

BEAVERCREEK COMMUNITY AUTHORITY

November 26, 2025

TO: Members of the Board of Trustees
of the Beavercreek Community Authority

Doug Goetz	Candi Meyer
Kristina Heaton	Corey Theuerkauf
James Lipnos	Zach Wike
Robert Yoakam	

FROM: Greg Daniels

SUBJECT: Organizational Meeting of the Board of Trustees on Tuesday, December 2, 2025, commencing at 2:00 p.m., Eastern Time, at Beavercreek City Hall, 1368 Research Park Drive, Beavercreek, Ohio 45432.

An Organizational Meeting of the Board of Trustees of Beavercreek Community Authority will be held on Tuesday, December 2, 2025, commencing at 2:00 p.m., Eastern Time, at Beavercreek City Hall, 1368 Research Park Drive, Beavercreek, Ohio 45432. Enclosed please find a meeting agenda and the resolutions referred to in that agenda.

At this meeting, the Board of Trustees will organize for the conduct of its business, including taking oaths and electing officers. Ohio law requires the Board to elect the following officers:

- Chairperson – serves as the Chair of the Board and chief executive officer of the Authority. A member of the Board must serve in this position.
- Vice-Chairperson – serves in the capacity of the Chairperson in the Chairperson's absence. A member of the Board must also serve in this position.
- Treasurer – acts as chief financial officer of the Authority. The Treasurer typically has the greatest amount of day-to-day responsibilities for the Authority. The Treasurer does not have to be a member of the Board.
- Secretary – responsible for meeting minutes and records of the Authority. The Secretary does not have to be a member of the Board.

The Board will also consider the following resolutions:

Resolution 2025-1 (Approving Bylaws) – this resolution will establish bylaws for the Board. A copy of the proposed bylaws is included in your meeting packet. A number of other new community authorities in central Ohio use this form of bylaws.

Resolution 2025-2 (Establishing Posting Locations for Meeting Notices) – the Authority and the Board are subject to Ohio open meeting laws. Among other things, these laws require that reasonable notice of Board meetings be given to the public. This resolution approves the locations at which notices must be posted and the parties to which meeting notices must be delivered. Notice of this initial organizational meeting was posted on the Beavercreek City website and delivered to the newsrooms of the Dayton Daily News and Beavercreek News-Current in case those organizations would like to send a reporter to cover the meeting.

Resolution 2025-3 (Approving the Public Records Policy) – the Authority and the Board are subject to Ohio public records laws. These laws require that a public body, including the Authority, adopt a public records policy to guide the handling of public records requests. This resolution approves the proposed public records policy included in your meeting packet. The proposed policy is similar to that used for a number of other central Ohio new community authorities and is based on the model public records policy promulgated by the Ohio Attorney General.

Resolution 2025-4 (Approving the Reimbursement Agreement for Grange Hall Road Improvements) – This resolution approves a Reimbursement Agreement among the City of Beavercreek, the Authority, and Rockford Homes, Inc. for up to \$800,000 of improvements (plus interest at 6% per year) to Grand Hall Road as part of the single-family home development to be undertaken by Rockford Homes. The Authority will agree to collect and remit a community development charge of 4.5 mills per year from homes in the development area until Rockford is reimbursed for the costs of those improvements. The City is also contributing tax increment financing revenues for reimbursement payments. The resolution also authorizes reimbursement of reasonable costs incurred by Rockford and the City to form the Authority and complete and file the declaration of covenants for the development area (which authorizes the collection of the 4.5 mill charge), and reimbursement of reasonable administrative costs of the Authority paid by Rockford or the City prior to the time that community development charges are available to pay those expenses.

* * * * *

We realize this is a packed agenda. We appreciate your time and attention to these matters as Board members as it is vital to the success of the Beavercreek Community Authority. If you have any questions regarding these materials, please do not hesitate to call me at 614-354-1910 to discuss your questions. Thank-you in advance and I look forward to seeing you at the meeting on Tuesday.

BEAVERCREEK COMMUNITY AUTHORITY
BOARD OF TRUSTEES
AGENDA FOR ORGANIZATIONAL MEETING

Tuesday, December 2, 2025

1. Meeting called to order
2. Welcoming remarks
3. Introductions
4. Background and role of the Beavercreek Community Authority
5. Overview of the formation of the Beavercreek Community Authority and Board of Trustees positions
 - a. Trustee appointments, terms and oaths
 - b. Quorum and voting requirements
 - c. Open meeting and public records
 - d. Ethics laws
 - e. Officers and administrative report
 - f. Bylaws
6. Reports and Communications
 - a. Developer
 - b. City
 - c. Public Comment
7. Introduction of new resolutions or motions
 - a. Election of Chairperson of Board of Trustees
 - i. Motion to Nominate
 - ii. Second to Motion
 - iii. Vote on Motion
 - b. Election of Vice Chairperson of Board of Trustees
 - i. Motion to Nominate
 - ii. Second to Motion
 - iii. Vote on Motion

- c. Appointment of Secretary of Board of Trustees
 - i. Motion to Nominate
 - ii. Second to Motion
 - iii. Vote on Motion
- d. Appointment of Treasurer of Board of Trustees
 - i. Motion to Nominate
 - ii. Second to Motion
 - iii. Vote on Motion
- e. Resolution No. 2025-1: “ADOPTING THE BYLAWS OF THE BOARD OF TRUSTEES OF THE AUTHORITY.”
 - i. Motion to Approve
 - ii. Second to Motion
 - iii. Vote on Motion
- f. Resolution No. 2025-2: “ESTABLISHING THE DESIGNATED POSTING LOCATIONS FOR PUBLIC MEETING NOTICES OF THE AUTHORITY.”
 - i. Motion to Approve
 - ii. Second to Motion
 - iii. Vote on Motion
- g. Resolution No. 2025-3: “ADOPTING THE PUBLIC RECORDS POLICY OF THE AUTHORITY.”
 - i. Motion to Approve
 - ii. Second to Motion
 - iii. Vote on Motion
- h. Resolution No. 2025-4: “APPROVING A REIMBURSEMENT AGREEMENT WITH THE CITY OF BEAVERCREEK AND ROCKFORD HOMES, INC., AND APPROVING OTHER RELATED MATTERS.”
 - i. Motion to Approve
 - ii. Second to Motion
 - iii. Vote on Motion
- i. Motion to authorize Treasurer to cooperate with the City of Beavercreek to procure appropriate surety bonds and insurance for the Authority.
 - i. Motion to Approve
 - ii. Second to Motion
 - iii. Vote on Motion

8. Other business
9. Next meeting
10. Adjournment
 - a. Motion to Adjourn
 - b. Second to Motion
 - c. Vote on Motion

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

RESOLUTION NO. 2025-1

ADOPTING THE BYLAWS OF THE BOARD OF TRUSTEES OF THE
AUTHORITY.

