

AUSTIN CENTER JEDD  
BOARD OF DIRECTORS MEETING  
September 11, 2018 – 3:30 P.M.  
MINUTES

***Call to Order***

Chair Crystal Corbin called the Austin Center JEDD meeting to order at 3:35 p.m. The following members of the board were present:

***Present:***

Crystal Corbin  
Jennifer Johns  
Chris Pozzuto  
Chris Snyder

Nick Endsley and Russell Knowles, Sebaly Shillito + Dyer; Nick Blizzard, Cox Media Group; Dan Mayberry and Susan Davis, Miami Township; were in attendance.

***Approval of Minutes***

Chris Snyder motioned to approve the minutes as presented from the June 12, 2018 meeting. Jennifer Johns seconded the motion. Ms. Corbin aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye.

***Treasurer's Report***

Jennifer Johns presented the treasurer's report showing an unencumbered balance of \$823,681.48 and reported that revenues have increased 2.8% over last year. At this point, the board agreed a 75% partial distribution can be made to the contracting parties. There were no questions from the board; Chris Pozzuto motioned to accept the treasurer's report. Chris Snyder seconded the motion. Ms. Corbin aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye.

***Discuss 2019 Proposed Budget***

Ms. Johns presented the 2019 proposed budget with an increase of \$10,000 built in for income tax revenues and leaving the hotel/motel tax the same. 2019 will be the first year the JEDD will be paying the principal and interest on the SIB loan which will reduce the distributions to \$800,000 to the contracting parties. The ending balance for 2019 shows \$150,054, with \$90,000 reserved for debt service, bringing the December 31, 2019 total cash balance to \$60,054. The 2019 proposed budget shall be brought before the contracting parties to provide comments by November 30 so that the 2019 budget can be approved at the annual meeting in December.

Steve Naas joined the meeting at 3:40 p.m.

***Discuss Resolution #1-2018 Composing Records Commission***

Nick Endsley explained the provision in the Ohio Revised Code that provides for special taxing districts to have a records commission composed of, at a minimum, a chairperson, a financial representative and a legal representative. The commission shall meet at least once a year and will address the disposal of records and revise records retention

schedules as needed. The board discussed the records commission appointments and Mr. Endsley volunteered to serve as the legal representative on the commission. Steve Naas motioned to approve Resolution #1-2018 composing the records commission by appointing Ms. Corbin as board chair, Ms. Johns as the financial representative and Mr. Endsley as the legal representative and hereby adopts the public records policy, which shall supersede any previous public records policy adopted by the board. Chris Pozzuto seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye. The records commission meeting will immediately follow the Austin Center JEDD meeting.

### ***Discuss Resolution #2-2018 Requesting Miamisburg to Exercise its Powers***

Mr. Snyder reported the township receives many complaints regarding construction trucks coming and going on Crains Run Road, and residents voicing safety concerns when coming in and out of their driveways with vehicles traveling at high speeds along Crains Run, Medlar and Shepard Roads. The resolution proposes a speed limit change of 35 MPH and no thru truck routes on Crains Run, Medlar and Shepard Roads, and a speed limit change of 25 MPH on public roads within Austin Landing. According to the contract, upon the request of Miami Township, either or both Miamisburg or Springboro agree to exercise its powers of a municipal corporation to regulate the speed of vehicular traffic on roads located in the district. Steve Naas motioned to approve Resolution #2-2018 to formally request the township to make a formal request of Miamisburg to exercise its powers of a municipal corporation to (a) reduce speed limits within the district and (b) establish no thru truck zones with the district. Jennifer Johns seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye. Miami Township Board of Trustees will meet tonight to consider a resolution to formally request Miamisburg to exercise its powers.

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

Dan Mayberry had a follow-up walk through with the contractor as the warranty period was set to expire for the enhancement project plant materials. There were a couple of minimal repairs to be made and one plant type will be replaced at no additional charge. Mr. Mayberry will schedule another walk through this fall to assess a few trees that were damaged by automobiles and wind damage. There was also a damaged post and guard rail reported to ODOT for handling. Mr. Mayberry praised the contractor as being very proactive and very responsive when issues occur.

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

Mr. Naas mentioned the September 2 Tour de Gem, a cycling event highlighting the Dayton region. There were 210 cyclists of all ages that participated in the fundraiser which raised \$70,000 for local charities. The 103-mile route started in downtown Dayton and went through communities represented by the JEDD: Miamisburg, Springboro and Miami Township. Mr. Naas thanked the police and fire departments for providing safety and support along the route.

### ***Public Comments***

None

**Next Meeting Date**

The next meeting is Tuesday, November 13, 2018 at 3:30 p.m. at Miami Township Government Center.

**Next Agenda Items**

- Discuss Annual Meeting Presentation

**Executive Session**

Chris Pozzuto motioned at 3:55 p.m. to adjourn into executive session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance in accordance with ORC 121.22 (G8). Chris Snyder seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye.

Steve Naas motioned at 4:25 p.m. to close executive session and return to regular session. Chris Snyder seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye.

Chris Pozzuto motioned approval, upon notification of the board chair, for the JEDD tax administrator to incur up to \$5,000 in legal fees and expenses, to be reimbursable by the JEDD, for the collection of past due or overdue income tax amounts. Jennifer Johns seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye.

Mr. Pozzuto said it has been a pleasure serving on the Austin Center JEDD Board, but as of today, he is resigning as board member due to his increased responsibilities as city manager. Mr. Pozzuto is recommending Assistant City Manager, Greg Shackelford, as his replacement. Steve Naas motioned, effective immediately, to accept Mr. Pozzuto's resignation and accept the appointment of Mr. Shackelford. Jennifer Johns seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Pozzuto aye, and Mr. Snyder aye.

**Adjourn**

Ms. Corbin adjourned the meeting at 4:02 p.m.