

MINUTES OF MEETING  
OHIO WATER DEVELOPMENT AUTHORITY  
AUGUST 25, 2022

Chairman Stewart called the monthly meeting of the Ohio Water Development Authority to order at 10:30 a.m. on Thursday, August 25, 2022. The meeting was held at the Ohio Water Development Authority, 480 South High Street, Columbus, Ohio 43215.

Board members in attendance were:

Jimmy Stewart	Chairman
Sam Gerhardstein	Vice-Chairman
Chris Whistler	Board Member
Bill Stanley	Board Member
Gordon Reis	Board Member
Matt McClellan	Representative for Lydia Mihalik, Director of the Ohio Development Services Agency (ODSA)
Mindy Bankey	Representative for Mary Mertz, Director of the Ohio Department of Natural Resources (ODNR)
Jerry Rouch	Representative for Laurie Stevenson, Director of the Ohio Environmental Protection Agency (OEPA)

Others in attendance were:

Jessica Cameron Mitchell	Financial Advisor, PFM
Ryan Callender	Bond Counsel, Squire Patton Boggs (US) LLP, (SPB)
Allison Binkley	Bond Counsel, Squire Patton Boggs (US) LLP, (SPB)
Jennifer Turk	General Counsel, Benesch, Friedlander, Coplan & Aronoff
Jon Bernstein	Ohio Environmental Protection Agency (OEPA)

Staff members in attendance were:

Ken Heigel	Executive Director
Todd Skruck	Chief Financial Officer/Secretary-Treasurer
Robyn McComb	Assistant Chief Financial Officer
Dan Gill	Chief Engineer
Kim Killian	Loan Officer
Lisa Haid	Assistant Secretary-Treasurer
Stephanie Galford	Loan Analyst

Mr. Heigel reported that the notice of the Ohio Water Development Authority meeting has been posted in the Statehouse Pressroom (Legislative Correspondence Association) in compliance with the "Sunshine Law".

**I. APPROVAL OF MINUTES**

Regular Meeting of July 28, 2022

\*\*\*\*MOTION\*\*\*\*

Chairman Stewart called for a motion to approve the July 28, 2022 regular Board Meeting minutes.

Moved by Mr. Gerhardstein.  
Seconded by Mr. Whistler.

AYES: Bankey, Gerhardstein, McClellan, Reis, Rouch, Stanley, Stewart, Whistler  
NAYS: None

**II. GENERAL LOAN INFORMATION**

Board Summary Report

Economic Analysis

**III. FRESH WATER LOAN FUND PROGRAM**

Approval of Projects

Ms. Killian advised the Board of five Fresh Water Loan Fund Program loans this month; all are for construction. The projects listed in Exhibit A were presented.

\*\*\*\*RESOLUTION\*\*\*\*

For the Fresh Water Loan Fund Program, Chairman Stewart called for a motion to approve Resolution 57-22 authorizing cooperative agreements for planning and construction of wastewater and water management facilities between certain named political subdivisions of the State of Ohio and the Ohio Water Development Authority.

Moved by Mr. Stanley.  
Seconded by Ms. Bankey.

AYES: Bankey, Gerhardstein, McClellan, Reis, Rouch, Stanley, Stewart, Whistler  
NAYS: None

**IV. FRESH WATER REFINANCE LOAN PROGRAM**

Approval of Tax Exempt

Ms. Killian advised the Board of five tax exempt Fresh Water Refinance Loan Program loans this month. The loans listed in Exhibit B were presented.

\*\*\*\*RESOLUTION\*\*\*\*

For the Fresh Water Refinance Loan Program, Chairman Stewart called for a motion to approve Resolution 58-22 authorizing cooperative agreements for the refinancing of certain existing debt between certain named political subdivisions of the State of Ohio and OWDA.

Moved by Mr. Reis.

Seconded by Mr. Gerhardstein.

AYES: Bankey, Gerhardstein, McClellan, Reis, Rouch, Stanley, Stewart, Whistler

NAYS: None

Modification of Loan Terms

Ms. Killian advised the Board of two modification of loan term agreements for the City of Orwell.

