



New Community Authority ~Agenda~

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Clerk of Council
937-535-1005

January 22, 2026

6:30 PM

- I. Call to Order**
- II. Approval of Minutes**
 - A. New Community Authority Meeting Minutes - January 23, 2025
- III. Business**
 - A. Appointment of Chair and Vice Chair
 - B. Appointment of Treasurer(s)
 - C. 2025 Annual Financial Report
 - D. Resolution Levying Community Development Charges
- IV. Other Business**
- V. Adjournment**

RECORD OF PROCEEDINGS

Minutes of New Community Authority

Held January 23, 2025

Call to Order

Meeting called to order 7:00 PM.

Jeanette Marcus	Chair	Absent
Ora Allen	Vice Chair	Present
Teri Murphy	Mayor	Present
Shirley Whitt	Ward 3	Present
Michael Davis	City Manager	Present
Nick Sorice	City Planner	Present

Council Members Present: Dave Miller and Mike Daugherty.

Staff Members Present:

Law Director Martina Dillon	Public Information Officer Aaron Vietor
Police Chief Craig Richardson	Clerk of Council Karen Powell

Mrs. Allen moved to excuse the absence of Ms. Marcus.

RESULT: Passed *(Yes 5, No 0, Abstained 0)*
MOVER: Ora Allen
AYES: Shirley Whitt, Teri Murphy, Ora Allen, Michael Davis, Nick Sorice
NAYS: None
ABSTAIN: None

Approval of Minutes

NCA meeting 02-08-24

Mrs. Whitt moved to amend the minutes of February 8, 2024, to read Jeanette Marcus as the Chairperson and Ora Allen as the Vice Chair.

RESULT: Passed *(Yes 5, No 0, Abstained 0)*
MOVER: Shirley Whitt
AYES: Shirley Whitt, Teri Murphy, Ora Allen, Michael Davis, Nick Sorice
NAYS: None
ABSTAIN: None

Ms. Dillon suggested a motion be made to appoint Lora Perry in place of Don Buczek as Treasurer and Karen Powell as Secretary.

Mrs. Whitt moved to appoint Acting Finance Director Lora Perry as Treasurer of the New Community Authority.

RESULT: Passed *(Yes 5, No 0, Abstained 0)*
MOVER: Shirley Whitt
AYES: Shirley Whitt, Teri Murphy, Ora Allen, Michael Davis, Nick Sorice
NAYS: None
ABSTAIN: None

Mr. Davis moved to appoint Clerk of Council Karen Powell as Secretary of the New Community Authority.

RECORD OF PROCEEDINGS

Minutes of New Community Authority

Held January 23, 2025

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Shirley Whitt
AYES: Shirley Whitt, Teri Murphy, Ora Allen, Michael Davis, Nick Sorice, Lora Perry
NAYS: None
ABSTAIN: None

Business

2024 Annual Financial Report

Mrs. Perry said the financial statements are in the City of Moraine Audit, and she wanted to provide a written statement of where the money stands. She said at the end of the year, the balance was \$430,410.47 and in 2025 the Finance Department is expecting to have debt service payments of \$554,300.00 for the debt payments. She asked for approval of the Annual Financial Report.

Mrs. Whitt moved to approve the 2024 Annual Financial Report.

RESULT: (*Yes 6, No 0, Abstained 0*)
MOVER: Shirley Whitt
AYES: Shirley Whitt, Teri Murphy, Ora Allen, Michael Davis, Nick Sorice, Lora Perry
NAYS: None
ABSTAIN: None

Resolution Levying Community Development Charges

Mrs. Perry said this Resolution is an annual item. She stated that each year the City of Moraine has to certify the NCA charges for the residents with Montgomery County, Ohio, She said this Resolution needs to pass and be approved by the board, and then the Resolution will be certified to Montgomery County.

Mr. Davis asked if the Resolution was drafted and prepared by legal counsel?

Mrs. Perry replied that the NCA legal counsel prepared the legislation.

Mr. Davis moved to approve the Resolution Levying Community Development Charges.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Michael Davis
AYES: Shirley Whitt, Teri Murphy, Ora Allen, Michael Davis, Nick Sorice, Lora Perry
NAYS: None
ABSTAIN: None

Other Business

Mrs. Whitt said a Chair and Vice Chair need to be nominated for 2025.

