

**MIAMI CROSSING JEDD**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
November 13, 2018

***Call to Order***

Chairman Tracy Williams called the Miami Crossing JEDD meeting to order at 2:01 p.m. The following members of the board were present:

***Present:***

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

Susan Davis, Miami Township; was in attendance.

***Approval of Minutes***

Clay McCord motioned to approve the minutes as presented from the October 3, 2018 special meeting. Chris Snyder seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye.

***Treasurer's Report***

Mr. McCord reported the October 31, 2018 report is right on track at this point, in reserves the JEDD set aside \$20,000 for economic development assistance and put in a placeholder for the ODOT proposed Exit 44 project. The income tax receipts came in at \$826,008 for the year with a couple more months of interest income to post. There are 3 expenditures that will show up in the month of November: Sebaly, Shillito + Dyer, PEP of Ohio, and Insignia. Ms. Christian said based on feedback from city council, the 2019 proposed budget should be revised with an increase in income tax revenue. The board discussed increasing the income tax revenue from \$780,000 to \$810,000, which is still a conservative number, and plug in \$20,000 to \$25,000 for the Exit 44 project. Mr. McCord will make the revisions to the 2019 budget for board approval at the annual meeting. Chris Fine motioned to accept the treasurer's report. Chris Snyder seconded the motion. Mr. Williams aye, Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Snyder aye.

***Discuss Banners***

Mr. Snyder said the board previously viewed potential designs to replace the banners on Kingsridge and Lyons Ridge Roads. We are working with Washington Prime and waiting to hear from their marketing department for a common theme to jointly brand the Miami Crossing District and have talked with the Dayton Mall folks on incorporating Miami Crossing signage on the mall property. The mall is conducting a survey right now and one of the questions is regarding the branding and renaming of the Dayton Mall; we are awaiting the results. The goal is to come up with a new design with two or three patterns and to consolidate some of the current banner designs into the mix. This would

cut down on the maintenance of keeping track of the different designs being displayed. There are one or two spares left of the current design and we are hoping to have a new design for spring implementation. Mr. Snyder will email the potential new designs out to the board for review.

### ***Update of the Miami Crossing District***

Mr. Snyder distributed a Miami Crossing District master plan progress report listing the following 10 recommendations and the progress made with implementation:

1. Build a township square – Discussions ongoing with Washington Prime and Seritage to incorporate public gathering space in any redevelopment of the Sears site and/or mall property.
2. Add 500-700 housing units – Ongoing discussions with property owners.
3. Connect mall to Main Street – Discussions with Washington Prime and Seritage.
4. Launch Miami Crossing brand – Launched website, banners, private companies have incorporated Miami Crossing into site signage, ongoing discussions with Washington Prime to incorporate brand into new signage, streetscape studies have been conducted to evaluate costs for permanent signage.
5. Develop form-based standards - New architectural standards adopted in 2016 and incorporated into the zoning resolution.
6. Promote entertainment uses
7. Build Main Street – Discussions with property owners ongoing.
8. Build 8 miles of bikeway – Lyons Road/SR 741 pedestrian path project is under construction and completion date is expected by spring 2019. ODOT will be adding sidewalks to SR 741 north of SR 725 in 2019.
9. Reduce traffic congestion – ODOT is preparing to install new signage on SR 741 & SR 725. New pedestrian crossings and additional sidewalks are planned for construction in 2019-20. ODOT is examining potential lane and roadway modifications at Exit 44 to improve traffic flow.
10. Build green infrastructure – A new rain garden was installed as part of the redevelopment of the former PNC complex at Lyons and SR 741. Additional landscaping was installed at this site as well as the Southland 75 Shopping Center.

Mr. Williams commented much progress has been made on the master plan and thanked Mr. Snyder for the report.

### ***Discuss Annual Meeting Presentation***

The board discussed the following revisions to the annual presentation: update template to include the new Miami Crossing logo, add the 2017 amended and restated Miami Crossing JEDD contract to page 2, change contract term to expire December 31, 2060 on page 3, delete the last two bullets on page 3, delete Gem City Digital and add Waxxpot to member businesses on page 5, update board members and include term expirations on page 6, add to 2018 accomplishments on page 7 - CMAQ grant application, held roundtable with businesses to discuss needs of the district, and established funds for future improvements, update graphics on page 8 & 9, add to 2019 plan on page 11 – continue discussions with Washington Prime and Seritage regarding redevelopment of mall property, monitor the Miami Crossing District master plan progress report and delete the second bullet point.

Mr. McCord will update and present the 2018 financial summary, the 2019 budget, and the 2016-2019 financial summary for the annual meeting. Mr. Snyder will revise the presentation and send it out to the board for review.

***Issues from Around the Table***

Susan Davis distributed the 2019 meeting schedule and asked if anyone has any conflicts to please let her know and she will reschedule.

***Public Comments***

None

***Next Meeting Date***

The following annual meetings are scheduled for Tuesday, December 4, 2018 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 Crossing JEDD
- Buffet-style lunch to follow

***Next Agenda Items***

- 2019 Budget
- 2019 Plans for the District

***Adjourn***

Mr. Williams said for everyone to have a very enjoyable, relaxing Thanksgiving holiday and adjourned the meeting at 2:53 p.m.