

MIAMI CROSSING JEDD
BOARD OF DIRECTORS MEETING
MINUTES
JUNE 11, 2019

Call to Order

Vice Chair Emily Christian called the Miami Crossing JEDD meeting to order at 2:06 p.m. The following members of the board were present:

Present:

- Emily Christian
- Clay McCord
- Chris Fine
- Chris Snyder

Nick Endsley, Sebaly, Shillito + Dyer; Kyle Hinkelman and Susan Davis, Miami Township; were in attendance.

The board excused Tracy Williams from the meeting.

Approval of Minutes

Chris Fine motioned to approve the minutes as presented from the April 9, 2019 meeting. Clay McCord seconded the motion. Ms. Christian aye, Mr. McCord aye, Mr. Fine aye and Mr. Snyder aye.

Treasurer's Report

Clay McCord presented the May 31, 2019 treasurer's report and bank reconciliation statement showing an ending balance of \$1,234,490.77 and fund balance of \$903,326.01 after reserves. Mr. McCord said receipts are a little higher than last year and the JEDD is right on track according to budget. Chris Fine questioned the legal fees being over budgeted. Nick Endsley stated the legal fees consisted of work on the first amendment to the contract with the addition of property to the JEDD and activity on the trademark license agreement with Washington Prime Group. Chris Fine motioned to accept the treasurer's report. Chris Snyder seconded the motion. Ms. Christian aye, Mr. McCord aye, Mr. Fine aye and Mr. Snyder aye.

Update of Miami Crossing District

Mr. Snyder said Tracy Williams executed the trademark license agreement for the Dayton Mall signs. There are two uses for the Dayton Mall to utilize the Miami Crossing signs; signs will be used for store fronts that are empty or temporarily under construction and the logo signage will permanently be installed on the existing interior directional panels. Mr. Snyder discussed with Washington Prime Group and clarified when the Dayton Mall installs exterior signage, that it will be green, consistent with the Miami Crossing colors. The signs used for store front walls will have the Miami Crossing website noted; Mr. Fine said it would be interesting to track whether website activity increases. Mr. Snyder asked the Dayton Mall for updated diagrams/drawings of the interior as they have moved stores around to different locations. This will be helpful when updating the Miami Crossing website with current information.

Mr. Snyder indicated there have been further discussions with Washington Prime Group and Seritage on future redevelopment of the Elder Beerman and Sears sites. There is a new restaurant, Hook & Reel Cajun Seafood, going in on the other side of the old Sears Auto Center.

The amendment has been completed regarding the territory on the west end of Vienna Parkway and east side of Springboro Pike being added to the Miami Crossing JEDD. Trilogy Health Services received preliminary plan approval last month to build a new 88,000 sq. ft. assisted living facility on the property just added to the JEDD; this will increase JEDD revenues. There are a couple options being discussed with marketing the four acres on the north side of Vienna Parkway.

Mr. Fine reported Castrucci Auto Mall is in the process of securing zoning approval to move its auto mall to Byers Road. Mr. Castrucci indicated once the move is complete, he would like to redevelop the site consistent with the township's and the city's plan and asked Mr. Fine to let developers know opportunities may be available in the future.

Mr. Snyder updated the board on the Lyons Road pedestrian project and the survey work being performed for the I-75/SR725 Interchange project.

Issues from Around the Table

Mr. Snyder's second term expires August 13, 2019. Kyle Hinkelman or Ronald Hess will be appointed to serve as a board member. On behalf of the JEDD Board, Mr. Fine thanked Mr. Snyder for his work and dedication.

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, September 10, 2019 at 2:00 p.m. at Miami Township Government Center.

Adjourn

Ms. Christian motioned to adjourn the meeting at 2:27 p.m.