

Meeting of the Deals/Credit/Finance Committee
Tuesday, May 19, 2026 - 9:30 AM

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

Locating the Executive Conference Room: Use the first floor steps, the Executive Conference Room is to the right, down the hall, and is the last door on your left (same place the working lunch was held).

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 (9:30 AM)

2) Roll Call:

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

3) Approval of April 9, 2026 Deals, Credit, Finance Committee Meeting Minutes:

Motion made by _____, seconded by _____, that the Committee has approved to the April 9, 2026 DCF Meeting Minutes.

Role Call Vote - _____ in favor; _____ opposed; _____ present.

Motion Passes / Motion Fails (X to X).

4) Approval of April 2026 Financials:

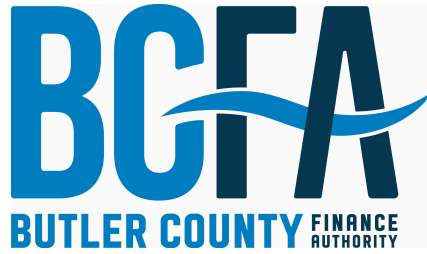
Motion made by _____, seconded by _____, that the Committee has approved to the April 9, 2026 DCF Meeting Minutes.

Role Call Vote - _____ in favor; _____ opposed; _____ present.

Motion Passes / Motion Fails (X to X).

5) UPDATES:

20 High Street, Hamilton, Ohio
Weidmann Project



6) NEW PROJECT PROPOSALS:

a) **MAPLE KNOLL:**

Care retirement communities located at 11100 Springfield Pike, Springdale, Ohio, and 6727 Contreras Road, Oxford, Ohio.

Evaluate and provide a recommendation to the BCFA Board of Directors regarding the issuance of Conduit Bonds to refund prior Port Authority issued conduit bonds.

Attachment: Maple Knoll Project Summary_Conduit Bonds

Motion made by _____, seconded by _____, that the Committee recommended approval to the Board of BCFA Directors.

Role Call Vote - _____ in favor; _____ opposed; _____ present.

Motion Passes / Motion Fails (X to X).

b) **BUTLER COUNTY TRADE CENTER PROJECT:**

City of Fairfield, Ohio, located at 8105 Seward Road, approximately 52 total acres of real property.

Preliminary Development Term Sheet -

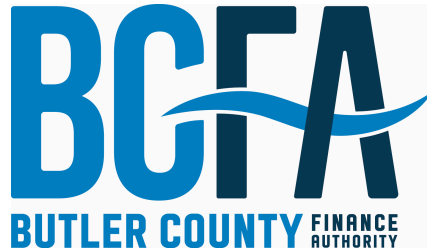
Evaluate and provide a recommendation to the BCFA Board of Directors regarding a capital lease transaction for the project.

Attachment: BCFA - Trade Center - Preliminary Term_Sheet - 4929-7574-7496.2

Motion made by _____, seconded by _____, that the Committee recommended approval to the Board of BCFA Directors.

Role Call Vote - _____ in favor; _____ opposed; _____ present.

Motion Passes / Motion Fails (X to X).



c) **MONROE/SCANNELL PROPERTIES PROJECT:**

City of Monroe, Ohio, located at 4850 Butler Warren County Line Road, (real property is currently assigned tax parcel numbers D7000-011-000-001 and C1800-009-000-011), approximately 98.23 total acres of real property.

Preliminary Development Term Sheet -

Evaluate and provide a recommendation to the BCFA Board of Directors regarding:

1. A capital lease transaction with Scannel properties
2. Jobs & Development Bond Fund issuance with the City of Monroe to support the project.

Attachment: V2026-5-3 Monroe-Project Clear Credit Report

Motion made by _____, seconded by _____, that the Committee recommended approval to the Board of BCFA Directors.

Role Call Vote - _____ in favor; _____ opposed; _____ present.
Motion Passes / Motion Fails (X to X).

7) Committee Member Comments & Questions

8) 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 _____, seconded by _____, that the Committee enter Executive Session.

Role Call Vote - _____ in favor; _____ opposed; _____ present.
Motion Passes / Motion Fails (X to X).

The Committee entered Executive Session at _____.

The Committee reconvened from Executive Sessions at _____.

9) Adjourn Meeting

Motion made by _____, seconded by _____, that the Committee adjourn the meeting.



Voice Vote - _____ in favor; _____ opposed; _____ present.
Motion Passes / Motion Fails (X to X).

The Committee adjourned the meeting at _____.