

MIAMI TOWNSHIP-DAYTON MALL JEDD
BOARD OF DIRECTORS MEETING
MINUTES
NOVEMBER 14, 2017

Call to Order

Chairman Tracy Williams called the Miami Township – Dayton Mall JEDD meeting to order at 2:00 p.m. The following members of the board were present:

Present:

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

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

Approval of Minutes

Chris Fine motioned to approve the minutes as presented from the September 12, 2017 meeting. Emily Christian seconded the motion. Mr. Williams aye, Mr. Fine aye, Mr. Snyder aye, Ms. Christian aye, and Mr. McCord aye.

Treasurer's Report

Chris Snyder reported an ending balance of \$1,028,685.50; the interest rate from the bank has increased quite a bit. We are still waiting to receive the 3rd quarter income tax receipt. The expenditures are currently under budget, but we still have the liability insurance and some other miscellaneous expenses to pay yet this year. Mr. Snyder will update the numbers on the final budget for the annual meeting once the 3rd quarter receipt is received. The fund balance after reserves is \$585,019.06. Tracy Williams motioned to accept the treasurer's report. Chris Fine seconded the motion. Mr. Williams aye, Mr. Fine aye, Mr. Snyder aye, Ms. Christian aye, and Mr. McCord aye.

Comments on the 2018 Proposed Budget

Mr. Snyder and Mr. Fine indicated there were no comments from the contracting parties on the 2018 proposed budget.

Discuss Liability Insurance Proposal

The board discussed the \$4,495.01 Alliant proposal for liability insurance versus the current \$6,604 PEP of Ohio policy. There are differences in the two policies. The Alliant policy does not cover \$250,000 employee dishonesty, property coverage extensions, care, custody and control, employment practices liability, abuse and molestation or residential construction. The PEP policy has \$0 deductible on legal liability and non-owned and hired automobile liability, whereas Alliant quoted \$1,000 deductible on each line of coverage. The Alliant proposal listed public officials errors & omissions of \$1,000,000 per occurrence limit is subject to a \$1,000,000 annual

aggregate, the PEP liability policy does not have an annual aggregate. Mr. Snyder advised the JEDD would forfeit the PEP of Ohio \$1,681.49 cumulative reserve fund because of not giving a 60 day written notice to withdraw. PEP of Ohio is willing to remove the employee dishonesty and property coverages and increase the liability deductible to \$1,000 to match the Alliant quote. Mr. Snyder will discuss increasing the deductibles with PEP of Ohio to lower the premium. Mr. Endsley advised he is in favor of having more coverage than not. The board was in agreement to keep PEP of Ohio for another year and perhaps next year explore more options. Mr. McCord motioned to renew the insurance policy with PEP of Ohio and to pursue an analysis next year on insurance carriers. Ms. Christian seconded the motion. Mr. Williams aye, Mr. Fine aye, Mr. Snyder aye, Ms. Christian aye, and Mr. McCord aye.

Discuss the Draft Amended and Restated JEDD Contract

The board discussed Section 11.D. which states “In the event changes in state law or other factors outside the reasonable control of the Tax Administrator materially increase the cost to the Tax Administrator to administer, collect and enforce the income tax on behalf of the District, such that the economic benefit to the Tax Administrator in connection with the District will materially degrade, the Contracting Parties will negotiate in good faith to discuss providing a reasonable fee or other compensation to the Tax Administrator.” Mr. Fine would like to add the following to Section 11.D: or cause the Administrator to incur any third-party fees/costs associated with the collection and enforcement of the income taxes, the JEDD Board, by resolution, may authorize a reasonable fee, reimbursement, or other compensation to the Tax Administrator. Mr. Snyder wanted to be sure that if the JEDD Board voted on a resolution of this nature there would be one member from each contracting party approving adoption. Mr. Endsley stated a resolution must receive the affirmative vote of at least four members of the board to be adopted so both parties would have to approve compensation to the Tax Administrator.

The board agreed to the change in Section 11.D and is ready to move forward with recommending the adoption of the amended contract. Mr. Endsley will provide a summary of the high-level changes incorporated into the new contract. The board praised Mr. Endsley’s efforts regarding the amended contract. Mr. Snyder motioned to approve Resolution #2-2017 recommending adoption of the 2017 amended and restated Miami Crossing Joint Economic Development District contract to contracting parties thereof, in the form presented to and discussed during the November 14, 2017 board meeting, is in the best interest of the district and that the board hereby recommends that the legislative bodies of each of the contracting parties approve and adopt the 2017 JEDD contract as soon as is practicable. Mr. Fine seconded the motion. Mr. Williams aye, Mr. Fine aye, Mr. Snyder aye, Ms. Christian aye, and Mr. McCord aye.

Update of the Miami Crossing District

Mr. Snyder received the following quotes to print tri-fold flyers to be distributed by the CVB in their welcome packets to groups coming into the area for events.

- 250 tri-folds \$243
- 5,000 tri-folds \$603
- 10,000 tri-folds \$1,003

There are approximately 30,000 people attending the WGI and 4,000 for the US Youth Soccer Association so there is opportunity to educate folks during their stay regarding places to eat, stay and play in the Miami Crossing District. Hotels in the Miami Crossing District agreed to put the brochure in binders placed in each room. The board agreed to have 10,000 tri-fold brochures printed for the CVB to distribute. The ad for Miami Crossing District will be going into the 2018 Destination Dayton Visitors Guide.

Mr. Fine asked if businesses in the district are embracing the Miami Crossing branding. Businesses will start embracing the branding once physical improvements begin to take place and signage starts appearing in the district. The board discussed creating an Improvement District involving businesses within Miami Crossing to expand overtime, in providing resources to help market the district as does the Community Authority at Austin Landing. The Dayton Mall also has a desire to rebrand themselves, but want to tie it to redevelopment activities at that point in time.

Mr. Snyder reported the addition of a QR code to the advertising piece for mobile usage as most new phones are integrated so you don't need an app, you just take a photo of the code and the website will appear. We are also able to track the website on usage.

Discuss Annual Meeting Presentation

Mr. Snyder volunteered to update the PowerPoint presentation to include the following 2017 accomplishments and 2018 plans: engineering studies, Miami Crossing marketing efforts, The Kleingers Group landscape design services for the streetscape enhancements located at SR725/Southwind Drive, Sears Auto Store redevelopment, formation of the Miami Crossing Advisory Group, Exit 44 study to pursuing available funding sources, and continue to work with the Dayton Mall. The board discussed having a separate meeting for just the members of the Dayton Mall JEDD for input as the board continually sets aside annual funds for economic development assistance in the district. Mr. Snyder will send out a draft presentation for the annual meeting to the board for comments.

Issues From Around the Table

Mr. Williams has another obligation and is unable to attend the annual meeting.

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

- 2018 Budget
- 2018 Plans

Adjourn

Mr. Fine motioned to adjourn the meeting at 2:49 p.m.