

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2016 – 1:00 P.M.
MINUTES

Open Public Meeting

Meeting opened at 1:07 p.m. with the following in attendance: Greg Rogers, George Perrine, Chris Pozzuto, Bev Shillito, Dan Mayberry, Crystal Corbin, Clay McCord, Chris Snyder and Susan Davis.

Update of Landscaping Maintenance

Crystal Corbin and Dan Mayberry gave the board a quick update of The Kleingers Group revised landscape design. The enhancement project was revisited to reduce some of the concrete design and add more perennials to the landscape. This project will go to bid and a handful of contractors will be invited to bid the project for spring installation; the recommendation will be presented to the board at the annual meeting. Mr. Mayberry indicated most line items for 2017 on the maintenance contract are the same as 2016. Next year the contractor would like to install larger flower pots at the interchange with minimal costs. Ms. Corbin indicated action items for the December annual meeting will be to keep the TID involved through 2017 with an amended contract or extension and have Mr. Mayberry continue his role with the maintenance contract. Mr. Mayberry will get an updated proposal on the maintenance of the new installation based on the revised Kleingers design.

Greg Rogers wanted to be sure the board is fully aware from the township level, with two failed street levies, that it will be very hard to co-sign a SIB loan for landscaping at the Austin Landing Interchange when the roads in the township are in bad shape. The township's road maintenance budget has been cut considerably and while we would like a nice aesthetic appearance at the interchange the township, at this time, does not have the votes to co-sign for the SIB loan. Mr. Rogers asked the board to look at other alternatives regarding the SIB loan.

Steve Stanley arrived at 1:17 p.m.

Call to Order

Chairman Steve Stanley called the Austin Center JEDD meeting to order at 1:17 p.m. The following members of the board were present:

Present:

Steve Stanley
Greg Rogers
George Perrine
Chris Pozzuto

The board excused Jerry Brunswick from the meeting.

Approval of Minutes

George Perrine motioned to approve the minutes as presented from the October 13, 2016 meeting. Greg Rogers seconded the motion. Steve Stanley aye, Greg Rogers aye, George Perrine aye, and Chris Pozzuto aye.

Treasurer's Report

George Perrine reported the beginning fund balance is \$433,026.52, year to-date receipts \$657,816.95, year to-date expenses \$477,919.16, unexpended balance \$612,924.31, encumbrances \$54,197.28, with an unencumbered balance of \$558,727.03. Chris Pozzuto motioned to accept the treasurer's report. Greg Rogers seconded the motion. Steve Stanley aye, Greg Rogers aye, George Perrine aye, and Chris Pozzuto aye.

Discuss Draft Amended Contract

Bev Shillito said the amended draft contract accomplishes the following objectives:

1. Conforms the JEDD provisions to the legislative changes, including providing that the entire territory included within the JEDD is a mixed-use development allowing for all JEDD parcels including the residential apartments to be subject to income tax
2. Consolidates the original contract and all four amendments into one document cutting roughly 40 pages
3. Eliminates provisions no longer applicable, including provisions related to the Master Plan Development Agreement
4. Streamlines the budget process
5. Provides for an automatic annual distribution of \$300,000
6. Provides for compensation to the City of Miamisburg in connection with its tax administration duties

Ms. Shillito went through all the changes on each page of the contract. The board asked if Sections F and G regarding tax credits on page 37 and Section 13 on page 38 could be eliminated from the contract. Ms. Shillito will check and report back to the board. George Perrine said he will have to revise the 2017 proposed budget to include the tax administration fees. Ms. Shillito said the next steps would be to work with Steve Stanley on creating one map for the contract. The contract will be delivered to the contracting parties to present to their elected officials with an executive summary. Approval will take place at the joint meeting on December 15, 2016. Ms. Shillito will work with Ned Dowd, township attorney, to get him up to speed on the contract changes.

Steve Stanley said the JEDD Board can recommend the adoption of the contract amendment today, but would prefer to do this at the annual meeting on December 6, 2016. Mr. Stanley asked if the contracting jurisdictions would like to adopt the contract amendment at their next regular meeting following the JEDD annual meeting or adopt at the joint meeting scheduled with the school district on December 15, 2016. Mr. Stanley

indicated it makes sense to shoot for the adoption on December 15, 2016 and if that doesn't happen, each jurisdiction could then adopt the contract amendment at their own regular scheduled meetings. Ms. Shillito volunteered to draft sample legislation for the contracting parties to adopt.

Mr. Stanley updated the board regarding the commitment of the 10 year SIB loan. The board understands the situation of the township not wanting to sign off on any annual SIB payment shortfalls. Mr. Stanley suggested, perhaps ODOT would accept the JEDD contract under Section 8 Financial Commitments to the District, page 16, to cover the short-fall provision of the loan. Ms. Shillito asked whether the SIB would accept the JEDD contract as sufficient evidence. Mr. Stanley will contact ODOT for direction. Mr. Rogers said he would sign a letter recognizing the obligation contained in the JEDD contract.

Issues from Around the Table

Mr. Snyder asked if he could have a copy of the final revised landscape enhancement design at the Austin Interchange.

Ms. Shillito will prepare a resolution of recommendation for the amendment to the JEDD contract for the annual meeting.

Public Comments

None

Next Meeting Date

The annual meeting is scheduled for Tuesday, December 6, 2016 at 10:30 a.m. at Miami Township.

Next Agenda Items

- Recommendation to Amend the JEDD Contract
- 2017 Plans & Budget for the Austin Center JEDD
- Recommendation to Contract the Landscape Installation Project

Adjourn

Mr. Stanley motioned to adjourn the meeting at 2:15 p.m.