

AUSTIN CENTER JEDD  
BOARD OF DIRECTORS MEETING  
FEBRUARY 13, 2018 – 3:30 P.M.  
MINUTES

***Call to Order***

Chairman Steve Stanley called the Austin Center JEDD meeting to order at 3:36 p.m. The following members of the board were present:

***Present:***

Steve Stanley  
Jerry Brunswick  
Chris Snyder  
George Perrine  
Chris Pozzuto

Crystal Corbin, Montgomery County TID; Jennifer Johns, City of Miamisburg; Dan Mayberry, Clay McCord and Susan Davis, Miami Township; were in attendance.

***Election of Officers and Board Member Replacements***

Chairman Steve Stanley's second term expires April 20, 2018; Vice-Chairman Jerry Brunswick's first term expires March 31, 2018 and is unable to serve a second term, and Treasurer George Perrine will be retiring on March 2, 2018. Mr. Stanley reported Crystal Corbin is interested in serving as Chair, Steve Naas of County Corp is interested in replacing board member Jerry Brunswick, representing the persons employed in the district, and the City of Miamisburg will be appointing Jennifer Johns to replace George Perrine. Chris Pozzuto motioned to accept board member replacements as stated and to nominate Jennifer Johns as treasurer, Steve Naas as vice-chairman, Susan Davis as secretary and the fifth board member, Crystal Corbin, will serve as chair. Jerry Brunswick seconded the motion. Mr. Stanley aye, Mr. Brunswick aye, Mr. Snyder aye, Mr. Perrine aye, and Mr. Pozzuto aye.

***Approval of Minutes***

Jerry Brunswick motioned to approve the minutes as presented from the December 5, 2017 annual meeting. George Perrine seconded the motion. Mr. Stanley aye, Mr. Brunswick aye, Mr. Snyder aye, Mr. Perrine aye, and Mr. Pozzuto aye.

***Treasurer's Report***

George Perrine reported the beginning fund balance is \$378,920.16, year to-date receipts \$61,191.52, year to-date expenses \$14,630.01, unexpended balance \$425,481.67, encumbrances \$58,662.24, with an unencumbered balance of \$366,819.43. Mr. Perrine mentioned the \$14,630.01 in landscaping expenses involve invoices received in 2018 for late 2017 activity from DP&L and the TID plus the January payment to Miami Township for the management of the maintenance contract. The JEDD will have to wait a couple of months to gain additional revenue to be able to make distributions to the contracting parties, although distributions can be made more than once a year. Mr. Stanley indicated this is Mr. Perrine's last treasurer's report and thanked him for the outstanding job over the years. Chris Pozzuto motioned to accept the treasurer's report. Chris Snyder seconded

the motion. Mr. Stanley aye, Mr. Brunswick aye, Mr. Snyder aye, Mr. Perrine aye, and Mr. Pozzuto aye.

### ***Update of Landscaping Maintenance***

Mr. Mayberry will be scheduling a pre-season meeting with TR Gear to establish the expectations for 2018. An evaluation to replace trees and shrubs will be performed along with replacing any vegetation within the expired warranty period. Mr. Stanley indicated there is an issue that came about with the construction work by the United Grinding building. The large culvert down at Austin Boulevard was reseeded by Jergens and does not look as plush as the other areas. The TID should budget this upgrade for TR Gear to reseed this area. There was damage done at the southwest corner of Austin Boulevard and Wood Road due to a communication line being upgraded over the winter months. Mr. Mayberry will be managing the reconstruction and will see that the area is fully restored to its original condition.

Crystal Corbin reported on the update of the SIB loan. There was much effort getting the SIB loan agreement completed and approved by ODOT. George Perrine signed off on two disbursement forms that captured the majority of the costs except the legal service fees. The legal fees totaled \$10,700; the JEDD already paid \$4,000 of the total and the \$6,700 remaining will be invoiced soon. There is a little over \$41,000 left in the SIB loan and the JEDD can recoup up to that amount to pay the legal fees and the TID fees to exhaust the loan. Payments on the SIB loan will start April of 2019. Ms. Corbin will contact ODOT to discuss allowing the JEDD to recoup the TID fees that were already paid and report back to the board. Ms. Corbin will also request an amendment to the agreement as the period of disbursement expired December 2017 and Mr. Stanley can sign the paperwork since the TID holds the loan. All records regarding the SIB loan will be sent electronically to the treasurer for record keeping.

### ***Issues from Around the Table***

Susan Davis distributed the conflict of interest statements for board member signatures and will see that the new board members receive the Austin Center JEDD Board of Directors Conflict of Interest Policy.

Mr. Snyder asked if there are any other landscaping projects outside of the SIB loan. Mr. Mayberry said the irrigation system will be the focus for 2018.

Ms. Corbin said she is excited to be the chairperson and asked the board to have patience.

Mr. Pozzuto said the south side of the Interchange is still in limbo and will be surprised if development starts this year.

Mr. Perrine expressed his enjoyment in working with the board and invited everyone to his retirement open house at Pipestone Golf Club on March 19 from 4 p.m. to 7 p.m. Mr. Perrine said there is a problem concerning Buckingham Management, the management company of The Flats. Jennifer Johns stated Buckingham Management's liability is approximately \$33,000 in back taxes, as they have not withheld income taxes from their employees. Buckingham Management's tax attorney advised them not to pay the taxes. The board agreed to start the proceedings with legal action and follow the City of Miamisburg's regular procedure. Chris Pozzuto motioned to authorize the treasurer to

proceed with legal action against Buckingham Management to pay taxes owed and for the management company to make available a list of residents living in The Flats. Chris Snyder seconded the motion. Mr. Stanley aye, Mr. Brunswick aye, Mr. Snyder aye, Mr. Perrine aye, and Mr. Pozzuto aye.

Mr. Brunswick enjoyed serving on the board, but he is just too busy to serve another term. He would like the board to keep the Dayton Port Authority in mind when financing special projects for public improvements.

Mr. Stanley thanked Mr. Perrine and Mr. Brunswick for serving on the board.

***Public Comments***

None

***Next Meeting Date***

The next meeting is Tuesday, April 10, 2018 at 3:30 p.m. at Miami Township Government Center. The board will be celebrating Mr. Stanley's last meeting as chair!

***Adjourn***

Mr. Stanley motioned to adjourn the meeting at 4:11 p.m.