WHEREAS, the Beavercreek Community Authority (the “Authority”) and the Board of Trustees of the Authority (the “Board”) have heretofore been duly created and appointed, respectively, pursuant to the authority contained in Chapter 349 of the Ohio Revised Code; and

WHEREAS, it is necessary to adopt the attached bylaws of the Board (the “Bylaws”) to provide for the efficient operation of the Board; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustee of the Authority that:

Section 1. The Bylaws now on file with this Board, together with such supplements, amendments, additions, supersessions and changes to them as may from time to time be adopted by this Board, are hereby established as the Bylaws of this Board.

Section 2. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this resolution were adopted in an open meeting of the Board, and that all deliberations of the Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the rules for notification of meetings to the public and news media adopted by this Board.

Section 3. 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 vote was as follows:

Doug Goetz	Candi Meyer
Kristina Heaton	Corey Theuerkauf
James Lipnos	Zach Wike
Robert Yoakam	

The undersigned, Secretary of the Board of Trustees of the Beavercreek Community Authority, does hereby certify that the foregoing is a true and correct copy of a resolution of the Authority, duly adopted December 2, 2025, and appearing upon the official records of the Board.

Adopted: December 2, 2025

Dated: December 2, 2025

Attest: _____
Secretary, Board of Trustees
Beavercreek Community Authority

BYLAWS
OF THE
BOARD OF TRUSTEES
OF
BEAVERCREEK COMMUNITY AUTHORITY

December 2, 2025

The Beavercreek Community Authority was created under Chapter 349 of the Ohio Revised Code, pursuant to Ordinance No. 25-17 adopted by the City Council of the City of Beavercreek, Ohio, acting as organizational board of commissioners for the Authority, on September 22, 2025.

These Bylaws represent the official action of the Board of Trustees (the “Board”) pursuant to the authority granted them under Chapter 349 and are to govern the conduct of the Board’s operation of the Beavercreek New Community District. The Board shall exercise all powers granted to it under Chapter 349 pursuant to these Bylaws, which shall become effective upon their adoption by the Board and shall be subject to amendment only as provided in Article VI thereof.

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I: Offices	
Section 1.1 Principal Office	1
Section 1.2 Other Offices	1
ARTICLE II: Board of Trustees	
Section 2.1 Powers	2
Section 2.2 Number of Trustees	2
Section 2.3 Terms of Office	2
Section 2.4 Resignation and Removal	2
Section 2.5 Vacancies	3
Section 2.6 Compensation	3
ARTICLE III: Officers	
Section 3.1 Officers	4
Section 3.2 Chairperson	4
Section 3.3 Vice-Chairperson	4
Section 3.4 Secretary and Treasurer	4
Section 3.5 Assistants to Officers	5
Section 3.6 Terms of Office	5
Section 3.7 Resignation	6
Section 3.8 Removal	6
Section 3.9 Vacancies	6
ARTICLE IV: Meetings	
Section 4.1 Quorum	7
Section 4.2 Place of Meeting	7
Section 4.3 Meetings	7
Section 4.4 Conduct of Meetings	8
Section 4.5 Minutes	9
Section 4.6 Absence of Secretary	9
Section 4.7 Virtual Meeting Policy	10
ARTICLE V: Rules for Notification of Meetings to the Public and News Media	
Section 5.1 Public Meetings and Purposes	11
Section 5.2 Notice of Regular and Organizational Meetings	11
Section 5.3 Notice of Special Meetings	12
Section 5.4 Notice to News Media of Special Meetings	12
Section 5.5 Notification of Discussion of Specific Types of Public Business	13
Section 5.6 General	14
ARTICLE VI: Construction and Amendment of Bylaws	
Section 6.1 Construction and Severability	15
Section 6.2 Amendments	15

ARTICLE I

OFFICES

Section 1.1. Principal Office. The principal office of the Beavercreek Community Authority (the “Authority”) and of the Board of Trustees (the “Board”) shall be located at 1368 Research Park Drive, Beavercreek, Ohio 45432.

Section 1.2. Other Offices. The Board may establish other offices at such other places as shall be designated from time to time by the Board.

ARTICLE II

BOARD OF TRUSTEES

Section 2.1. Powers. All of the powers of the Authority shall be exercised by its Board of Trustees, but without relief of such responsibility the Board may delegate such powers to committees of the Board or the officers and employees of the Board. The Board of Trustees shall have the authority to exercise all powers and duties conferred upon it pursuant to Section 349.04 of the Revised Code.

Section 2.2. Number of Trustees. Pursuant to Section 349.04 of the Ohio Revised Code and Resolution No. 25-17 adopted on September 22, 2025, by the City Council of the City of Beavercreek, Ohio (the “City Council”), the number of Trustees is fixed at seven (7), three (3) of whom are citizen members (“Citizen Members”) to represent the interests of present and future residents of the new community district (the “Community Development District”), one (1) of whom is to serve as a representative of local government (the “Local Government Member”), and three (3) of whom are to serve as representatives of Rockford Homes, Inc., the Developer (the “Developer Members”). Following the issuance of the final certificate of occupancy for the original approximate 121 homes in the District, City Council shall have the right to appoint all Developer members. The Citizen Members, Local Government Member and Developer Members are sometimes collectively referred to in these Bylaws as Members and individually as a Member, or as Trustees and individually as a Trustee.

Section 2.3. Terms of Office. Each Trustee shall hold office for a term of two (2) years from the date of his or her appointment and until such Trustee’s replacement has been appointed, except that two (2) of each of the initial Citizen Members and Developer Members were appointed to serve an initial one (1) year term in order to provide the membership of the Board with two (2) year overlapping terms. All appointed Trustees shall be replaced by appointed Trustees pursuant to and in accordance with the provisions of Chapter 349 of the Ohio Revised Code, the Petition and resolutions or ordinances adopted by City Council.

