

AUSTIN CENTER JEDD  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 10, 2019 – 3:30 P.M.  
MINUTES

***Call to Order***

Chair Crystal Corbin called the Austin Center JEDD meeting to order at 3:36 p.m. The following members of the board were present:

***Present:***

Crystal Corbin  
Steve Naas  
Jennifer Johns  
Greg Shackelford  
Chris Snyder

Dan Mayberry, Susan Davis and Erica Priest, Miami Township; were in attendance.

***Approval of Minutes***

Jennifer Johns motioned to approve the minutes as presented from the April 9, 2019 meeting. Steve Naas seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, and Mr. Snyder aye.

***Treasurer's Report***

Jennifer Johns presented the treasurer's report showing revenues of \$885,319, with income tax increasing the most. The income tax revenue has increased by 39% since 2018. Ms. Johns advised the expense report showed we are at 40% spent on the budget. Ms. Johns said she had made one minimum distribution so far this year. Ms. Johns advised the cash balance is at \$698,990, and a fund balance of \$569,795 with encumbrances of \$129,194 out there. Chris Snyder asked if Ms. Johns was anticipating making any distributions to the jurisdictions at the end of the year. Ms. Johns advised per the agreement the minimum distributions have been made and the board should decide if any extra will be disbursed. Ms. Johns advised she had budgeted a distribution of \$800,000 for this year.

Crystal Corbin asked Mr. Snyder if there had been any inquiries for the economic development funds. Mr. Snyder advised there had not been any inquiries and suggested the board discuss rolling the amount over into next year's budget.

Mr. Naas motioned to approve the treasurer's report. Mr. Snyder seconded the motion. Ms. Corbin aye, Mr. Naas aye, Mr. Snyder aye, Mr. Shackelford aye and Ms. Johns aye.

***Discussion of 2020 Proposed Budget***

Ms. Johns advised the income tax revenue was going to stay conservatively around the \$1,000,000 mark with the rest of the expenses falling in line. Ms. Corbin discussed rolling the \$50,000 in the economic development fund over into next year. Mr. Snyder advised he was open to rolling the fund over and possibly capping it at a certain amount. Mr. Snyder said he anticipated a need for it in the future as far as attracting and retaining businesses.

Ms. Johns advised the budgeted distributions for next year are \$500,000 due to unknown expenses. Mr. Snyder advised one expense could be the roadway maintenance. Mr. Snyder said the original agreement discussed the JEDD using some of the township's portion of revenues for roadway maintenance. Mr. Snyder advised using the JEDD to facilitate an agreement between the landowner and the township in reference to funding future road maintenance.

Jennifer Johns commented the City of Miamisburg Tax Department will be sending a final request to a business not paying their income taxes and will keep the board updated on the situation. Ms. Johns also advised they will be presenting the 2020 budget to Miamisburg's council in October.

The 2020 proposed budget shall be brought before the contracting parties to provide comments by November 30 so the 2020 budget can be approved at the annual meeting in December.

#### ***Update of Landscaping Maintenance***

Dan Mayberry advised he had done a review of plant replacements and it should cost around \$5,000. Mr. Mayberry said he would be contacting T. R. Gear in the next month to get an estimate on re-sealing or re-staining the concrete areas. Ms. Corbin advised she has been in contact with Dave Williams, who installed the original signs, about the peeling on the signs. Mr. Mayberry said he was looking into it and two of the signs were not peeling, but the sign on the northeast corner was peeling heavily. Ms. Corbin advised the sign maintenance could possibly be another expense for next year.

Chris Snyder advised there were two dead trees, one being in the northwest quadrant. Mr. Mayberry advised there was one where ODOT was working, but it had been replaced. Mr. Mayberry advised he would be doing a review of the plant replacements and would bring it to the board for approval.

#### ***Issues from Around the Table***

Chris Snyder thanked Susan Davis for her service to the board.

Greg Shackelford advised there were no updates on Austin South. Crystal Corbin asked Mr. Shackelford about the directional signs and if he had contacted ODOT, and if the JEDD could do anything to help. Mr. Shackelford advised he did not see ODOT working with us until something more happens there. Mr. Shackelford advised if there was something connected to Austin, they might have a legitimate case then.

#### ***Public Comments***

None

#### ***Next Meeting Date***

The next meeting is Tuesday, November 5, 2019 at 3:30 p.m. at Miami Township Government Center.

#### ***Adjourn***

Mr. Naas motioned to adjourn the meeting at 4:11 p.m.