Mrs. Whitt nominated Mayor Teri Murphy as Chair of the NCA for 2025.

RESULT: (*Yes 5, No 0, Abstained 1*)
MOVER: Shirley Whitt
AYES: Shirley Whitt, Ora Allen, Michael Davis, Nick Sorice, Lora Perry
NAYS: None
ABSTAIN: Teri Murphy

RECORD OF PROCEEDINGS

Minutes of New Community Authority

Held January 23, 2025

Mayor Murphy nominated Shirley Whitt as Vice Chair of the NCA for 2025.

RESULT: Passed (*Yes 5, No 0, Abstained 1*)
MOVER: Teri Murphy
AYES: Teri Murphy, Ora Allen, Michael Davis, Nick Sorice, Lora Perry
NAYS: None
ABSTAIN: Shirley Whitt

Adjournment

Meeting adjourned at 07:09 PM.

Appointment of Chair and Vice Chair

Department: Clerk of Council

Request: Action Item

Item Background and Purpose:

Attachments:

Appointment of Treasurer(s)

Department: Finance

Request: Action Item

Item Background and Purpose:

Finance Director Annetta Williams to be appointed as Treasurer; requesting that the Finance Director and Deputy Finance Directors are appointed as Co-Treasurers.

Attachments:

2025 Annual Financial Report

Department: Finance

Request: Staff Report

Item Background and Purpose:

Attachments:

1. 2026-01-16 NCA 2025 Annual Financial Report Memo

City of Moraine

Finance Department



To: Vance Darroch New Community Authority Board Members

From: Annetta Williams, Finance Director

Date: January 16, 2026

Subject: 2025 Annual Financial Report

The ending bank balance on December 31, 2025, was \$394,304.52. For revenue, our income sources are NCA Charges received through the property tax collection process and interest income. For expenses, we reimburse the City for the NCA's share of the audit fees and the two annual debt payments. We directly pay for the financial statement preparation, the County Auditor's collection fees, and banking fees.

In 2025, we collected \$517,497.32 in charges and \$8,237 in interest and reimbursed the City \$554,300 for debt payments. For 2026, we anticipate an increase in NCA charges, and we will be reimbursing the City \$554,250 for debt payments on the bonds issued in 2021.

This report is for informational purposes only.

VANCE DARROCH NEW COMMUNITY AUTHORITY

Financial Report

December 31, 2025

VANCE DARROCH NEW COMMUNITY AUTHORITY
Statement of Financial Position
December 31, 2025

Assets:	
Cash	\$394,305
Total assets	<u>394,305</u>
Total liabilities	<u>0</u>
Net assets:	
Unrestricted	<u>394,305</u>
Total liabilities and net assets	<u>\$394,305</u>

VANCE DARROCH NEW COMMUNITY AUTHORITY
Statement of Activities
Year Ended December 31, 2025

Revenues and other support:

Interest earned	<u>\$8,237</u>
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Total revenues and other support	<u><u>\$525,734</u></u>
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Expenses:

Total expenses	<u><u>\$561,840</u></u>
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Change in net assets	<\$36,106>
Beginning of the year net assets	<u>\$430,411</u>
End of year net assets	<u><u>\$394,305</u></u>

VANCE DARROCH NEW COMMUNITY AUTHORITY
Statement of Cash Flows
Year Ended December 31, 2025

Cash flows from operating activities:

Change in net assets	<u>\$561,840</u>
Net cash used by operating activities	<u><u>\$561,840</u></u>

Cash flows from investing activities	<u>\$0</u>
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Cash flows from financing activities	<u>\$525,734</u>
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Net increase in cash	<\$36,106>
Cash at beginning of year	<u>\$430,411</u>
Cash at end of year	<u><u>\$394,305</u></u>

January 23, 2026

The Financial Report of the Vance Darroch New Community Authority for the fiscal year ended December 31, 2025, is hereby submitted. To the best of my knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial position and results of operation of the Vance Darroch New Community Authority.

