

AUSTIN CENTER JEDD  
BOARD OF DIRECTORS MEETING  
APRIL 9, 2019 – 3:30 P.M.  
MINUTES

***Call to Order***

Vice Chair Steve Naas called the Austin Center JEDD meeting to order at 3:33 p.m. The following members of the board were present:

***Present:***

Steve Naas  
Jennifer Johns  
Greg Shackelford  
Chris Snyder

Nick Endsley, Sebaly Shillito + Dyer; Dan Mayberry, Clay McCord and Susan Davis, Miami Township; were in attendance.

***Approval of Minutes***

Greg Shackelford motioned to approve the minutes as presented from the February 12, 2019 meeting. Jennifer Johns seconded the motion. Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, and Mr. Snyder aye.

***Treasurer's Report***

Jennifer Johns presented the treasurer's report showing the first quarter hotel/motel tax revenue as staying the same and income tax revenue increasing 39% from last year. The first quarter expenses to date are higher than last year, mainly because of the income tax collection expense paid in April during 2018, and the first loan payment was made for the 2019 enhancements. The other expenditures are 24% of budget. The unencumbered balance is \$250,858.78. Chris Snyder motioned to accept the treasurer's report. Greg Shackelford seconded the motion. Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, and Mr. Snyder aye.

Crystal Corbin joined the meeting at 3:36 p.m.

***Economic Development Assistance (EDA) Program Guidelines***

Mr. Snyder and Mr. Endsley revised the EDA program guidelines based on comments from the board at the last meeting. On page four, Mr. Snyder plugged in some minimum numbers regarding capital investment, new payroll and number of years of commitment. Mr. Endsley advised there are no drastic changes; it is more flexible to meet the purpose of having general guidelines, not rules. The board has full authority to deviate from these guidelines and make whatever decision. One of the provisions in the guidelines requires an applicant to submit a lease commitment, as one of the goals of the EDA program is to retain businesses in the district. Each project seeking EDA funds will be evaluated on a case-by-case basis and if the project doesn't fall within the guidelines the board will determine, after considering all factors, why they should make an exception. Mr. Naas indicated a loan was referenced in the guidelines on page three; the board's intent was to provide grants and not deal with loans. Mr. Endsley will strike this from the document.

The board had no further discussion; Steve Naas motioned to approve the Austin Center JEDD Economic Development Assistance Program with the revision on page three. Greg Shackelford seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, and Mr. Snyder aye.

***Update of Landscaping Maintenance***

Mr. Mayberry reported crews have mulched, applied a fertilizer application, and will start mowing next week. There will be expected startup costs to the large irrigation system. This fall, Mr. Mayberry would like to get estimates on sealing the old stamped concrete areas. There is also an island divider strip between north bound SR741 and west bound Austin movement with minimal damage that will need to be touched up and will review plant materials to see if there is any need for fill-in areas. Mr. Mayberry advised, other than finding a solution to the pre-existing pipe coming out of the wall and underneath the bridge deck, there hasn't been any real problems with drainage.

***Issues from Around the Table***

Mr. Shackelford asked if there is an update on directional signs. Ms. Corbin advised ODOT would not approve directional signs for the City of Springboro as Austin Boulevard does not run directly into Springboro and that the main entrance to the City of Springboro is the SR73 exit, but there may be an option of having a joint directional sign to include all three jurisdictions. There would be more grounds to have directional signs for the City of Springboro when the area south of Austin Landing starts to develop. Ms. Corbin stated the TID will work to get something approved.

Mr. Naas asked if there is a dedicated bike lane on Austin Boulevard going eastbound from the highway toward SR741. There are curbs on both sides of the eastbound right turn slip onto SR741 and no dedicated bike lane. Mr. Snyder stated the original plan for the Austin South development was to construct a bike connection through the Austin South property and by-pass the Austin Boulevard SR741 Intersection.

***Public Comments***

None

***Next Meeting Date***

The next meeting is Tuesday, June 11, 2019 at 3:30 p.m. at Miami Township Government Center.

***Adjourn***

Mr. Naas motioned to adjourn the meeting at 3:53 p.m.