\*\*\*\*MOTION\*\*\*\*

Chairman Stewart called for a motion to approve the modified term of the loan agreements for the City of Orwell changing the interest rate from 3.00% to 2.89% for accounts 9881 and 9878.

Moved by Mr. Reis.

Seconded by Mr. Whistler.

AYES: Bankey, Gerhardstein, McClellan, Reis, Rouch, Stanley, Stewart, Whistler

NAYS: None

**V. DRINKING WATER ASSISTANCE LOAN FUND PROGRAM**

Approval of Projects

Ms. Killian advised the Board of five Drinking Water Assistance Loan Fund Program loans this month; three are for construction and two are for planning. The projects listed in Exhibit C were presented.

\*\*\*\*RESOLUTION\*\*\*\*

For the Drinking Water Assistance Loan Fund Program, Chairman Stewart called for a motion to approve Resolution 59-22 authorizing Drinking Water Assistance Loan Fund agreements between named political subdivisions and persons, the Director of the Ohio Environmental Protection Agency, and the Ohio Water Development Authority, for financing construction, operation and ownership of water facilities pursuant to Ohio Revised Code 6109.22.

Moved by Mr. Gerhardstein.

Seconded by Ms. Bankey.

AYES: Bankey, Gerhardstein, McClellan, Reis, Rouch, Stanley, Stewart, Whistler

NAYS: None

**VI. WATER POLLUTION CONTROL LOAN FUND PROGRAM**

Approval of Projects

Ms. Killian advised the Board of eight Water Pollution Control Loan Fund Program loans this month; seven are for construction and one is for planning. The projects listed in Exhibit D were presented.

\*\*\*\*RESOLUTION\*\*\*\*

For the Water Pollution Control Loan Fund Program, Chairman Stewart called for a motion to approve Resolution 60-22 authorizing Water Pollution Control Loan Fund agreements between certain named political subdivisions, the Director of the Ohio Environmental Protection Agency, and the Ohio Water Development Authority, for financing construction, operation and ownership of wastewater facilities pursuant to Ohio Revised Code 6111.036.

Moved by Mr. Rouch.  
Seconded by Mr. Stanley.

AYES: Bankey, Gerhardstein, McClellan, Reis, Rouch, Stanley, Stewart, Whistler  
NAYS: None

**VII. BROWNFIELD LOAN FUND AND ONSITE STORMWATER LOAN PROGRAM**

Presentation

Mr. Gill introduced the presentation for the redevelopment of the Kroger Bakery site in Columbus. The project consists of two Brownfield Loan Fund Program applications from Half Baked Holdings LLC and Half Baked South LLC, and one Onsite Stormwater Loan Program application from the Columbus Franklin County Finance Authority. Mr. Ken Kalynchuk, Project Management Consultants LLC, presented the project.

**VIII. FINANCIAL**

**A. Presentation of PNC Note Purchase Agreement Renewals for Fresh Water, WPCLF, and DWAF**

Mr. Skruck reviewed the current note purchase agreements and presented the PNC Note Purchase Agreement renewal for Fresh Water, WPCLF, and DWAF. The PNC Note Purchase agreements will mature on November 1, 2022.

**B. Monthly Financial Report**

Mr. Skruck reviewed the investment balances, bank commitments, restricted assets, unencumbered balances, and available projects funds. He also provided an update on the July 1, 2022 loan repayments and advised a request for approval of an underwriting syndicate for the next Drinking Water transaction, it will be brought before the board for approval during the next board meeting.

**IX. EXECUTIVE DIRECTOR'S REMARKS**

Mr. Heigel reviewed the history of the OWDA Refinance Loan Program, the successes of the program, and the benefits awarded to the borrowers to date. He also provided an update on the grant money awarded for the year and future projects scheduled. Mr. Heigel welcomed Whitney Buskirk, Loan Processor on August 22, 2022.

**X. CHAIRMAN'S REMARKS**

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Chairman Stewart called for a motion to adjourn the meeting.