Section 2.4. Resignation and Removal. Any Citizen Member of the Board and the Local Government Member may resign by submitting his or her resignation to the City Clerk, and such resignation shall take effect immediately or at such other time as the resigning Trustee may have specified in the written notice of resignation. Any Developer Member may resign by submitting his or her written resignation to the City Clerk, with a copy thereof to the Chairperson of the Board. Any Citizen Member or the Local Government Member may be removed by the City Council at any time for misfeasance, nonfeasance or malfeasance in office. A Developer Member may be removed by

the developer entity identified in the Petition as appointing that Developer Member at any time without showing of cause. Removal shall be accomplished by written communication from the removing authority delivered to the Chairperson and Secretary of the Board.

Section 2.5. Vacancies. A vacancy upon the Board shall be deemed to exist upon the death, incapacity, resignation, removal of any of the Trustees.

Section 2.6. Compensation. The Board may fix and from time to time alter compensation to be paid to Members of the Board for attendance at meetings, but no stated salary as such shall be paid to Members of the Board. In fixing or altering compensation, the Board may make a distinction between Members in the case where certain Members who are otherwise employed full time and serve on the Board must do so without compensation for such service in order to avoid forfeiting any of their compensation received by reason of their full-time employment elsewhere.

ARTICLE III

OFFICERS

Section 3.1. Officers. The officers of the Board shall be Chairperson, Vice-Chairperson, Secretary and Treasurer, and any other officers as the Board may additionally designate from time to time. The Chairperson and Vice-Chairperson shall be Members of the Board. Any other officers may, but need not be, Members of the Board.

Section 3.2. Chairperson. The Chairperson shall preside at all Meetings (as such term is defined in Section 4.3 below) of the Board; shall perform all applicable duties commonly incident to the position of chief executive officer of a board or commission of a public body or public agency in the State of Ohio; and shall have authority to exercise general supervision over the business of the Authority. The Chairperson shall be the chief executive officer of the Authority and the Board for the purpose of service of civil process, and is authorized to accept such service on behalf of the Authority or the Board; and shall perform such other duties and have such other activity as may be provided from time to time by the Board.

Section 3.3. Vice-Chairperson. The Vice-Chairperson shall perform the duties and have the authority of the Chairperson during the absence of the Chairperson or the inability of the Chairperson to perform his duties; shall preside at all Meetings of the Board in the absence of the Chairperson or when the Chairperson shall for any reason vacate the chair; and shall perform such other duties and have such other authority as may be provided from time to time by the Board. When performing the duties and having authority of the Chairperson, the Vice-Chairperson shall have all powers of the Chairperson. At any Meeting of the Board from which both the Chairperson and the Vice-Chairperson are absent, the Board, by a majority vote of those present, may select a Member of the Board present to serve as presiding officer for that Meeting.

Section 3.4. Secretary and Treasurer.

(a) The Secretary and Treasurer will report administratively to the Chairperson and will assist and inform the Chairperson and the Board in matters relating to the duties of those offices. Additional duties as are consistent with those respective positions may be assigned by the Board.

(b) The Secretary shall attend all Meetings of the Board and keep accurate records of the proceedings at such Meetings, which records shall be attested by the Secretary; shall have such authority and perform such duties as are provided by law for such office and as may, at any time and from time to time, be assigned by the Board; and shall have custody of and maintain all minutes, resolutions, records, documents and files of the Board, except financial

records; and shall certify any such minutes, resolutions, records or documents as true and exact copies thereof. Any seal of the Authority shall be maintained in the custody of the Secretary. The Secretary, if not a Member of the Board, may receive such compensation as the Board may from time to time provide and may be required by the Board to provide a surety bond. The secretary shall serve as the custodian of the public records of the Board, as required by the Ohio Public Records Law.

(c) The Treasurer shall be the fiscal officer of the Authority and shall maintain all financial records of the Authority and accurate books of account of the Authority's financial transactions. The Treasurer, if not a Member of the Board, may receive such compensation as the Board may from time to time provide and may be required by the Board to provide a surety bond.

The Treasurer shall have the care and custody of the funds of the Authority, except as otherwise provided by the Board.

(d) Except for responsibilities which can be discharged only by the Secretary or the Treasurer personally, the Secretary or the Treasurer shall be deemed to have discharged his or her respective responsibilities hereunder if he or she shall have caused the same to be discharged by another person properly authorized by the Secretary or Treasurer, as applicable, or by the Board.

Section 3.5. Assistants to Officers. The Board from time to time may appoint such assistants to officers as the Board deems appropriate. Subject to the provisions of any such appointment, any such assistant officer shall perform any and all of the duties, and have the authority and powers of, the officer to whom such assistant is assistant, excepting only such duties, authority and powers that may, as provided by law or by the Bylaws, only be fulfilled, performed or exercised by the officer himself, and shall perform such other duties and discharge such other responsibilities as the Board from time to time may require. The Board may require that an assistant officer provide a surety bond.

Section 3.6. Terms of Office. Except as the Board may otherwise provide, the terms of office for the Chairperson and Vice-Chairperson shall be one (1) year and until their respective successors take office; provided that if any such officer shall cease to be a Member of the Board, he or she shall also cease to be such officer. Such officers shall be elected annually at the organizational Meeting of the Board, and such officers shall take office upon their election. Terms of office for all officers other than the Chairperson and Vice-Chairperson shall be as specified by the Board and, if not specified, shall be at the pleasure of the Board.

Section 3.7. Resignation. Any officer of the Board may resign his or her position as such officer by giving written notice of such resignation to the Chairperson, provided that in the event of resignation of the Chairperson, such written notice shall be given to the Vice-Chairperson. Such resignation shall be effective as of the date stated in such resignation, or if there be no such date stated, then as of the date of its receipt by the proper officer. Notice of any such resignation shall promptly be transmitted to the Board by the officer receiving such resignation, but no such resignation shall require acceptance by the Board.

Section 3.8. Removal. All officers who serve at the pleasure of the Board shall be subject to removal by the Board at any time.

Section 3.9. Vacancies. A vacancy in any office of the Board shall be filled by appointment made by the Chairperson, provided that in the event of resignation of the Chairperson, such vacancy shall be filled by appointment made by the Vice-Chairperson the Board, until the Board fills such vacancy at its next meeting.

