

**MIAMI TOWNSHIP – DAYTON JEDD
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 7, 2017**

Chair Tawana Jones called the Miami Township – Dayton JEDD meeting to order at 3:37 p.m. The following members of the board were present:

- Tawana Jones
- Chris Snyder
- Greg Rogers
- Terry Slaybaugh

Nick Endsley, Sebaly Shillito + Dyer; Nick Blizzard, Cox Media Group; Lisa Fletcher, City of Dayton; and Susan Davis, Miami Township; were in attendance.

Greg Rogers motioned to excuse Ford Weber from the meeting. Chris Snyder seconded the motion. Ms. Jones aye, Mr. Snyder aye, Mr. Rogers aye, and Mr. Slaybaugh aye.

Approval of Minutes

Greg Rogers motioned to accept the minutes as presented from the May 4, 2017 meeting. Terry Slaybaugh seconded the motion. Ms. Jones aye, Mr. Snyder aye, Mr. Rogers aye, and Mr. Slaybaugh aye.

Discuss Board Member Reappointment

Tawana Jones first term will be expiring on October 4, 2017 and is willing to serve on the Miami Township-Dayton JEDD for a second term. Chris Snyder motioned to reappoint board member Tawana Jones to a second term effective October 4, 2017. Greg Rogers seconded the motion. Ms. Jones aye, Mr. Snyder aye, Mr. Rogers aye, and Mr. Slaybaugh aye.

Treasurer's Report

Chris Snyder reported the third and fourth quarter of 2016 income tax disbursements were received in January and March of this year and just recently received the first quarter 2017 income tax disbursement. We have not yet received the second quarter 2017 income tax disbursement. Terry Slaybaugh will check with the City of Dayton's Finance Department regarding the delay of disbursements and report back to the board. The ending balance is \$576,764 and fund balance after reserves is \$415,784. Greg Rogers motioned to accept the treasurer's report. Terry Slaybaugh seconded the motion. Ms. Jones aye, Mr. Snyder aye, Mr. Rogers aye, and Mr. Slaybaugh aye.

Discuss 2018 Proposed Budget

Mr. Snyder added a 2017 projected actual column to the budget this year for informational purposes which indicates the actual and projected numbers of where we currently stand. The 2018 proposed budget consists of \$320,450 in income tax and interest income revenue, \$329,200 in expenditures and \$254,987 in total reserves with a December 31, 2018 fund balance of \$449,557 after reserves.

The 2018 proposed budget should be brought before the contracting parties for their comments before November 30, 2017 so that the 2018 budget can be approved at the annual meeting in December.

Discuss Draft Amended JEDD Contract

Nick Endsley stated not all the changes to the contract were state legislative revisions from the ORC; some changes were made to streamline procedures and provide more flexibility with the budget and annual distributions. Mr. Endsley went over the amended and restated issues of the contract with the board. The board was in agreement with all changes Mr. Endsley presented, except for the following issues:

Issue #5, Mr. Rogers said there may be a need, in the future, to provide extra services on or near the airport and building a fire house and/or police station would be a possibility; therefore, the language should not be removed from the contract.

Issue #12, the board agreed to no changes in the contract regarding three members constituting a quorum as long as one township appointee and one city appointee are both present as stated in the first amendment of the Miami Township-Dayton Mall JEDD.

Issue #14, Mr. Snyder said he is comfortable with a conservative minimum annual distribution of \$200,000 unless the board determines a lesser amount should be distributed in Section 10.I.9 of the contract.

Issue #16, the board agreed the language in the existing JEDD contract regarding franchise fee rights should not be changed as the entire area is in the township, not the city. Mr. Endsley will take another look at Section 10.Q.

Issue #17, the Dayton JEDD adopted Resolution #1-2005 to levy a 1.75% income tax rate in the district. The 1.75% rate has not changed.

Issue #21, Mr. Endsley asked if the 2003 IGA is still relevant to assure that the district is developed consistent with the Master Land Use and Development Plan. Mr. Rogers indicated the airport zoning is the most flexible in the township and just recently made an amendment to modify the height regulations within the airport district from a maximum forty (40) feet to fifty (50) feet. The board will look at the 2003 IGA to determine if it is still relevant to the JEDD contract.

Mr. Snyder asked if the TIF language in Infrastructure; Finance, Section 8.A.2.b., should be taken out of the document. The board agreed this is obsolete and asked Mr. Endsley to take it out of the contract.

Mr. Endsley will make the changes to the 2017 amended and restated contract and will send it to the township's and the city's legal counsel for review.

Review the LJB and Juniper Studies

The Juniper CRE Solutions Highest and Best Use Study for the Dayton Wright Brothers Airport is best suited for an Industrial/Research & Development/Flex use. Factors that contributed to this determination were visibility, access, and adjacent land uses.

The LJB Inc. development study identified utilities within the project vicinity and developed three potential light industrial development layouts. The study included:

- Traffic Analysis
- Utility Assessment
- Site Alternatives
- Trips Generated of Each Concept Provided
- Trip Generation by Density and Use
- Access Drive Locations
- Traffic Impact Study Scope Items

The board discussed the two access points located across from Rockcastle Court and the other opposite of Washington Church Road that would serve the site best. The board will have to look at extending Washington Church Road to the south and the Rockcastle Court extension off Austin Boulevard. The plan calls for a storm water retention pond to reduce additional runoff and treat water quality. There are limitations as to where you can put storm water controls on a site which would be user specific. Mr. Slaybaugh said a wetland study has been performed at the airport and reported if you cannot avoid adverse impacts of the wetland then you must perform the appropriate mitigation. The board agreed the two reports contain very valuable data.

Issues From Around the Table

Mr. Snyder asked the board to contact him with any changes to the 2018 proposed budget so that it can be adopted at the annual meeting in December.

Mr. Slaybaugh reported on the following projects at the airport:

- Started construction of 17 new T-hangars which should be finished by the end of the year.
- Installed infrastructure for four (4) boxed hangars (6,000 sq. ft. private hangars) between ASI and the T hangars currently being constructed
- The Connor Group hangar, a very interesting design, is going forward which will complement their building
- The plan to reconstruct the ramp in front of the T hangars has started; this was a \$6 million dollar project funded by the State of Ohio
- The airport received a \$590,000 grant to move the power lines along SR 741 underground; when complete, the runway will now comply with federal regulations
- Another successful Runway Fest; approximately 3,000-4,000 folks attended the festival

Lisa Fletcher introduced herself to the board; she is the income tax auditor for the City of Dayton. Ms. Fletcher said she is here today to double check the businesses located in the Dayton JEDD and asked Mr. Slaybaugh for help.

Ms. Jones announced the ED/GE applications have been distributed to the jurisdictions.

Public Comments

None

Next Meeting Date

The next regular meeting is 3:30 p.m. on Thursday, November 9, 2017 at the Dayton-Wright Brothers Airport.

Next Agenda Items

- Discuss Annual Meeting
- Recommend the Amended JEDD Contract to the Contracting Parties

Adjourn

Mr. Snyder motioned to adjourn the meeting at 4:31 p.m.