

**MIAMI TOWNSHIP – DAYTON JEDD
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 6, 2016**

Chair Tawana Jones called the Miami Township – Dayton JEDD meeting to order at 3:43 p.m. The following members of the Board were present:

- Tawana Jones
- Chris Snyder
- Greg Rogers
- Terry Slaybaugh

Dan Epperson, JEDD Property owner; Clay McCord and Susan Davis, Miami Township were in attendance.

Chris Snyder motioned to excuse Ford Weber from the meeting. Greg Rogers seconded the motion. Ms. Jones aye, Mr. Snyder aye, Mr. Rogers aye and Mr. Slaybaugh aye.

Approval of Minutes

Greg Rogers motioned to approve the minutes as presented from the June 23, 2016 meeting. Terry Slaybaugh seconded the motion. Ms. Jones aye, Mr. Snyder aye, Mr. Rogers aye and Mr. Slaybaugh aye.

Treasurer's Report

Chris Snyder received updated information from the city regarding the dollar amounts on the first and second quarter disbursements. The current ending fund balance is \$405,360 and after reserves, the fund balance is \$336,982. The biggest line item in the 2016 budget is the \$50,000 for economic development assistance which has not been used. The starting balance for the 2017 budget is based upon expending the \$50,000. Mr. Snyder advised income tax receipts are up \$10,000 from last year. The Auditor of State report, regarding the agreed-upon procedures, came back with no findings. Greg Rogers motioned to accept the treasurer's report as presented and Terry Slaybaugh seconded the motion. Ms. Jones aye, Mr. Snyder aye, Mr. Rogers aye and Mr. Slaybaugh aye.

Discuss 2017 Proposed Budget

Mr. Snyder indicated the 2017 proposed budget should be brought before the contracting parties for their comments before November 30, 2016 so that the 2017 budget can be approved at the annual meeting in December. The 2017 proposed budget consists of \$305,400 in income tax and interest income revenue, \$294,616 in expenditures and \$241,872 in total reserves with a December 31, 2017 fund balance of \$357,265 after reserves. If the JEDD does not disburse the \$50,000 budgeted this year for economic development assistance, the fund balance will increase to over \$400,000. Ms. Jones advised if Washington Township joins the JEDD as a contracting party the \$2,000 budgeted in legal fees will have to be adjusted.

Discuss Washington Township Update

Terry Slaybaugh will follow up with Jesse Lightle of Washington Township in the next week or so regarding their interest in participating in the Dayton JEDD and will update the board at the next meeting.

Several properties located in Washington Township, adjacent to the airport going east, are being reviewed to bring into the JEDD for future development. Mr. Slaybaugh indicated there are a couple of things to consider:

- Need access into the property the airport owns
- How will the road be designed and will the roadway end up in Washington Township
- What impact will it have on Washington Township
- What kind of development is Washington Township looking to create around the airport

Dan Epperson asked if Washington Church Road was to be widened in the near future. Greg Rogers said the township has a grant to pave the current road in 2018, but as of today, there is no intention to widen or extend the roadway.

Issues From Around the Table

Greg Rogers indicated Washington Township is number one priority and the JEDD is always cognizant of the airport master plan and the economic development that will follow.

Mr. Snyder will be meeting with the engineering firm to broaden the scope of work to include a study of the airport property.

Mr. Slaybaugh said the airport will have a couple proposals regarding the land swap and the runway extension for the JEDD economic development assistance program. The Runway Fest in August was a more enjoyable event for airport staff as attendance was down 20%; however, it was a good turnout with elected officials in attendance. Mr. Slaybaugh commented the airport is looking at the highest of opportunities and best uses for the airport property that would develop the most revenue for the JEDD. The board may have to meet before the next meeting of November 1 to discuss moving forward with the airport study.

Mr. Epperson introduced himself; he owns the old Mead property on Washington Church Road and asked what the board foresees with his property. Greg Rogers said the township oversees land uses and the comprehensive plan shows the property as industrial use. Mr. Rogers advised the township is always willing to listen if there is a better use for the property. Mr. Epperson said he has received a lot of interest on his property from churches, but financially it doesn't make sense. Mr. Epperson advised the property consists of 62 acres which creates opportunities to add-on to the building and asked if property exemption incentives are available for new construction on industrial land uses. Mr. Rogers said an Enterprise Zone Agreement through the township, not the JEDD, is a tool used for tax incentives in the form of tax exemptions for businesses that agree to invest in capital improvements while creating and retaining jobs. Tax incentives can be offered on new construction, provided it is not used for retail or residential, and that program guidelines are met.

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, November 1, 2016 at 3:30 p.m. at Dayton-Wright Brothers Airport unless the board advises Susan Davis to set up a special meeting.

Next Agenda Items

- Update of Washington Township
- Discuss 2017 Proposed Budget
- Annual JEDD Meeting

Adjourn

Greg Rogers motioned to adjourn the meeting at 4:11 p.m.