ARTICLE IV

MEETINGS

Section 4.1. Quorum. A majority of the Members of the Board shall constitute a quorum and the concurrence of a majority of a quorum shall be sufficient for any action taken by the Board, *provided* that a quorum is present when such concurrence is reached and a majority of those Members constituting such quorum are Trustees not appointed as Developer Members. Any number less than a quorum may adjourn a Meeting of the Board or recess it to a stated date and time.

Section 4.2. Place of Meeting. All Meetings of the Board shall be held at the principal office, designated alternate meeting places, or, subject to Section 4.3 hereof, at such other place as may be designated by the Board at a preceding Meeting of the Board, or as may be designated in the notice of the Meeting of the Board as hereinafter provided.

Section 4.3. Meetings.

(a) Regular meetings of the Board or of any duly appointed committee of the Board at which meeting a majority of the members of the Board are present (“Regular Meetings”) of which no notice need be given shall be held on the dates and at the times and places as determined by motion of the Board or of the committee, as appropriate, duly adopted at a preceding regular or organizational meeting. The first Meeting of the Board and, thereafter, the first meeting of any calendar year will constitute the organizational Meeting at which officers are elected and regular meeting dates established.

(b) The organizational meeting, or special meetings of the Board or of any duly appointed committee of the Board at which meeting a majority of the members of the Board are present (Special Meetings) may be called at any time by the Chairperson, or the Vice-Chairperson, or the Secretary, or any three Members of the Board, by giving notice, or causing notice to be given to all Members of the Board or the committee, as appropriate, of the date, hour and place of the meeting. Such notice may be given in writing, either electronically or otherwise, or orally in person or by telephone, at least twenty-four (24) hours prior to the meeting, or by letter (i) mailed by postage prepaid first-class mail or sent by telegram, addressed to the residence or business address of each Member, at least forty-eight (48) hours prior to the meeting or (ii) delivered to such residence or business address of each Member at least twenty-four (24) hours prior to the meeting.

Regular Meetings, Special Meetings, organizational meetings and Emergency Meetings (as defined in Section 5.4(d)) are collectively referred to in these Bylaws as “Meetings”; such reference is intended to conform to the definition set forth in Section 121.22(B)(2) of the Ohio Revised Code.

(c) Notice of any Meeting need not be given to any Member of the Board or member of a committee if such notice is waived by that Member in writing before, during or after such Meeting, or if that Member shall be present at that Meeting. Any Special Meeting shall be a valid Meeting without notice having been given thereof if all of the Members of the Board or members of a committee shall be present at that Special Meeting. Any subject matter may be considered at any Meeting of the Board.

Section 4.4. Conduct of Meetings. Meetings of the Board shall be conducted in accordance with the following procedures:

(a) Order of Business: The business of Regular Meetings of the Board shall be transacted in the following order:

1. Roll call.
2. Submission of minutes of the preceding meeting.
3. Reports and communications from officers of the Board.
4. Other reports and communications.
5. Reports of standing committees.
6. Reports of special committees.
7. Consideration of pending resolutions and motions.
8. Introduction of new resolutions and motions.
9. Other business.
10. Adjournment.

(b) Resolutions and Motions: Action of the Board shall be by resolution or motion. Resolutions shall be in written form. Motions shall be presented, seconded and acted upon in accordance with this section. Upon request of any Member, any motion shall be reduced to writing. Any motion may be withdrawn by the maker with the consent of the second before it has been amended or voted upon. All motions which have been entertained by the Member presiding at the Meeting, and the disposition thereof, shall be entered upon the minutes of the Meeting.

(c) Addressing the Meeting: Persons wishing to address the Board must make advance written request for time to present oral communications to the Board. This written request must be placed in the hands of the Chairperson or any Member of the Board for presentation to the Board at least two (2) hours before the meeting of the Board at which such time is requested, and it must specify both the subject matter of the proposed communication and the amount of time requested. The Chairperson may allocate such time to such persons as requested hereunder as in his or her discretion seems reasonable and feasible, subject to the right of the Board to provide a different allocation or to end the discussion by a majority vote of the Members present. All other addresses shall be at the discretion of the Chairperson.

(d) Vote: Any Member of the Board shall be permitted to change his or her vote until a result declared. Subject to intervening rights of third parties, motions for reconsideration on any vote may be made by any Member who was in the majority on such vote, and any such motion must be made not later than the next Regular or Special Meeting following the Meeting at which such original vote was taken. Votes may be taken by roll call or voice vote, as determined by the Member presiding at the Meeting, provided that a roll call vote shall be taken at the request of any Member.

(e) Division of Question: If any question contains two (2) or more divisible propositions, the Member presiding at the Meeting may, and upon request of any Member shall, divide the same.

(f) Robert's Rules of Order: To the extent not otherwise provided by these Bylaws, Meetings shall be conducted in accordance with the latest published edition of Robert's Rules of Order. Any rules of procedure may be waived by the affirmative vote of all Members of the Board present at the Meeting at which such rules are waived.

Section 4.5. Minutes. The minutes of each Meeting shall be promptly prepared, filed and maintained in a minute book to be kept by the Secretary. With respect to each Meeting, there shall be shown in the minutes the date and place at which the Meeting was held, the names of the Members present, a summary of actions there taken, the resolutions and motions adopted and a record of the vote of each Member present. Resolutions adopted shall be identified in such minutes by appropriate reference to number of title. Said minute book shall be open to the inspection of the public at all reasonable times.

Section 4.6. Absence of Secretary. In the event the Secretary and any Assistant Secretary are absent from any Meeting which the Secretary or any Assistant Secretary is required to attend, the Member presiding at such Meeting shall designate a person, who need not be a Member of the Board, as acting secretary to record the minutes of the

Meeting and attest any resolutions adopted at such Meeting; any such acting secretary may also certify as to the authenticity of any resolution adopted at such Meeting or to the correctness of a copy or extract of the minutes of such Meeting.

Section 4.7. Virtual Meeting Policy. The Board of Trustees has determined that it may hold meetings by videoconference (“meetings”) pursuant to Revised Code Section 121.221 and adopts this policy under that Section. It is therefore determined to be the policy of this Board that:

(a) The Board shall provide notification of meetings to the public, to the media that have requested notification of meetings, at least seventy-two hours in advance of the meeting pursuant to the Authority’s public meeting notice policy then in effect, which notice shall include the time, location, agenda of the meeting, and the manner by which the meeting will be conducted.