\*\*\*\*MOTION\*\*\*\*

Moved by Mr. Stanley.

Seconded by Mr. Gerhardstein.

AYES: Bankey, Gerhardstein, McClellan, Reis, Rouch, Stanley, Stewart, Whistler

NAYS: None

The meeting adjourned at 11:20 a.m.

  
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CHAIRMAN

  
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SECRETARY-TREASURER

**Exhibit A**  
**Fresh Water Loan Fund Program**  
**08/25/2022 Board Meeting**

Account	Local Government Agency	Project Name	Project Description	Loan Amount	Interest Rate	Term (years)
9944	Germentown, City (Montgomery)	Water and Wastewater Maintenance & Admin Building	Construction of a new maintenance building for the City's water and wastewater utilities.	\$1,750,000.00	3.29%	30
9949	Madeira, City (Hamilton)	Water Main Replacement Phase 3	Construction of 5,100 feet of waterline in the Indian Hill area to replace aging waterlines.	\$1,038,572.00	3.16%	15
9946	Montgomery County	Austin Boulevard Sanitary Sewer Replacement	Construction of 2,800 feet of sanitary sewer along Austin Boulevard to replace aging sewers.	\$1,400,000.00	3.16%	20
9947	Montgomery County	Walnut Grove Tank Rehabilitation	Construction of improvements to the 2 MG water storage tank on Sheehan Road in Centerville, Ohio to extend its useful life.	\$1,797,680.00	3.16%	20
9945	Payne, Village (Paulding)	Plainfield Drive Waterline Improvements	Construction of 1,400 feet of waterline along Plainfield Drive to replace aging waterlines.	\$66,038.00	3.16%	20

**Exhibit B**  
**Fresh Water Refinancing Loan Fund Program**  
**08/25/2022 Board Meeting**

Account	Local Government Agency	Project Name	Project Description	Max Loan Amount	Min Interest Rate	Est Term (years)
9918	Edison, Village (Morrow)	Refinance of USDA-RD Loan 92-02	Refinance of USDA-RD loan with a principal balance of \$909,122 and an existing interest rate of 4.50% for the construction of sanitary sewers, two pump stations, and a WWTP. Loan qualifies for the tax-exempt rate.	\$955,000.00	1.600	9.5
9951	Mowystown, Village (Highland)	Refinance of USDA-RD Loan	Refinance of USDA-RD loan with a principal balance of \$611,058 and an existing interest rate of 4.125% for the construction of a sanitary sewer collection system. Loan qualifies for the community assistance rate.	\$645,000.00	1.110	19.5
9942	Van Buren, Village (Hancock)	Refinance of USDA-RD Loan 92-01	Refinance of USDA-RD loan with a principal balance of \$948,800 and an existing interest rate of 4.25% for the construction of sanitary sewers and a pump station. Loan qualifies for the tax-exempt rate.	\$990,000.00	1.960	16.5
9943	Van Buren, Village (Hancock)	Refinance of USDA-RD Loan 92-03	Refinance of USDA-RD loan with a principal balance of \$307,700 and an existing interest rate of 4.25% for the construction of sanitary sewers and a pump station. Loan qualifies for the tax-exempt rate.	\$330,000.00	1.960	16.5
9704	West Leipsic, Village (Putnam)	Refinance of USDA-RD Loan Bond Series 2004	Refinance of USDA-RD loan with a principal balance of \$204,200 and an existing interest rate of 4.50% for the construction of a sanitary collection and treatment system to eliminate failing home sewage treatment systems. Loan qualifies for the community assistance rate.	\$225,000.00	1.110	19.5

