

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

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)
Meeting called to order at 9:31 AM

2) Roll Call:

Committee Members:

Chairman Brad Evans - **present**
Director Matt Bockhorst - **present**
Mr. Jeff Judd - **present**

Others in Attendance:

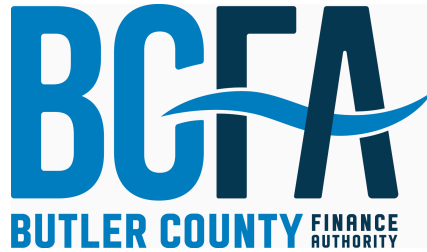
Mr. Andrew Brossart, Bradley Payne Advisors & The Incentive Review Group
Mr. Patrick Woodside, FBT Gibbons
Mr. Nathaniel Kaelin, City of Fairfield
Mr. Seth Geisler, City of Monroe
Ms. Abby Haverkos, Development Associate
Ms. Bethany Schwan, Executive Assistant

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

Motion made by **Director Matt Bockhorst**, seconded by **Mr. Jeff Judd**, that the Committee has approved to the April 9, 2026 DCF Meeting Minutes.

Voice Call Vote - **3 in favor; 0 opposed; 0 present.**

Motion Passes (3 to 0).



4) Approval of April 2026 Financials:

Motion made by Mr. Jeff Judd, seconded by Director Matt Bockhorst, that the Committee has approved the April 2026 Financials.

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

5) UPDATES:

20 High Street, Hamilton, Ohio

Discussion:

Mr. Andrew Brossart, reported that Delaware County approved its bond issuance on Wednesday, May 13, 2026, utilizing its BBB credit rating. Delaware County indicated that “if it is good for Butler County, it is good for us.” This marks Delaware County’s second transaction outside of its own fund, which is beneficial to its credit diversification efforts and overall credit reporting.

Mr. Brossart also reiterated that BCFA bond funds would not be drawn until all financing components, including construction financing, are fully secured. Director Matt Bockhorst emphasized the importance of ensuring that all percentages remain appropriate and within acceptable parameters. The transaction is anticipated to appear on the May agenda for consideration by the full BCFA Board.

Weidmann Project

Discussion:

A brief discussion was held regarding the Weidmann Project. The Butler County Land Bank has acquired the property. Discussions continue with Weidmann’s legal counsel from Bricker Graydon regarding additional environmental considerations related to the transfer of enterprise ownership. The matter is expected to appear on the June BCFA Board agenda.

6) NEW PROJECT PROPOSALS:

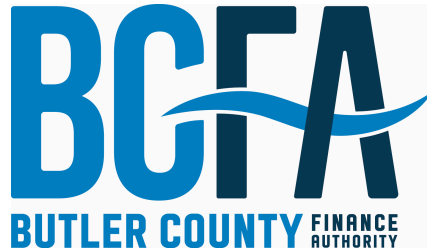
a) **MAPLE KNOLL:**

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

Attachment: Maple Knoll Project Summary_Conduit Bonds

Discussion:

Director Matt Bockhorst asked whether the refinancing would occur at higher interest rates given the increase in rates since the original financing transaction. Mr. Patrick Woodside stated that he had not yet discussed financing terms with the borrower, but agreed it was likely that interest rates would be higher.



The Committee evaluated and provided a recommendation to the BCFA Board of Directors regarding the issuance of conduit bonds to refund prior Port Authority-issued conduit bonds.

Motion made by **Chairman Brad Evans**, seconded by **Director Matt Bockhorst**, recommending approval to the BCFA Board of Directors.

Voice Call Vote - **3 in favor; 0 opposed; 0 present.**

Motion Passes (3 to 0).

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

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

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

Discussion:

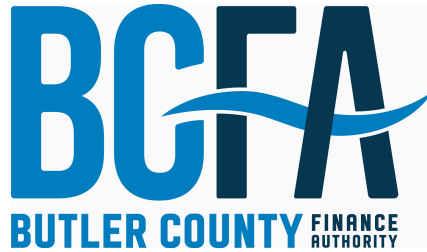
Mr. Nathaniel Kaelin of the City of Fairfield provided a project overview. The proposed NorthPoint Development project is located adjacent to Schneider Electric on the former Jacquemin Farm site. The property owners engaged approximately five to six developers regarding the property, with NorthPoint ultimately selected based on its strong reputation and successful completion of projects such as the Fairfield Trade Center.

