

AUSTIN CENTER JEDD  
BOARD OF DIRECTORS MEETING  
FEBRUARY 14, 2017 – 3:30 P.M.  
MINUTES

***Call to Order***

Chairman Steve Stanley called the Austin Center JEDD meeting to order at 3:35 p.m. The following members of the board were present:

***Present:***

Steve Stanley  
Greg Rogers  
George Perrine  
Chris Pozzuto

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

Crystal Corbin, Montgomery County TID; Jonathan Nguyen, student; Dan Mayberry and Susan Davis, Miami Township; were in attendance.

***Approval of Minutes***

George Perrine motioned to approve the minutes as presented from the December 6, 2016 annual meeting. Chris Pozzuto seconded the motion. Steve Stanley aye, Greg Rogers aye, George Perrine aye, and Chris Pozzuto aye.

***Treasurer's Report***

George Perrine said the JEDD received one month's worth of income taxes and hotel/motel taxes in the amount of \$53,719. Year to-date expenses: \$17,215.25 in legal fees for the work on the amended and restated JEDD contract and \$25,054.92 for landscaping fees. Mr. Perrine reported the beginning fund balance is \$725,060.34, year to-date receipts \$53,719.18, year to-date expenses \$42,270.17, unexpended balance \$736,509.35, encumbrances \$144,155.56, with an unencumbered balance of \$592,353.79 and will process disbursements to the contracting parties totaling \$900,000 when the cash flow allows. Steve Stanley commented there will be an additional invoice of \$28,617 on the original enhancement project that was incorrectly billed to the City of Springboro. There were no enhancements performed on the Springboro's side of the roadway; therefore, this invoice will reflect back to the aggregate cost shareable by all contracting parties.

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 Addendum to Intergovernmental Agreement for Austin Enhancement Contracting Services***

Mr. Stanley updated the board regarding the contract between the TID and the JEDD allowing the TID to provide contracting support and oversight for the maintenance of the existing enhancements. To move forward, the addendum allows for the construction and financing of a SIB loan for the installation of Phase 2 Enhancements to the Austin Interchange.

Crystal Corbin recapped the bidding process and was able to negotiate a cost with T. R. Gear with the same scope and within budget. T. R. Gear has not ordered any materials yet as they are waiting for the signed contract. Mr. Stanley indicated the TID received three bids, two were incomplete and the third was beyond the budget. The TID approved the rejection of all bids and authorized negotiations, under the same scope, with any of the bidders to obtain an amount within the project budget. Ms. Corbin and Mr. Mayberry were able to negotiate a contract with T. R. Gear for \$635,000. The TID Board approved the addendum subject to Austin Center JEDD approval. Greg Rogers asked if the addendum is just between the TID and the Austin Center JEDD Board; does it involve the individual jurisdictions? Mr. Stanley said the basic structure of the SIB loan states the TID is the borrower, backed by the JEDD's guarantee of the provision in the revised agreement, by which each jurisdiction's obligation is specifically defined in the language contained in the Austin Center JEDD contract. Chris Pozzuto motioned to approve the Addendum to the Intergovernmental Agreement of Austin Enhancement Contracting Services. Greg Rogers seconded the motion. Steve Stanley abstained, Greg Rogers aye, George Perrine aye, and Chris Pozzuto aye. Mr. Stanley thanked Ms. Corbin and Mr. Mayberry for their efforts and said once the enhancement project starts, it will only take three months to complete.

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

Dan Mayberry reported T. R. Gear relocated spruce trees to the base of the infields and cleared out all dead plant materials on the hillside and infields so they will be able to start the enhancement project as weather permits. Mr. Mayberry has been able to get out this winter to check the contractor's work and to make sure the area was clear of litter. There were some minor issues that have since been resolved.

Mr. Perrine noticed there is a big piece of equipment digging in front of the Motoman building the other day. Mr. Mayberry said he would look into the situation and report back.

### ***Discuss Resolution for the Amended and Restated JEDD Contract Effective Date of January 1, 2017***

Mr. Stanley reported the amended and restated JEDD contract has been adopted by all three jurisdictions and has been signed by all three jurisdictions. It is a done deal!

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

Chris Pozzuto said we will start seeing some potential activity on the south side of the Interchange. The City of Springboro has been meeting with a developer that would like to mirror the uses from the other side. Springboro's City Council has a trip scheduled on March 2, 2017 to visit the development of Levis Commons up around the Toledo area. The city is also looking to redevelop the 6 ½ acres IGA site.

If there are any questions within the next three weeks regarding the Phase 2 project to contact Ms. Corbin, after the three weeks, you can contact Mr. Stanley or Linda Gum. The TID will be hiring Bill Monroe of Miamisburg to help supervise the field work and Mr. Mayberry will be in close contact with Mr. Monroe.

***Public Comments***

None

***Next Meeting Date***

The next meeting has been rescheduled to Tuesday, April 4, 2017 at 3:30 p.m. and Susan Davis will send out meeting invites to the board as a reminder.

***Next Agenda Items***

- Discuss Phase 2 Landscaping

***Adjourn***

Mr. Stanley motioned to adjourn the meeting at 3:58 p.m.