM** by President & CEO, Mr. Joshua Smith.

2) Roll Call:

Chairman Brad Evans, Director Matt Bockhorst, Mr. Jeff Judd

Committee Members Present:

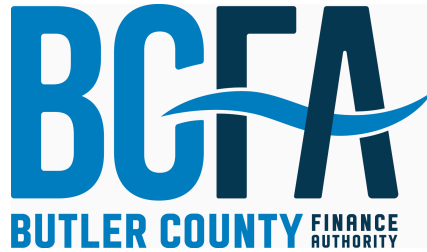
Mr. Brad Evans, Chairman
Mr. Matt Bockhorst, Director
Mr. Jeff Judd

Also Present:

Mr. Tim Egloff, Director
Mr. Andrew Brossart, Esq.
Mr. Aaron Hufford
Mr. Rob Wile, Director
Mr. Patrick Woodside, Esq.
Mr. Joshua Smith
Ms. Abigail Haverkos
Ms. Bethany Schwan

A quorum of the Committee was present. It was noted that less than a quorum of the full Butler County Finance Authority Board of Directors was in attendance.

Due to calendar obligations of Mr. Andrew Brossart, President & CEO Mr. Joshua Smith moved the 20 High Street, Hamilton, Ohio project agenda item to the first item discussed.



3) 20 High Street, Hamilton, Ohio -

The Committee considered a request to recommend to the Board of Directors:

1. Approval of a Lease Structured Sales Tax Exemption; and
2. Approval of the use of the Authority's Jobs & Development Bond Fund to monetize the City of Hamilton's CRA/TIF contribution in support of the adaptive reuse Marriott Tribute Project.

President & CEO Mr. Joshua A. Smith presented the project and financing structure. The Committee reviewed the proposed capital stack, including estimated participation from the BCFA's Bond Fund, in the amount of \$6,780,000. Discussion included the proposed Community Reinvestment Area (CRA) abatement, Tax Increment Financing (TIF) structure, trustee-held bond proceeds, and waterfall distribution of revenues.

The Committee further discussed risk considerations, including construction risk, revenue performance, liquidity during construction, and the inclusion of Property Assessed Clean Energy (PACE) financing. Performance covenants tied to TIF revenues and mechanisms for repayment and security were reviewed.

Committee members discussed appropriate limitations on Bond Fund exposure, liquidity requirements, disbursement controls, and the potential for shared participation with another bond fund.

Motion made by **Chairman Mr. Brad Evans**, seconded by **Mr. Jeff Judd**, that the **Committee recommended approval to the Board of BCFA Directors**, subject to the following conditions:

- Limitation of Bond Fund participation to approximately fifty percent (50%); and
- Inclusion of commercially reasonable disbursement and issuance controls.

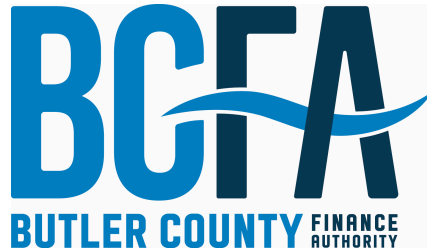
Role Call Vote - **3 in favor; 0 opposed; 0 present. Motion Passes (3 to 0).**

4) 5th & Butler, Hamilton, Ohio -

The Committee considered a request to recommend to the Board of Directors:

1. Approval of a Lease Structured Sales Tax Exemption; and
2. Approval of the issuance of conduit bonds to facilitate the development of a multifamily housing project supported by the City of Hamilton.

The Committee reviewed the proposed structure, including the use of conduit bonds issued by BCFA and low-income housing tax credits. It was noted that the Butler County Finance Authority would serve solely as a conduit issuer, with no financial obligation or risk retained by the BCFA.



Motion made by **Chairman Mr. Brad Evans**, seconded by **Mr. Jeff Judd**, to recommend approval to the Board of BCFA Directors.

Role Call Vote - **3 in favor; 0 opposed; 0 present. Motion Passes (3 to 0).**

5) Koch Foods - Project update and possible amendment to existing lease under Ohio Revised Code Chapter 4582

President & CEO Joshua Smith reported that legal documentation related to the project has been completed and issued. Updated sales tax exemption certificates have been provided.

6) Committee Member Comments & Questions

No questions were presented.

7) Executive Session:

To discuss financial and proprietary information, including trade secrets, submitted by or on behalf of an employer to the Finance Authority in connection with the relocation, location, expansion, improvement, or preservation of the business of that employer; To consider the purchase of real property for public purposes if disclosure of the information would give a competitive advantage pursuant to Ohio Revised Code Section 121.22(G)(2).

Motion made by **Mr. Jeff Judd**, seconded by **Chairman Brad Evans**, to enter Executive Session.

Role Call Vote - **3 in favor; 0 opposed; 0 present. Motion Passes (3 to 0).**

The Committee entered Executive Session at **12:45 PM**.

Motion made by **Chairman Brad Evans**, seconded by **Director Matt Bockhorst**, to reconvene from Executive Session

Role Call Vote - **2 in favor; 0 opposed; 0 present. Motion Passes (2 to 0)**, *Mr. Jeff Judd had left the meeting at this time.*

The Committee reconvened from Executive Session at **1:10 PM**.

8) Adjourn Meeting

Motion made by **Chairman Brad Evans**, seconded by **Director Matt Bockhorst**, to adjourn the meeting.

Voice Vote - **2 in favor; 0 opposed; 0 present. Motion Passes (2 to 0)**, *Mr. Jeff Judd had left the meeting at this time.*

The meeting was adjourned at **1:10 PM**.