(b) The Board shall provide the public access to a meeting by internet livestreaming in a manner that will permit the public to provide comments at times designated in the agenda for the meeting and by the Chair. The Board shall ensure that the public can observe and hear the discussions and deliberations of all the members of the Board, whether the member is participating in person or electronically. Members of the Board shall have a sufficient internet or other electronic connection to allow the member to be seen and heard clearly, and shall be visible at all times.

(c) All votes taken in the meeting shall be taken by roll call vote.

(d) Any Board member who intends to attend a meeting by means of video conference shall notify the Chair of that intent not less than forty-eight hours before the meeting.

(e) Meetings may not be held by videoconference if any of the following apply:

(i) The meeting involves a vote on expenditures that are not normally part of the Authority’s annual budget, provided that the foregoing does not apply to transfers to a public agency in connection with the dissolution of the Authority. Any votes in connection with the dissolution of the Authority may take place at a meeting held by video conference.

(ii) The meeting or hearing involves a vote to approve the employment of any employee of the Authority or the hiring or retention of an administrator of the Authority.

(iii) The meeting involves a vote to levy a community development charge for a year at a millage rate that exceeds the millage rate of the charge approved for the previous year.

(iv) The meeting involves a vote to approve bonds or notes of the Authority.

(f) No meeting shall be held by videoconference if at least two members of the Board notify the Chair that an item in the agenda must be acted upon at a meeting conducted fully in person, and upon the Chair's acknowledgment of receipt of the notification, the Board shall take action on the item of the agenda only at a meeting conducted fully in person.

ARTICLE V

RULES FOR NOTIFICATION OF MEETINGS TO THE PUBLIC AND NEWS MEDIA

Section 5.1. Public Meetings and Purposes. Meetings of the Board and of any duly appointed committee of the Board at which meeting a majority of the members of the committee are present shall be held, and notice thereof given, in accordance with Section 121.22 of the Ohio Revised Code and this Article V. The purposes of the rules contained in this Article V are: (a) to establish a reasonable method for any person to determine the time and place of all Regular Meetings and the time, place and purpose of all Special Meetings, (b) to make provisions for giving advance notice of Special Meetings to the news media that have requested notification and (c) to make provisions for persons to request and obtain reasonable advance notification of all Meetings at which any specific type of public business is to be discussed. The rules contained in this Article V are in addition to any applicable legal requirements as to notices to Members of the Board or to others in connection with specific meetings or specific subject matters.

Section 5.2. Notice of Regular and Organizational Meetings.

(a) The Secretary of the Board shall publish a statement of the time and place of Regular Meetings, if any, for each calendar year not later than the second day preceding the day of the first meeting of each calendar year (other than the organizational Meeting) of the calendar year of the Board. (For purposes of this Article V, “day” means calendar day, and “publish” means to deliver a written notification by mail, electronic transmission, telegraph or personal delivery to two news medium organizations as determined by the Board.) If at any time during the calendar year the time or place of Regular Meetings, or of any Regular Meeting, is changed on a permanent or temporary basis, a statement of the time and place of such changed Regular Meetings shall be so published by the Secretary at least twenty-four (24) hours before the time of the first changed Regular Meeting.

(b) The Secretary shall publish a statement of the time and place of any organizational Meeting of the Board at least twenty-four (24) hours before the time of such organizational Meeting.

(c) Upon the adjournment of any Regular or Special Meeting to another day, the Secretary shall promptly publish notice of the time and place of such adjourned Meeting.

(d) All publications shall occur in accordance with guidelines adopted by the Board.

Section 5.3. Notice of Special Meetings.

(a) Except in the case of an Emergency Meeting referred to in Section 5.4(d) hereof, the Secretary shall, no later than twenty-four (24) hours before the time of a Special Meeting, publish a statement of the time, place and purposes of such Special Meeting in accordance with guidelines adopted by the Board.

(b) The statement under this Section 5.3 and the notifications under Section 5.4 hereof shall state such specific or general purpose or purposes then known to the Secretary to be intended to be considered at such Special Meeting and may state, as an additional general purpose, that any other business as may properly come before the Board or any duly appointed committee of the Board at such Special Meeting may be considered and acted upon.

Section 5.4. Notice to News Media of Special Meetings.

(a) Any news medium organization that desires to be given advance notification of Special Meetings shall file with the Secretary a written request therefor.

Except in the event of an emergency requiring immediate official action as set forth in Section 5.4(d) hereof, a Special Meeting shall not be held unless at least twenty-four (24) hours advance notice of the time, place and purpose of such Special Meeting is given to the news media that have requested such advance notification in accordance with Section 5.4(b) hereof.

(b) News media requests for such advance notification of Special Meetings shall specify: the name of the medium; the name and address of the person to whom written notifications to the medium may be mailed, telegraphed or delivered; and the names, addresses and telephone numbers (including addresses and telephone numbers at which notifications may be given either during or outside of business hours) of at least two (2) persons to either one of whom oral notification to the medium may be given.

(For purposes of this Article V, "oral notification" means notification given orally either in person or by telephone, directly to the person for whom such notification is intended, or by leaving an oral message for such person at the address, or if by telephone at the telephone number, of such person as shown on the records kept by the Secretary under this Article V. "Written notification" means notification in writing mailed, electronically transmitted, telegraphed or delivered to the address of the person for whom such notification is intended, as shown on the records kept by the Secretary under this Article V, or in any way delivered to such person. If mailed, such notification shall be mailed by first-class mail, deposited in a U.S. Postal Service mailbox no later than the second day preceding the day of

the Meeting to which such notification refers, provided that at least one regular mail delivery day falls between the day of mailing and the day of such Meeting.)

Any such request shall be effective for one (1) year from the date of filing with the Secretary or until the Secretary receives written notice from such medium canceling or modifying such request, whichever is earlier. Each requesting news medium shall be informed of such period of effectiveness at the time it files its request. Such requests may be modified or extended only by filing a complete new request with the Secretary. A request shall not be deemed to be made unless it is complete in all respects, and such request may be conclusively relied on by the Board, its duly appointed committee and the Secretary.

