

**MIAMI TOWNSHIP – DAYTON JEDD  
BOARD OF DIRECTORS MEETING MINUTES  
NOVEMBER 9, 2017**

Chair Tawana Jones called the Miami Township – Dayton JEDD meeting to order at 3:45 p.m. The following members of the board were present:

- Tawana Jones
- Chris Snyder
- Terry Slaybaugh

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

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

**Approval of Minutes**

Terry Slaybaugh motioned to accept the minutes as presented from the September 7, 2017 meeting. Chris Snyder seconded the motion. Ms. Jones aye, Mr. Snyder aye, and Mr. Slaybaugh aye.

**Treasurer's Report**

Chris Snyder reported the interest income has increased quite a bit. We recently received the 2017 second quarter income tax disbursement and are still waiting for the third quarter disbursement. Terry Slaybaugh will check with the city's tax department regarding the delay of disbursements and report back to the board. The ending balance is \$645,009 and the fund balance after reserves is \$441,458. Terry Slaybaugh motioned to accept the treasurer's report. Tawana Jones seconded the motion. Ms. Jones aye, Mr. Snyder aye, and Mr. Slaybaugh aye.

**Discuss Annual Meeting**

Mary Faulkner coordinated with Chris Snyder on last year's presentation. Mr. Slaybaugh volunteered to update the PowerPoint for the annual meeting. The board discussed the Juniper CRE Solutions Highest and Best Use Study and the LJB Inc. development study as 2017 accomplishments, along with the new hangars, and the soon to be amended JEDD contract reflecting the legislative changes in the ORC. Mr. Slaybaugh will discuss the 2018 plans regarding the construction of capital improvements, relocating power lines underground and the extension of roads for access locations.

**Discuss Draft Amended JEDD Contract**

Nick Endsley provided a red lined draft showing all the changes from the last version of the last board meeting with a couple new changes. Mr. Endsley asked if the Public Service Facilities is still a relevant concept to the contract. The board agreed it is not and can be deleted from the contract.

Mr. Snyder questioned whether the Dayton JEDD would want to have a policy on holding back a required 25% of the income taxes that are collected for long term maintenance. The contract indicates the mandatory maintenance amount is an amount equal to not less than one-half of one percent (.5%), but the JEDD is currently holding 25% of income tax revenues for expenses and projects and disbursing the other 75% to the contracting parties. There is nothing in the contract stating 25% is the mandatory maintenance amount for hold back, nor is there a set amount in the ORC. Mr. Endsley stated the dollars in the mandatory maintenance fund cannot be distributed to the contracting parties, but can be used for certain items as listed on page 36 of the contract. Mr. Snyder is looking for consistency regarding the contracts for the Dayton JEDD and the Dayton Mall JEDD. Mr. Endsley commented there is much flexibility with the distributions to the contracting parties as it currently stands. From a budget standpoint, the \$200,000 would be budgeted as the minimum annual disbursement to the contracting parties and as stated in the contract, at such time as determined by the board during a budget year, and provided the district has adequate cash on hand not otherwise committed pursuant to the budget, the district may pay to each contracting party from the district's cash on hand an additional distribution as determined by the board. Mr. Endsley said all three JEDD contracts will be consistent in language regarding disbursements to the contracting parties; however, the dollar amount on the minimum annual distribution may be different. The board agreed no changes are needed.

Mr. Endsley asked whether the master plan has happened and whether or not the JEDD is governed by it. Mr. Snyder indicated there is a separate master plan for the Dayton JEDD adopted in 2006 and will forward the document to Mr. Endsley to incorporate language into the contract. The board would like to review the master plan for any needed updates to the document. This will be added to the next agenda.

The TIF language in section 8, pages 17 and 18, has been deleted as it is no longer applicable.

The board was in agreement with all changes presented. Mr. Endsley will make these changes this week and will send the document out to the JEDD Board and both legal counsels for review. The amended and restated contract will be presented at the annual meeting with a resolution of recommendation to the contracting parties.

### **Review the 2018 Meeting Schedule**

The board reviewed the meeting schedule; there was a conflict with the February 8 meeting so it was changed to February 15, 2018. Susan Davis will send the corrected schedule to April Brown to coordinate with the airport meeting room.

### **Issues From Around the Table**

Mr. Slaybaugh reported the new hangars are finished; there has been lots of interest and can be leased for \$395.00 a month.

Mr. Snyder brought up increasing the income tax rate in the district from 1.75% to what is currently in effect for the City of Dayton. The JEDD Board would have to pass a resolution which would go into effect within 60 days after the adoption of the resolution. This item will be added to the February meeting agenda.

Ms. Jones reported on the fall ED/GE applications that were received; there was \$1 million of funds available and received requests for \$2.4 million.

**Public Comments**

None

**Next Meeting Date**

The Tuesday, December 5, 2017 annual JEDD meeting schedule of events at Miami Township Government Center:

- 10:30 a.m. – Austin Center JEDD
- 11:00 a.m. – Miami Township-Dayton JEDD
- 11:30 a.m. – Miami Township-Dayton Mall JEDD
- Buffet-style lunch to follow

**Next Agenda Items**

- Recommend the Amended JEDD Contract to the Contracting Parties
- 2018 Budget
- 2018 Plans for the District

**Adjourn**

Mr. Slaybaugh motioned to adjourn the meeting at 4:41 p.m.