

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
JULY 26, 2016 – 3:00 P.M.
MINUTES

Call to Order

Chairman Steve Stanley called the Austin Center JEDD meeting to order at 3:14 p.m. The following members of the board were present:

Present:

Steve Stanley
Greg Rogers
George Perrine
Chris Thompson

Nick Blizzard, Cox Media Group; Lynne Nischwitz, The Kleingers Group; Crystal Davidson, Montgomery County TID; Dan Mayberry, Clay McCord and Susan Davis, Miami Township; were in attendance.

The board excused Jerry Brunswick from the meeting today.

Approval of Minutes

Greg Rogers motioned to approve the minutes as presented from the June 14, 2016 and the June 30, 2016 meetings. George Perrine seconded the motion. Steve Stanley abstained, 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 \$486,696.58, year to-date expenses \$322,406.06, unexpended balance \$597,317.04, encumbrances \$59,777.66, with an unencumbered balance of \$537,539.38. Greg Rogers motioned to accept the treasurer's report. Chris Thompson seconded the motion. Steve Stanley aye, Greg Rogers aye, George Perrine aye, and Chris Thompson aye.

Update of Landscaping Maintenance

Dan Mayberry reported he has spent the last couple of weeks in close contact with the contractor's team. They have made numerous corrections; it was discovered the drain plugs in the flower baskets were not removed by Stockslager's Garden Center and that is why some of the baskets had to be replaced. Mr. Mayberry is staying on top of the contractor and he is satisfied with their quick response of problem areas. The board thanked Mr. Mayberry and Ms. Davidson for their due diligence on the landscaping maintenance.

Discuss Phase 2 Austin Interchange Enhancement

Steve Stanley advised a decision needs to be made concerning the scope of the Phase 2 Austin Interchange Enhancement Project as Lynne Nischwitz from The Kleingers

Group presented a very nice concept design with nice choices. The board needs to decide what the JEDD is willing to spend on the project and let Ms. Nischwitz design the enhancements with a not-to-exceed budget. Chris Thompson said the four hillslope areas with proper drainage is the critical piece right now and the basin area plantings could be looked at further down the road. Greg Rogers and George Perrine agreed the hillslopes were the most important part of the project and the basin and swale areas could wait for the next phase of enhancements. Ms. Nischwitz will go back to the design to be sure the plantings on the hillslopes have enough color, and will leave the existing plantings in the basin area alone, and will look into what the irrigation and pre-construction costs are within the four hillslope areas. The board discussed a not to exceed amount of \$600,000 and ways to finance the project with an ODOT SIB 10 year loan with 0% interest rate for the first year and 3% interest rate for the remaining 9 years.

Chris Thompson motioned for the JEDD Board to approve an application of a SIB loan for landscape improvements, not-to-exceed \$600,000 plus the irrigation cost and to utilize the services of The Kleingers Group for the four hillslope quadrants of the Austin Interchange and the applicant of the loan will be the TID. Greg Rogers seconded the motion. Steve Stanley aye, Greg Rogers aye, George Perrine aye, and Chris Thompson aye.

The drawing will be revised and Ms. Nischwitz will put numbers to the revised design and will circulate it to the board for review. After the final design is approved by the board it will then go before ODOT District 7 for approval.

Issues from Around the Table

Chris Thompson reported as of September 1, 2016 Chris Pozzuto will replace her on the JEDD Board and she will send a letter of confirmation for the file. Ms. Thompson said it has been a pleasure working with the board on the interchange as it is something to be proud of and it has been a great experience getting it off the ground.

George Perrine was contacted by the State Auditor's Office wanting to perform a two year review and was given a choice of a full audit or an agreed-upon procedure audit which involves significantly fewer procedures and is less expensive. Mr. Perrine recommends the agreed-upon procedure audit. Greg Rogers motioned to authorize the treasurer to proceed with an agreed-upon procedure audit with the State Auditor's Office. Steve Stanley seconded the motion. Steve Stanley aye, Greg Rogers aye, George Perrine aye, and Chris Thompson aye.

Greg Rogers commended Ms. Thompson for her leadership on the JEDD board and said it has been nice serving with her. Mr. Rogers indicated due to sticker shock, the Phase 2 Austin Interchange Landscaping Enhancement has been a hard process.

Lynne Nischwitz mentioned it was nice working with the board and enjoyed taking everyone out for the site visit as it helped in the decision making. She thanked the board for hiring The Kleingers Group for the landscape enhancement project. After board approval of the landscape enhancement, it will take a couple of weeks to get the documentation ready for ODOT. Ms. Nischwitz asked if the board would bid the project

out. The procurement originally was to have the landscaping contractor be the installation contractor, but Mr. Stanley said this will be a judgement call.

Steve Stanley emphasized it is always a pleasure working with Ms. Thompson. Mr. Stanley advised the next step is to authorize an amendment to the JEDD agreement with the TID to proceed with the recommended Phase 2 Austin Interchange Enhancement. Formal action on the amendment will be placed on the agenda for the September 13, 2016 meeting. The board may have to meet prior to that date to tie up any loose ends regarding the project.

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, September 13, 2016 at 3:30 p.m. at Miami Township.

Next Agenda Items

- Amend TID Agreement
- 2017 Proposed Budget

Adjourn

Mr. Stanley motioned to adjourn the meeting at 3:46 p.m.