(c) The Secretary shall give such oral notification or written notification, or both, as the Secretary determines, to the news media that have requested such advance notification in accordance with Section 5.4(b) hereof, of the time, place and purposes of each Special Meeting at least twenty-four (24) hours prior to the time of such Special Meeting.

(d) In the event of an emergency requiring immediate official action, a Meeting may be held without giving twenty-four (24) hours advance notification thereof to the requesting news media (Emergency Meeting). The persons calling such Emergency Meeting, or any one or more of such persons or the Secretary on their behalf, shall immediately give oral notification or written notification, or both, as the persons or persons giving such notification determine, of the time, place and purposes of such Emergency Meeting to such news media that have requested such advance notification in accordance with Section 5.4(b) hereof. The minutes or the call, or both, of any such Emergency Meeting shall state the general nature of the emergency requiring immediate official action.

Section 5.5. Notification of Discussion of Specific Types of Public Business.

(a) Any person, upon written request and as provided herein, may obtain reasonable advance notification of all Meetings at which any specific type of public business is scheduled to be discussed.

Such person may file a written request with the Secretary specifying: the person's name and the address and telephone number at or through which the person can be reached during and outside of business hours; the specific type of public business the discussion of which the person is requesting advance notification; and the number of calendar months (not to exceed twelve (12)) which the request covers. Such request may be canceled by request from such persons to the Secretary.

Each such written request shall be accompanied by stamped self-addressed envelopes sufficient in number to cover the number of Regular Meetings during the time period covered by the request and an estimated number of

twelve (12) Special Meetings. The Secretary shall notify in writing the requesting person when the supply of envelopes is running out, and if the person desires notification after such supply has run out such person must deliver to the Secretary an additional reasonable number of stamped self-addressed envelopes as a condition to receiving further notifications.

Such requests may be modified or extended only by filing a complete new request with the Secretary. A request shall not be deemed to be made unless it is complete in all respects, and such request may be conclusively relied on by the Board, its duly appointed committee and the Secretary.

(b) The Secretary shall give such advance notification under this Section 5.5 by written notification, or by oral notification, or both, as the Secretary determines.

The contents of written notification under this Section 5.5 may be a copy of the agenda of the Meeting. Written notification under this Section 5.5 may be accomplished by giving advance written notification, by copies of the agendas, of all Meetings that are the subject of such request.

Section 5.6. General.

(a) Any person may visit or telephone the office of the Secretary during that office's regular office hours to determine, based on information available at that office: the time and place of Regular Meetings; the time, place and purposes of any then known Special Meetings; and whether the available agenda of any such future Meeting states that any specific type of public business, identified by such person, is to be discussed at such Meeting.

(b) Any notification provided herein to be given by the Secretary may be given by any person acting on behalf of or under the authority of the Secretary.

(c) A reasonable attempt at notification shall constitute notification in compliance with this Article V.

(d) A certificate by the Secretary as to compliance with this Article V shall be conclusive upon the Board or its duly appointed committee.

ARTICLE VI

CONSTRUCTION AND AMENDMENT OF BYLAWS

Section 6.1. Construction and Severability. Each Article and Section herein shall be construed, if and to the extent possible, in a manner consistent with the laws of the State of Ohio (and, particularly, Chapter 349 of the Ohio Revised Code) and the United States of America. If and to the extent that any provision or application thereof shall be deemed in conflict with any such laws, such provision or application thereof shall be void, but each provision shall be deemed severable from every other provision and its invalidity, or the invalidity of any application thereof, shall not affect any other provision or any lawful application thereof.

Section 6.2. Amendments. These Bylaws, and any portions thereof, may at any time and from time to time be amended, supplemented, added to, superseded and changed by majority vote of the Board.

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

RESOLUTION NO. 2025-2

ESTABLISHING THE DESIGNATED POSTING LOCATIONS FOR PUBLIC MEETING NOTICES OF THE AUTHORITY.

WHEREAS, the Beavercreek Community Authority (the “Authority”) has heretofore been duly created pursuant to the authority contained in Chapter 349 of the Ohio Revised Code; and

WHEREAS, Article V of the Authority’s Bylaws requires that this Board designate places for public meeting notice posting and publication;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Authority that:

Section 1. The posting locations for notice of Authority meetings shall be as follows (subject to permission to post by the City) at least 24 hours before the time of the scheduled meeting:

Beavercreek City Hall
1368 Research Park Drive
Beavercreek, Ohio 45432
(or the City’s website)

If the City does not permit posting of the notice of an Authority meeting, the Authority shall publish a notice of the meeting in one of the following publications at least 24 hours before the time of the scheduled meeting:

Dayton Daily News
Beavercreek News-Current

The Board also requires that public notices be sent by facsimile, email or personally delivered to the following entities at least 24 hours before the time of the scheduled meeting:

Dayton Daily News
Beavercreek News-Current

Section 2. Notice for all meetings of the Board of Trustees given consistent with this policy are hereby ratified.

Section 3. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this resolution were adopted in an open meeting of this Board, and all deliberations of this Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22, Ohio Revised Code and the rules for notification of meetings to the public and news media set forth in the Bylaws.

Section 4. 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 vote was as follows:

Doug Goetz

Candi Meyer

Kristina Heaton
James Lipnos
Robert Yoakam

Corey Theuerkauf
Zach Wike

The undersigned, Secretary of the Board of Trustees of the Beavercreek Community Authority, does hereby certify that the foregoing is a true and correct copy of a resolution of the Authority, duly adopted December 2, 2025, and appearing upon the official records of the Board.

Adopted: December 2, 2025

Dated: December 2, 2025

Attest: _____
Secretary, Board of Trustees
Beavercreek Community Authority

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

RESOLUTION NO. 2025-3

ADOPTING THE PUBLIC RECORDS POLICY OF THE AUTHORITY.

WHEREAS, the Beavercreek Community Authority (the “Authority”) and the Board of Trustees of the Authority (the “Board”) have heretofore been duly created pursuant to Chapter 349 of the Ohio Revised Code; and

WHEREAS, it is necessary and desirable to adopt a public records policy and procedures for the Authority (the “Public Records Policy”) as authorized in Section 149.43 of the Ohio Revised Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Authority that:

Section 1. The Public Records Policy currently on file with this Board, together with such supplements, amendments, additions, supersessions and changes to it as may from time to time be adopted by the Board, is hereby established as the Public Records Policy of the Authority. The Secretary of the Board is hereby designated as the records custodian of the Authority.