The development is expected to include five buildings, including two northern structures. Portions of the site are located within the floodplain, requiring future mitigation efforts as the project advances. The City of Fairfield is anticipated to approve a CRA agreement the day prior to the BCFA Board meeting.

Director Matt Bockhorst inquired about roadway access. Mr. Kaelin stated that Tylersville Road would remain the primary access point, with additional access to be provided from Seward Road as part of the project. Mr. Patrick Woodside noted that BCFA is awaiting the reviewed term sheet from NorthPoint, after which the matter is anticipated to appear on the May Board agenda for approval consideration.

Preliminary Development Term Sheet:

The Committee evaluated and provided a recommendation to the BCFA Board of Directors regarding a capital lease transaction for the project.



Motion made by **Director Matt Bockhorst**, seconded by **Chairman Brad Evans**, that the Committee recommended approval to the Board of BCFA Directors.

Role Call Vote - **3 in favor; 0 opposed; 0 present.**

Motion Passes (3 to 0).

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.

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

Discussion:

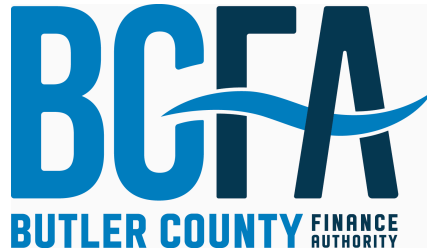
The Committee held a brief discussion regarding the project location in Monroe. Mr. Seth Geisler provided additional details regarding the site, including the planned roundabout improvement associated with the project, which was reviewed via map. Mr. Geisler also noted that the company maintains another location within Butler County.

Director Matt Bockhorst asked whether the City of Fairfield had concerns regarding the company relocating outside the city. Mr. Nathaniel Kaelin responded that Fairfield recognizes that movement between communities occurs and the City is focused on the future of the site for alternative opportunities.

Mr. Kaelin also asked Mr. Geisler whether the company intended to pursue state incentives, to which Mr. Geisler responded negatively.

Mr. Andrew Brossart advised the Committee that the total project cost is approximately \$7.5 million. Scannell Properties is contributing approximately \$2 million in equity and is seeking a 15-year, 75% tax abatement, to be backstopped by the City of Monroe. Mr. Brossart noted that he would update the Bond Fund report accordingly.

Mr. Brossart mentioned that splitting this deal is an option. Director Matt Bockhorst questioned whether BCFA should participate in the full \$7.5 million transaction or whether splitting the financing would be more appropriate. Mr. Brossart stated that Mr. Joshua Smith (not present at the meeting) expressed interest in BCFA participating in the entire transaction due to the strength of the developer and the City backstop.



Chairman Brad Evans recommended obtaining additional information regarding:

- Whether BCFA should participate in the full transaction (\$7.5 million) or only a portion (\$3.75 million);
- Any potential impact on BCFA's credit rating; and
- The breakdown of the sales tax exemption and proposed bond fund participation.

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.

Motion made by **Chairman Brad Evans**, seconded by **Mr. Jeff Judd**, that the Committee recommended approval to the Board of BCFA Directors, pending further discussion about splitting the deal.

Role Call Vote - **3 in favor; 0 opposed; 0 present.**

Motion Passes (3 to 0).

7) Committee Member Comments & Questions

No additional comments or questions were raised.

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).

No Executive Session was needed or motioned into session.

9) Adjourn Meeting

Motion made by **Chairman Brad Evans**, seconded by **Mr. Jeff Judd**, that the Committee adjourn the meeting.

Voice Call Vote - **3 in favor; 0 opposed; 0 present.**

Motion Passes (3 to 0).

The Committee adjourned the meeting at **10:18 AM.**