Annetta Williams
Treasurer

Cash Flow - Last year

1/1/2025 through 12/31/2025

Category Description	1/1/2025- 12/31/2025
INFLOWS	
Interest Inc	8,236.95
Settlement Statement	517,497.32
TOTAL INFLOWS	525,734.27
OUTFLOWS	
Audit Fees	3,270.00
Bank Charge	690.22
Debt Service Pymt	554,300.00
Financial Statement Preparation	3,580.00
TOTAL OUTFLOWS	561,840.22
OVERALL TOTAL	-36,105.95

Net Worth - As of 12/31/2025

As of 12/31/2025

1/9/2026

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Account	12/31/2025 Balance
ASSETS	
Cash and Bank Accounts	
New Community Authority	394,304.52
TOTAL Cash and Bank Accounts	394,304.52
TOTAL ASSETS	394,304.52
LIABILITIES	
	0.00
OVERALL TOTAL	394,304.52

Resolution Levying Community Development Charges

Department: Finance

Request: Action Item

Item Background and Purpose:

Annually the City must certify to the County the NCA charges for the residents. This must be passed and approved by the Board.

Attachments:

1. 2026 Resolution Levying Community Development Charges (4906-2699-1234.v2)

It was moved by _____ and seconded by _____ that the following resolution be adopted:

RESOLUTION NO. 2026-__

LEVYING COMMUNITY DEVELOPMENT CHARGES AND
APPROVING DISTRIBUTIONS FOR ELIGIBLE PURPOSES.

WHEREAS, the Vance Darroch New Community Authority (the “Authority”) has heretofore been duly created pursuant to the authority contained in Chapter 349 of the Ohio Revised Code (the “NCA Act”), following the filing of a petition in the office of the Clerk of the Council of the City of Moraine, Ohio (the “Petition”) and the passage by the Council of the City of Moraine of an ordinance approving the Petition and establishing the Authority;

WHEREAS, on February 20, 2018, the City of Moraine (the “Developer”) a municipal corporation organized and existing under its Charter and the laws of the State of Ohio filed the Declaration of Covenants, Restrictions, and Agreements for Vance Darroch New Community Authority in the real estate records of the County of Montgomery Ohio, (the “Declaration”) caused the recording of the Original Declaration in the real estate records of Montgomery County Ohio with File #2018-0009831, with respect to the property identified therein (the “Property”);

WHEREAS, consistent with the Petition, the Declaration establishes for the benefit and use of the Authority, as a charge on each Chargeable Parcel, (A) so long as a Chargeable Parcel is exempt from real property taxes pursuant to a community reinvestment area tax abatement under 3735.65.-3735.70 of the Ohio Revised Code (the “Abatement”), the amount of the annual Assessed Valuation Charge for each (1) Chargeable Parcel that is a Single Family Residential Parcel shall be the product of (i) the Assessed Valuation for such Chargeable Parcel, multiplied by (ii)(a) not less than .0100 (i.e., ten mills) and not more than the amount of millage applicable to such Chargeable Parcel if it were not subject to Abatement; and for each (2) Chargeable Parcel that is not a Single Family Residential Parcel shall be the product of (i) the Assessed Valuation for such Chargeable Parcel, multiplied by (ii)(a) not less than .0150 (i.e., fifteen mills) and not more than the amount of millage it would have been charged if the parcel were not subject to the Abatement and (B) upon the expiration of the Abatement with respect to a Chargeable Parcel, such Chargeable Parcel, the amount of the annual Assessed Valuation Charge for each (1) Single Family Residential Parcel shall be the amount determined by the Board of the Community Authority, but may not exceed the product of (i) the Assessed Valuation for such Chargeable Parcel, multiplied by (ii) .0100 (i.e., ten mills) and for each (2) Chargeable Parcel that is not a Single Family Residential Parcel shall be the amount determined by the Board of the Authority, but may not exceed the product of (i) the Assessed Valuation for such Chargeable Parcel, multiplied by .0150 (i.e. fifteen mills).to cover all or part of the cost of acquisition, development, construction, operation and maintenance of land, land development and Community Facilities, the debt service thereof and all other costs incurred by the Authority in the exercise of its powers under the NCA Act;