**Exhibit C**  
**Drinking Water Assistance Loan Fund Program**  
**08/25/2022 Board Meeting**

Account	Local Government Agency	Project Name	Project Description	Loan Amount	Interest Rate	Term (years)
9962	Delphos, City (Allen)	South Main Street Water Service Replacement	Construction of 5,600 feet of waterline and replacement of lead service lines along South Main Street to replace aging waterlines.	\$1,218,684.61	1.96%	30
9962	Delphos, City (Allen)	South Main Street Water Service Replacement	Construction of 5,600 feet of waterline and replacement of lead service lines along South Main Street to replace aging waterlines.	\$394,691.98	P/F	30
9961	Hayesville, Village (Ashland)	Water Treatment Plant and Meters	Construction of a new water treatment plant and installation of water meters to replace infrastructure that has exceeded its useful life.	\$391,701.28	1.96%	30
9955	Nelsonville, City (Athens)	Water System Improvements Phase 2	Design of water system improvements, including 27,700 feet of waterline to replace aging waterlines and upgrades to two water storage tanks for TTHM treatment.	\$314,055.00	0.00%	5
9957	Scio, Village (Harrison)	Waterline and Service Line Replacement	Construction of 6,000 feet of waterline and replacement of lead service lines along Grandview, Maple, Walnut, and Brown Streets to replace aging waterlines.	\$62,064.00	1.86%	20
9957	Scio, Village (Harrison)	Waterline and Service Line Replacement	Construction of 6,000 feet of waterline and replacement of lead service lines along Grandview, Maple, Walnut, and Brown Streets to replace aging waterlines.	\$189,900.63	P/F	20
9960	South Point, Village (Lawrence)	Waterline Improvements Phase 3	Design of 11,700 feet of waterline along Old U.S. 52, 4th, 6th, Park, North Kenova, Fitzpatrick, Roberts, and Cedar Streets to replace aging waterlines and eliminate dead ends.	\$86,401.00	0.00%	5



**Exhibit D  
Water Pollution Control Loan Fund Program  
08/25/2022 Board Meeting**

Account	Local Government Agency	Project Name	Project Description	Loan Amount	Interest Rate	Term (years)
9956	Canton, City (Stark)	Allen Ave Sanitary Sewer Replacement Phases 1 & 2	Construction of 8,400 feet of sanitary sewers in the southeast portion of the city to replace aging sewers.	\$6,335,275.50	2.36%	20
9959	Coalton, Village (Jackson)	Sanitary Sewer Replacement Phase 2	Construction of 13,700 feet of sanitary sewer to replace a portion of the existing septic tank effluent gravity system and eliminate sewer overflows.	\$290,449.00	0.00%	30
9959	Coalton, Village (Jackson)	Sanitary Sewer Replacement Phase 2	Construction of 13,700 feet of sanitary sewer to replace a portion of the existing septic tank effluent gravity system and eliminate sewer overflows.	\$1,154,200.00	P/F	30
9910	Greenwich, Village (Huron)	Combined Sewer Separation Phase E2	Construction of 8,700 feet of sanitary sewer, 1,800 feet of storm sewer, and relining of an additional 5,200 feet of sanitary sewer along Orchard, New, Tilton, Townsend, Railroad, Maple, and Kniffin Streets to separate combined sewers and reduce overflows.	\$2,830,747.00	0.00%	45
9950	Mahoning County	Diehl Lake WWTP Improvement	Construction of improvements to the Diehl Lake WWTP to replace equipment that has exceeded its useful life and increase treatment capacity from 30,000 gpd to 40,000 gpd.	\$1,517,838.00	2.46%	30
9953	Ridgeville Twp Water & Sewer District	Pump Station Improvements	Construction of two lift stations to replace lift stations that have exceeded their useful life.	\$621,077.60	1.86%	20
9954	Trumbull County	State Road Sanitary Sewer Improvements Phase 2	Construction of 4,700 feet of sanitary sewer along State Road to extend service to 32 homes and 3 commercial properties currently served by onsite treatment systems in Champion Township.	\$912,229.00	0.00%	30
9948	Wellington, Village (Lorain)	WWTP UV Improvements	Construction of a UV disinfection system to replace equipment that has exceeded its useful life.	\$380,439.00	1.86%	20
9952	West Lafayette, Village (Coshocton)	Wastewater System Improvements	Design of improvements to replace the aging WWTP outfall sewer.	\$355,000.00	0.00%	5