

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
April 10, 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
Steve Naas
Jennifer Johns
Chris Snyder

Crystal Corbin, Montgomery County TID; Clay McCord and Susan Davis, Miami Township; were in attendance.

The board excused Chris Pozzuto from the meeting.

Steve Stanley swore in board member Mr. Naas.

Approval of Minutes

Chris Snyder motioned to approve the minutes as presented from the February 13, 2018 meeting. Jennifer Johns seconded the motion. Mr. Stanley aye, Mr. Naas aye, Ms. Johns aye, and Mr. Snyder aye.

Treasurer's Report

Jennifer Johns reported the quarterly financial report indicates \$199,539.23 in revenues; the hotel/motel tax revenue increased by 60%. On the expense side, Ms. Johns will be reimbursing the city, the same amount as last year, approximately \$33,000 for the income tax fee. The unexpended fund balance is \$550,159.01 of which \$90,000 is being held for debt service against the SIB loan. The unencumbered balance is \$485,167.14. Ms. Johns was contacted by the State Auditor's Office and was advised of the biennial audit for 2016 and 2017. The Austin Center JEDD financials were submitted at the end of February.

Mr. Snyder said there are a couple construction projects, for collection of income taxes, that broke ground at Austin Landing, Buffalo Wild Wings and Midmark. Frutta Bowls is also coming to Progress Tower at Austin Landing, but we don't have a date yet.

Mr. Snyder motioned to accept the treasurer's report. Steve Naas seconded the motion. Mr. Stanley aye, Mr. Naas aye, Ms. Johns aye, and Mr. Snyder aye.

Update of Landscaping Maintenance

Crystal Corbin said maintenance work has started up and all four corners of the Interchange are now being maintained. Dan Mayberry has met with TR Gear outlining expectations for the year.

Mr. Snyder asked what is being done at the southside of Austin Landing at SR741 and Austin Boulevard where ODOT tore out landscaping when putting in a turn lane. Mr. Stanley said Mr. Dillin is willing to transfer the easement to the TID to make it available for ODOT's contractor to replace the landscaping to its original state. The issue is spending money for the design and determining how to replicate what was originally in the plan. Lynne Nischwitz of the Kleingers Group could create a design that would be consistent with the other beds. At this point, the amount of construction scheduled in the near future might delay the replacement of landscaping in this section. If construction starts this year, the TID could negotiate something with ODOT for the work to be performed later down the road. Mr. Stanley asked Ms. Corbin to follow up with ODOT on the project.

Issues from Around the Table

Mr. Stanley's last day on the board is April 20, 2018.

Mr. Naas is pleased to serve as a board member of the Austin Center JEDD.

Ms. Johns reported, since the last meeting, Miamisburg's Tax Department is working with legal counsel at Altick & Corwin Co. on the collection of Buckingham Management's back taxes; however, the company is now making current withholding payments.

Mr. Snyder mentioned the Miami Crossing JEDD is working to establish guidelines for an economic development assistance program to evaluate requests for assistance and will share this information with the Austin Center Board.

Mr. Stanley said it was a pleasure serving and his last action in office was to swear in Ms. Corbin for her upcoming board chairmanship; Ms. Corbin was then sworn in.

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, June 12, 2018 at 3:30 p.m. at Miami Township Government Center.

Adjourn

Mr. Stanley motioned to adjourn the meeting at 3:57 p.m.