

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
APRIL 19, 2016 – 3:30 P.M.
MINUTES

Call to Order

Vice-Chairman Jerry Brunswick called the Austin Center JEDD meeting to order at 3:30 p.m. The following members of the board were present:

Present:

Jerry Brunswick
Greg Rogers
George Perrine
Chris Thompson

Nick Blizzard, Cox Media Group; Gary Fischer, County Corp; Lynne Nischwitz and Ryan Young, The Kleingers Group; Dan Mayberry, Chris Snyder and Susan Davis, Miami Township; were in attendance.

Chris Thompson motioned to excuse Steve Stanley from the meeting today. George Perrine seconded the motion. Jerry Brunswick aye, Greg Rogers aye, George Perrine aye, and Chris Thompson aye.

Approval of Minutes

Greg Rogers motioned to approve the minutes as presented from the March 14, 2016 meeting. George Perrine seconded the motion. Jerry Brunswick aye, Greg Rogers aye, George Perrine aye, and Chris Thompson aye.

Treasurer's Report

George Perrine reported the beginning fund balance is \$433,026.52, year to-date receipts \$206,919.35, year to-date expenses \$314,435.69, unexpended balance \$325,510.18, encumbrances \$67,505.70, with an unencumbered balance of \$258,004.48. Mr. Perrine presented distribution checks to the three jurisdictions today.

Economic Development Assistance Program

Gary Fischer of BizCap, a program of County Corp and County Corp Development, discussed the following small business lending programs to help business owners build a building, buy a building or purchase equipment:

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 3/31/16. 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 prospects searching for business loans to BizCap for assistance.

Steve Stanley and Crystal Davidson arrived at 3:42 p.m.

Discuss Preliminary Landscape Enhancement

Lynne Nischwitz and Ryan Young of The Kleingers Group presented a concept design for the Austin Interchange that would be (1) different, (2) include interesting plant materials that would thrive in the harsh environment, and (3) incorporate a hardscape to create interest and help with erosion control. The concept design shows 13 varieties of trees and plants that will display color and interest during all four seasons.

The interchange was broken down into four infields on the estimate showing the cost of stamped colored concrete, topsoil, planting area, repair seeding, and columnar trees. The infield cost estimate is \$1,224,900, irrigation \$193,600, design contingency is (15%) \$212,775 with the grand total of \$1,631,275 for the aesthetic enhancement project. The board liked the design but was concerned about the cost and asked if the plant materials could be reduced and not harm the big visual impact? Ms. Nischwitz said the solution for a cost reduction would be to reduce the number of the plantings and space them further apart; she will have a revision with less plantings and will show the design plan on all four corners for the board's approval. Dan Mayberry advised the annual maintenance is estimated at \$38,000 for all four infields and includes the irrigation. The board discussed alternatives of paying for the project; Steve Stanley said he would put together the numbers to finance the 1.6 million debt payment and stretch it over 10 to 15 years.

Jerry Brunswick had another commitment and left the meeting at 4:21 p.m.

Update of Landscaping Maintenance

Dan Mayberry is pleased to report that T. R. Gear started the seasonal maintenance in the Austin aesthetic area. There are some issues being addressed with the start-up of the irrigation system and repair estimates are being requested. The area has been mowed once and a plant assessment was performed. The hanging baskets will be installed in four weeks. Joe's Landscaping is doing the maintenance for Gunlock and have mulched the two corners of the entrance. Mr. Mayberry said T. R. Gear and Joe's Landscaping seem to be working well together.

Issues from Around the Table

Susan Davis reminded Ms. Thompson that her second term is up on August 31, 2016.

Due to another commitment, Ms. Thompson suggested the June 14 meeting time be changed to 3 p.m. All board members confirmed the 3 p.m. time.

Crystal Davidson distributed the T. R. Gear maintenance and installation contract for the board to review. Ms. Thompson motioned to approve the form of the contract between Montgomery County TID and T. R. Gear. George Perrine seconded the motion. Steve Stanley aye, Greg Rogers aye, George Perrine aye, and Chris Thompson aye.

George Perrine advised there is a purchase order pending for \$250 to Think Patented for a logo revision and asked Mr. Stanley to check if payment has been made.

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, June 14, 2016 at 3:00 p.m. at Miami Township.

Adjourn

Mr. Stanley motioned to adjourn the meeting and the meeting was adjourned at 4:39 p.m.