Section 2. It is found and determined that all formal actions of this Board concerning and relating to the adoption of this resolution were adopted in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the rules for notification of meetings to the public and news media for this Authority.

Section 3. 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 vote was as follows:

Doug Goetz	Candi Meyer
Kristina Heaton	Corey Theuerkauf
James Lipnos	Zach Wike
Robert Yoakam	

The undersigned, Secretary of the Board of Trustees of the Beavercreek Community Authority, does hereby certify that the foregoing is a true and correct copy of a resolution of the Authority, duly adopted December 2, 2025, and appearing upon the official records of the Board.

Adopted: December 2, 2025

Dated: December 2, 2025

Attest: _____
Secretary, Board of Trustees
Beavercreek Community Authority

PUBLIC RECORDS POLICY OF THE BEAVERCREEK COMMUNITY AUTHORITY

Introduction

It is the policy of the Beavercreek Community Authority (the “Authority”) that openness leads to a better-informed citizenry, which leads to better government and better public policy. It is the policy of the Authority to adhere to the State of Ohio’s Public Records Act.

Section 1. Public records

The Authority, in accordance with the Ohio Revised Code, defines records as including the following: any document – paper, electronic (including, but not limited to, e-mail) or other format – that is created or received by, or comes under the jurisdiction of a public office that documents the organization, functions, policies, decisions, procedures, operations or other activities of the office. All records of the Authority are public unless they are specifically exempt from disclosure under the Ohio Revised Code or their release is otherwise prohibited or exempted by either state or federal law.

Section 1.1

It is the policy of the Authority that, as required by Ohio law, records will be organized and maintained so that they are readily available for inspection and copying. All contracts, Board packets, Board minutes and audit reports shall be kept permanently. Any financial information such as bank statements, deposit receipts, check registers, invoices and similar documents may be deleted or disposed of after release of the audit for the year to which those records related. All e-mails and other records may be deleted or destroyed after one year or when no longer administratively useful. Records may be kept in either hardcopy or digital media format, or a combination of formats. Hardcopies may be disposed if also kept in digital media format. Multiple copies of the same record do not need to be retained. Any additional record retention schedules are to be updated regularly and posted prominently.

Section 1.2

The following constitutes the record retention schedule of the Authority absent adoption of a separate schedule by the Board:

- Financial Records: Until the audit for the applicable year is complete
- Community Development Charge Records: Permanent
- Board Minute Book: Permanent
- Contracts: Permanent
- Records Requests: Until the audit for the applicable year is complete
- Insurance Policies: 8 years after expiration

- E-mail/Correspondence: Earlier of 2 years or until no longer of administrative value
- Board Meeting Packets: Permanent
- All other records: 2 years

Section 2. Records requests

Each request for public records should be evaluated for a response using the following guidelines:

Section 2.1

Although no specific language is required to make a request, the requester must at least identify the records requested with sufficient clarity to allow the Authority to identify, retrieve and review the records. If it is not clear what records are being sought, the records custodian must contact the requester for clarification and should assist the requestor in revising the request by informing the requestor of the manner in which the Authority keeps its records.

Section 2.2

The requester does not have to put a records request in writing and does not have to provide his or her identity or the intended use of the requested public record. An exception to this general rule is that the Authority may ask a requester to make a request in writing, may ask for the requester's identity, and may inquire about the intended use of the information requested after informing the requester that (a) such is not required, and (b) such would benefit the requester by enhancing the ability to identify, locate or deliver the public records sought by the requester.

Section 2.3

The requester of public records should contact the Secretary of the Authority to arrange inspection of public records. Public records must be made available for inspection promptly. Copies of public records must be made available within a reasonable period of time. When possible, copies may be provided to the requestor via electronic transmission. "Prompt" and "reasonable" take into account the volume of records requested, the proximity of the location where the records are stored, and the necessity for any legal review of the records requested.

Section 2.4

Each request should be evaluated for an estimated length of time required to gather the records. Routine requests for records should be satisfied promptly if feasible to do so. Routine requests include, but are not limited to, meeting minutes, budgets, salary information, forms and applications, personnel rosters, etc. If fewer than 20 pages of copies are requested or if the records are readily available in an electronic format that can

be e-mailed or downloaded easily, these should be made as quickly as the equipment allows, subject to the necessity for any legal review of the records requested.

All requests for public records should either be satisfied or acknowledged in writing by the Authority within five business days following the Authority's receipt of the request. If a request is deemed significantly beyond "routine," such as seeking a voluminous number of copies or requiring extensive research, the Authority's acknowledgement should include the following:

Section 2.4a – An estimated number of business days it will take to satisfy the request.

Section 2.4b – An estimated cost if copies are requested.

Section 2.4c – Any items within the request that may be exempt from disclosure.

In any event, such requests shall be reviewed and responses provided within a reasonable period of time as required by Section 149.43 of the Ohio Revised Code.

Section 2.5

Any denial of public records requested must include an explanation, including legal authority. If portions of a record are public and portions are exempt, the exempt portions are to be redacted and the rest released. If there are redactions, each redaction must be accompanied by a supporting explanation, including legal authority.

Section 3. Costs for public records

Those seeking public records will be charged only the actual cost of making copies. Requesters may ask that documents be mailed to them. They will be charged the actual cost of the postage and mailing supplies, which may be charged in advance.

Section 4. E-mail

Documents in electronic mail format are records as defined by the Ohio Revised Code when their content relates to the business of the Authority. E-mail is to be treated in the same fashion as records in other formats and should follow the same retention schedules.

Section 4.1

Records in private e-mail accounts used to conduct public business are subject to disclosure, and all employees or representatives of the Authority are instructed to copy their e-mails that relate to public business (see Section 1 – Public Records) to the Authority's records custodian.

Section 4.2

The records custodian is to treat the e-mails from private accounts, which otherwise constitute public records, as records of the public office, filing them in the appropriate way, retaining them per established schedules and making them available for inspection and copying in accordance with the Public Records Act.

Section 5. Failure to respond to a public records request

The Authority recognizes the legal and non-legal consequences of failure to properly respond to a public records request. In addition to the distrust in government that failure to comply may cause, the Authority's failure to comply with a request may result in a court ordering the Authority to comply with the law and to pay the requester's attorney fees and damages.

