

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2017 – 3:30 P.M.
MINUTES

Call to Order

Chairman Steve Stanley called the Austin Center JEDD meeting to order at 3:36 p.m. The following members of the board were present:

Present:

Steve Stanley
Jerry Brunswick
Chris Snyder
George Perrine
Chris Pozzuto

Jennifer Johns, City of Miamisburg; Dan Mayberry and Susan Davis, Miami Township; were in attendance.

Let the record reflect Chris Snyder was appointed to the Austin JEDD Board by the Miami Township Trustees to fill in until Greg Rogers returns from active duty.

Approval of Minutes

Chris Pozzuto motioned to approve the minutes as presented from the September 12, 2017 meeting. George Perrine seconded the motion. Steve Stanley aye, Jerry Brunswick aye, Chris Snyder abstained, George Perrine aye, and Chris Pozzuto aye.

Treasurer's Report

George Perrine reported through October 31, 2017 the beginning fund balance is \$725,060.34, year to-date receipts \$723,381.54, year to-date expenses \$1,200,551.08, unexpended balance \$247,890.80, encumbrances \$39,004.15, with an unencumbered balance of \$208,886.65. Mr. Perrine mentioned the SIB loan proceeds will be reflected in the financials as revenue and as an expense item listed as enhancement project #2. There are still some outstanding expenses for TR Gear and the TID concerning landscaping, and legal fees; hopefully invoices can be paid and accounted for in 2017 budgeted year end. November expenses include \$22,800 enhancement project #2 paid to TR Gear, \$90,000 paid to TID for reserve on debt service, and \$900,000 disbursed to the contracting parties; half was distributed earlier in the year and the other half was just distributed today. The \$200,000 budgeted in 2018 in landscaping expenses will certainly be enough to cover the proposal of the additional work TR Gear would like to do in regard to protecting the irrigation system from lightning strikes, and replacing dead plant materials. Mr. Perrine mentioned to the board, in 2019, we may want to look at distributing \$600,000 to the contracting parties instead of \$900,000. Mr. Snyder advised Midmark Corporation is moving to Austin Landing and will be in the JEDD. There were no comments from the contracting parties regarding the 2018 proposed budget. If anyone has any comments on the 2018 budget, please contact Mr. Perrine before the annual meeting. Jerry Brunswick motioned to accept the treasurer's report. Chris Pozzuto

seconded the motion. Steve Stanley aye, Jerry Brunswick aye, Chris Snyder aye, George Perrine aye, and Chris Pozzuto aye.

Update of Acquiring Easement from Viscap Development

Mr. Stanley has talked with Larry Dillin in acquiring an easement at SR 741 and Austin Boulevard. Mr. Stanley will be in contact with ODOT to furnish the square footage of the easement as The Kleingers Group can create a simple design to be consistent with the other beds. Mr. Stanley would like to wrap this up by the end of the calendar year.

Update of Landscaping Maintenance

Mr. Mayberry advised the contractor wrapped up most of the work for the year this week; they performed a final mowing and pruning will be done in stages depending on the species of the plants. Mr. Mayberry indicated it is time to renew the contract with TR Gear, they have done an outstanding job for the past two years. The board discussed enacting a multi-year maintenance contract, with a not to exceed amount with TR Gear through the JEDD and eliminating the TID from the agreement. The board also discussed a multi-year consultant agreement with Miami Township to manage all aspects of the maintenance contractor. Mr. Mayberry agreed to serve as the manager to oversee the maintenance and enhancement program. The Austin Center JEDD will hold the contract with TR Gear and the contract with the township. The board agreed to have both agreements on the agenda for the December 5, 2017 meeting.

Discuss Annual Meeting Presentation

Mr. Stanley discussed the 2018 plans and 2017 accomplishments as increased revenues, increased distributions to the contracting parties, joint effort on the maintenance and enhancement of the Austin Interchange, Phase II enhancement project, and the amended and restated JEDD contract to comply with state law.

Issues from Around the Table

Mr. Stanley reported there have been a series of inquiries from a number of Columbus, Ohio based attorneys asking for basic JEDD documents. This could be the result of the state law change with mixed-use developments allowing an income tax to be levied to residents residing in the JEDD territory. Mr. Perrine's and Mr. Brunswick's first terms will expire in 2018. Mr. Stanley's second term will expire on April 20, 2018; therefore, the board should be thinking about selecting the next chair.

Public Comments

None

Next Meeting Date

The annual meeting is Tuesday, December 5, 2017 at 10:30 a.m. at Miami Township Government Center.

Next Agenda Items

- 2018 Plans for the District
- 2018 Budget

Adjourn

Mr. Stanley motioned to adjourn the meeting at 4:09 p.m.