

**MIAMI TOWNSHIP-DAYTON MALL JEDD**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**APRIL 19, 2016**

***Call to Order***

Chairman Tracy Williams called the Miami Township – Dayton Mall JEDD meeting to order at 2:03 p.m. The following members of the Board were present:

***Present:***

- Tracy Williams
- Chris Fine
- Chris Snyder
- George Perrine
- Greg Rogers

Nick Blizzard, Cox Media Group; Gary Fischer, County Corp; Dan Epperson; Clay McCord and Susan Davis, Miami Township; were in attendance.

***Approval of Minutes***

George Perrine motioned to approve the minutes as presented from the March 21, 2016 meeting. Chris Fine seconded the motion. Mr. Williams aye, Mr. Fine aye, Mr. Snyder aye, Mr. Perrine aye, and Mr. Rogers aye.

***Treasurer's Report***

Chris Snyder reported as of March 31, 2016 the Dayton Mall JEDD's ending balance is \$540,544.25 and noted that the budget is right on track. George Perrine motioned to accept the treasurer's report. Chris Fine seconded the motion. Mr. Williams aye, Mr. Fine aye, Mr. Snyder aye, Mr. Perrine aye, and Mr. Rogers aye.

Tracy Williams welcomed the following guests today: Gary Fisher, Dan Epperson, Clay McCord and Nick Blizzard.

***Economic Development Assistance Program***

Chris Snyder introduced Gary Fischer, business loan officer of County Corp Development. Mr. Fischer discussed with the board the following small business lending programs that are currently available:

1. **SBA 504** – Offered anywhere in the state of Ohio. Can be used to purchase land and/or buildings, purchase capital equipment, construction and refinancing. Dollar limits minimum \$50,000 and maximum \$5,500,000, 10 or 20 year terms, fixed rate for term of loan with effective rate near 5%. Requirements are for-profit, owner occupied small businesses, size standards determined by NAICS code, and to create/retain jobs.
2. **Regional 166** – Offered anywhere in the state of Ohio. Can be used to purchase land and/or buildings, purchase capital equipment and construction. Dollar limit \$500,000 maximum, terms are useful life of asset up to 15 years, rate is generally

2/3rds of prime (2.75% as of 7/1/14). Requirements are for-profit owner occupied small businesses, and to create/retain jobs.

3. **CDBG** – Strictly offered only in Montgomery County, outside of the City of Dayton. Can be used to purchase land and/or buildings, purchase capital equipment, construction and working capital. Dollar limit \$125,000 maximum, terms are useful life of asset up to 15 years, 1.25% fixed rate available until April 30, 2016. Requirements are for-profit owner occupied small businesses, to create/retain jobs and prevailing wage required for construction projects.
4. **Child Day Care** – Strictly offered in Montgomery County. Can be used for minor remodel or upgrade, play equipment, creative learning tools, working capital and inventory. Dollar limit \$25,000 maximum, terms maximum of 5 years, rate is below market interest rates. Requirements for prevailing wage required for construction projects.

The board thanked Mr. Fischer for presenting the small business lending programs and will refer any potential business owners searching for loans to County Corp for assistance. Mr. Williams commented on County Corp's tremendous program and stated he has experienced firsthand how businesses have benefited.

#### ***Update of the Dayton Mall Area Master Plan***

Mr. Snyder said Think Patented is working on marketing initiatives and website creation for the Miami Crossing District. Think Patented will sponsor a kick-off event in July or August with the business community revealing the website and marketing materials for the district; they are also looking at signage designs and should have some preliminary designs by the next JEDD meeting.

The TID is working to identify pedestrian and landscape improvements at the S. R. 725 Corridor between Byers Road and S. R. 741. Mr. Snyder stated he would like to have an actual plan for the Prestige Place hospitality area regarding streetscape improvements going straight towards construction design. Mr. Snyder met with Miami Valley Lighting today to discuss potential street lighting designs and cost estimates. Banners will be added in select locations together with new street lighting that should be consistent on both the township's side and the city's side of the hospitality area. The new lighting will enhance the area and have an impact on security concerns.

Mr. Williams thanked staff for their work on projects associated with the Dayton Mall Area Master Plan implementation.

#### ***Issues From Around the Table***

None

#### ***Public Comments***

None

#### ***Next Meeting Date***

The next meeting is Tuesday, June 14, 2016 at 2:00 p.m. at Miami Township.

#### ***Adjourn***

Chris Fine motioned to adjourn the meeting. Meeting was adjourned at 2:26 p.m.