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

RESOLUTION NO. 2025-4

APPROVING A REIMBURSEMENT AGREEMENT WITH THE CITY OF
BEAVERCREEK AND ROCKFORD HOMES, INC., AND APPROVING
OTHER RELATED MATTERS.

WHEREAS, pursuant to Chapter 349 of the Ohio Revised Code (the “NCA Act”), the City Council of the City of Beavercreek, Ohio (the “City”) by Ordinance No. 25-17 adopted September 22, 2025, declared the Beavercreek Community Authority (the “Authority”) to be organized and a body politic and corporate pursuant to a petition for the creation of the Authority submitted to City Council by Rockford Homes, Inc. (the “Developer”), and the boundaries of the Authority’s new community district were defined as set forth in that Ordinance; and

WHEREAS, the City and the Developer have agreed in a Residential Development Agreement dated as of July 28, 2025 (the “Development Agreement”), that the Authority will reimburse the Developer from community development charges received by the Authority from the Developer’s development area for certain costs of improvements to Grange Hall Road pursuant to a Reimbursement Agreement to be entered into among the Developer, the Authority and the City (the “Reimbursement Agreement”); and

WHEREAS, in addition to reimbursements for Grange Hall Road under the Reimbursement Agreement, the Development Agreement provides that the Authority will reimburse the City and the Developer for costs of forming the Authority and preparing and recording a declaration of covenants (the “Declaration”) in favor of the Authority establishing the community development charge in the amount of 4.5 mills on the assessed valuation of completed homes within the development area pursuant to Ohio Revised Code Section 349.07 (the “NCA Charges”); and

WHEREAS, it is necessary and desirable for the Authority to provide for the payment of its expenses prior to the date that the NCA Charges are available to the Authority for payment of those expenses by requesting the Developer and the City pay those expenses and receive reimbursement from NCA Charges once available;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Authority that:

Section 1. Reimbursement Agreement. Any one or more of the Chairperson, Vice-Chairperson and Treasurer of the Authority are each hereby authorized to execute and deliver, in the name and on behalf of the Authority, the Reimbursement Agreement in substantially the form on file with this Board. That form is hereby approved, with any completions or changes thereto not substantially adverse to the Authority and as may be permitted by the NCA Act and the Petition. The approval of those completions and changes, and that any completions or changes are permitted are not substantially adverse to the Authority, will be conclusively evidenced by the execution and delivery of the Reimbursement Agreement by any of the Chairperson, Vice-Chairperson or Treasurer. Proceeds of the NCA Charges are hereby appropriated for payment as required by the

Reimbursement Agreement, and the Treasurer is authorized to make such payments from NCA Charges received by the Authority.

Section 2. Collection of NCA Charges; Acceptance of Declaration. The Developer is expected to record the Declaration once it acquires title to the development area. The Treasurer is hereby authorized and directed to collect the NCA Charges pursuant to the Declaration once filed, in such amounts and on such dates prescribed therein and required by the Reimbursement Agreement. Any one or more of the Chairperson, Vice-Chairperson and Treasurer of the Authority are each hereby authorized to execute and deliver, in the name and on behalf of the Authority, any and all documents, agreements or instruments necessary or desirable for the Authority to accept the covenants and agreements made under the Declaration and collect the NCA Charges. The Treasurer is authorized and directed to make such determinations required for the calculation of the NCA Charges on behalf of the Board pursuant to the terms of the Declaration. The Treasurer may certify all or any portion of the NCA Charges to the County Auditor for collection on real property tax bills, or bill property owners or tenants directly for NCA Charges, as determined by the Treasurer. If deemed necessary or desirable by the Treasurer, the Treasurer may enter into an agreement with a qualified company to assist in the calculation or collection of the NCA Charges. Proceeds of the NCA Charges are hereby appropriated to pay the reasonable fees and expenses in collection of the NCA Charges.

Section 3. Other Reimbursements. This Board hereby approves the reimbursement to the Developer and the City from NCA Charges of reasonable costs of the formation of the Authority and the preparation and recordation of the Declaration, provided that such costs shall not exceed \$25,000 without further approval of this Board. All such costs shall be documented to the satisfaction of the Treasurer. The Treasurer is authorized and directed to make such reimbursement payments from NCA Charges received by the Authority.

This Board further authorizes and directs the Treasurer to request payment of reasonable administrative expenses of the Authority from the Developer and the City. The Treasurer is further authorized and directed to reimburse payment of such expenses from NCA Charges received by the Authority. The Treasurer may not request payment of or reimburse costs in excess of \$10,000 without further approval of this Board.

Section 4. Bank Accounts. The Chair and Treasurer are further hereby authorized to take such actions and execute such documents as are necessary to establish one or more bank accounts with a state or national bank selected by the Treasurer for the deposit of the Authority's active deposits from receipt of the NCA Charges. Withdrawals from any such account shall be made at such time or times as required by the Reimbursement Agreement or this resolution, or as otherwise permitted by the Reimbursement Agreement or this resolution, and authorized by the Chair, Vice-Chair or Treasurer.

Section 5. Further Determinations. This Board hereby determines that the collection of the NCA 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 development and community facilities and other costs incurred and to be incurred by the Authority in the exercise of its powers under Chapter 349 of the Revised Code.

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 charge is to be collected pursuant to this resolution as reflected in the budget of the Authority for that period and determines that such actions are consistent with the Authority's purpose.

Section 6. Further Actions. The Chairperson, Vice-Chairperson or Treasurer, as appropriate, are each individually authorized to sign any documents and instruments and to take all other actions as are necessary or appropriate to consummate the transactions contemplated by this resolution or the Reimbursement Agreement.

Section 7. 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 8. Effective Date. This resolution is in full force and effect immediately upon its adoption.

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

Doug Goetz	Candi Meyer
Kristina Heaton	Corey Theuerkauf
James Lipnos	Zach Wike
Robert Yoakam	

The undersigned, Secretary of the Board of Trustees of the Beavercreek Community Authority, does hereby certify that the foregoing is a true and correct copy of a resolution of the Authority, duly adopted December 2, 2025, and appearing upon the official records of the Board.

Adopted: December 2, 2025

Dated: December 2, 2025

Attest: _____
Secretary, Board of Trustees
Beavercreek Community Authority