

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
APRIL 4, 2017 – 3:30 P.M.
MINUTES

Call to Order

Chairman Steve Stanley called the Austin Center JEDD meeting to order at 3:43 p.m. The following members of the board were present:

Present:

Steve Stanley
Jerry Brunswick
Greg Rogers
George Perrine
Chris Pozzuto

Mike Eddy, Montgomery County TID; Dan Mayberry, Chris Snyder and Susan Davis, Miami Township; were in attendance.

Approval of Minutes

Greg Rogers motioned to approve the minutes as presented from the February 14, 2017 meeting. Jerry Brunswick seconded the motion. Steve Stanley aye, Jerry Brunswick aye, Greg Rogers aye, George Perrine aye, and Chris Pozzuto aye.

Treasurer's Report

George Perrine said the JEDD received three months of income taxes, hotel/motel taxes and interest income in the amount of \$184,707. The new hotel, Staybridge Suites, is expected to open next month and should see an increase in hotel/motel taxes. Year to-date expenses: \$18,412.50 in legal fees and \$54,742.72 for landscaping fees. Mr. Perrine reported the beginning fund balance is \$725,060.34, year to-date receipts \$184,707.52, year to-date expenses \$73,155.22, unexpended balance \$836,612.64, encumbrances \$1,043,421.76, with an unencumbered balance of (\$206,809.12). Mr. Perrine distributed a new 2017 budget that shows the 2016 actual numbers indicating \$131,000 greater than what was originally projected in the budget. Chris Pozzuto motioned to accept the treasurer's report. Greg Rogers seconded the motion. Steve Stanley aye, Jerry Brunswick aye, Greg Rogers aye, George Perrine aye, and Chris Pozzuto aye.

Update of Phase 2 Landscaping

During Ms. Corbin's absence, Mike Eddy will be managing projects for the TID. Steve Stanley reported all the SIB term sheet signatures required on the loan were obtained and submitted to ODOT, just waiting for the director's signature to process the paperwork to close the loan as quickly as possible.

Mr. Eddy advised there was a pre-construction meeting on March 22nd with the contractor, T.R. Gear Landscaping. Construction will start soon, weather permitting, to include drainage, irrigation, plantings and colored concrete. By contract, the completion date is July 30, 2017. Mr. Perrine asked if the work done by T.R. Gear Landscaping and the subcontractor, Tumlin & Sons, is taxable. All work performed in the JEDD

District is taxable; Mr. Mayberry will get with T.R. Gear Landscaping to provide Miamisburg's Tax Department with contact information on all subcontractors. Mr. Eddy said he will be updating the board periodically as the project progresses and if anyone has questions to contact him.

The SIB loan will not be available to draw against for at least 30 days and because this is a reimbursement loan, the JEDD will have to be able to cash flow the work upfront. Mr. Stanley proposes when an invoice is received, a copy is sent to Mr. Perrine, the TID will cut a check for reimbursement, but not issue the check until Mr. Perrine cuts a check to the TID to cover the cash flow. The TID will then turn around and seek reimbursement from the SIB loan. Mr. Perrine indicated this is doable, but may have to delay reimbursements to the contracting parties and would also need to amend an appropriation of funds.

Dan Mayberry is meeting with the contractor, T. R. Gear Landscaping, tomorrow to discuss expectations for this year's maintenance work at the interchange. The ODOT roadway improvement project for the SR 741/ Austin Boulevard intersection was expected to begin last Monday, but is now delayed 6 to 8 weeks until AT&T can relocate its facilities. Project consists of adding a continuous right turn lane for eastbound Austin Boulevard to southbound SR 741 and widening SR 741 to accommodate future northbound dual left turn lanes to westbound Austin Boulevard. The corner landscaping at the intersection will be removed to install the turn lane. ODOT's contract specification did not include the requirement to replace the enhancements already in place at the southwest corner. ODOT recognized the error and will process a change order for the contractor, at the conclusion of the project, to replace the landscaping materials in a location, yet to be determined, at the expense of ODOT.

Review Conflict of Interest Policy

The board reviewed the policy and each board member signed their conflict of interest disclosure statement and will be forwarded on to legal counsel.

Issues from Around the Table

Mr. Stanley received an invoice for \$180 from T. R. Gear Landscaping on work they did with Barrett that was not covered in the current contract, but was legitimate work outside the scope. The board authorized payment of the invoice.

Bev Shillito will be sending out a draft letter to all of the contracting parties' attorneys regarding the SIB loan in declaring each jurisdiction has sufficient authority to back the JEDD's borrowing based on the last amended and restated contract.

Public Comments

Chris Snyder gave the board an update on a couple projects coming on-line at Austin Landing. Greg Rogers reported Juniper was hired to market the Wood Road property for development; the timetable is 3 months to 2 years.

Next Meeting Date

The next meeting is Tuesday, June 13, 2017 at 3:30 p.m. at Miami Township Government Center.

Adjourn

Mr. Stanley motioned to adjourn the meeting at 4:09 p.m.