WHEREAS, consistent with the Petition, and prior resolutions of the Authority, the Authority has previously levied the Assessed Valuation Charge for Tax Years 2018, 2019, 2020, 2021, 2022, 2023, 2024 and 2025;

WHEREAS, consistent with the Petition, the Developer has requested that the Authority levy the Assessed Valuation Charge at the maximum level possible for Tax Year 2026.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Vance Darroch New Community Authority that:

Section 1. Assessed Valuation Charge. As provided by and authorized the Declaration, the annual Assessed Valuation Charge is hereby levied with respect for Tax Year 2026 on (A) each Chargeable Parcel subject to an Abatement that is a Single Family Residential Parcel shall be the product of the amount for such Chargeable Parcel multiplied by the millage applicable to such Chargeable Parcel if it were not subject to the Abatement and (B) each Chargeable Parcel subject to an Abatement that is not a Single Family Residential Parcel shall be the product of the amount for such Chargeable Parcel multiplied by the millage applicable to such Chargeable Parcel if it were not subject to the Abatement. Such Assessed Valuation Charge for Tax Year 2026 shall be payable directly to the Authority in two equal installments due on or before January 31, 2027 and June 30, 2027.

Section 2. Invoice and Collection. The Secretary is authorized and directed to make arrangements for the delivery of invoices to each Owner for payment of the Assessed Valuation Charge by the Auditor of Montgomery County, or, in the event the Auditor of Montgomery County shall fail to do otherwise, through the Treasurer of the City of Moraine Ohio. Any Assessed Valuation Charge for any Chargeable Parcel, or any portion thereof, that is unpaid after the applicable due date will bear penalty and interest as set forth in Section 5.04 of the Declaration. The Treasurer is hereby authorized and directed to certify any such delinquent Assessed Valuation Charge (plus penalties and interest thereon) to the Montgomery County Auditor for collection on tax bills, or take such other collection actions as the Treasurer deems appropriate and are permitted by the Declaration.

Section 3. Distribution of Assessed Valuation Charge. This Board hereby determines that the Assessed Valuation Charge shall be applied and is hereby appropriated to the payment of the expenses relating to costs of Community Facilities including but not limited to such amounts as may be reimbursable to the Developer for expenses paid on behalf of the Authority. This Board hereby authorizes the Montgomery County Auditor or the Treasurer of the City of Moraine, Ohio to pay the Assessed Valuation Charge directly to the Developer, provided that the Developer shall remit amounts received in respect of Assessed Valuation Charges in excess of amounts needed to fully reimburse the Developer for expenses incurred with respect to Community Facilities. This Board hereby authorizes any officer of this Board to enter into an agreement with the Developer to effect such payment.

Section 4. Determinations of the Board. This Board hereby determines that the collection of the Community Development Charges in the amounts and as otherwise provided in this resolution is necessary to pay all or part of the cost of the acquisition, development, construction, operation and maintenance of land, land development and Community Facilities and other costs incurred and to be incurred by the Authority in the exercise of its powers under the NCA Act. This Board hereby further determines that its actions in this resolution are taken with reference to the fiscal requirements of the Authority for the period for which the Community Development Charges are to be collected.

Section 5. Open Meeting. It is found and determined that all formal actions of this Authority concerning and relating to the adoption of this resolution were taken and adopted in an open meeting of this Authority, and that all deliberations of this Authority that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Revised Code.

Section 6. Capitalized Terms; Prior Resolutions. All capitalized terms used in this resolution and not defined herein have the meanings assigned to them in the Declaration. To the extent the provisions of this Resolution are inconsistent with the provisions of any prior Resolution of this Board, those Resolutions are hereby amended by this Resolution and the provisions hereof shall control.

Section 7. Effective Date. This resolution shall be in full force and effect immediately upon its adoption.

The foregoing motion having been put to vote, the result of the roll call was as follows:

The undersigned, Secretary of the Board of Trustees of the Vance Darroch New Community Authority, does hereby certify that the foregoing is a true and correct copy of a resolution of that Authority, duly adopted January __, 2026, and appearing upon the official records of that Board.

Adopted: January __, 2026

Dated: _____, 2026

Attest: _____
Secretary, Board of Trustees
Vance Darroch New Community Authority