



MIAMI TOWNSHIP • DAYTON MALL  
Joint Economic Development District

## **2010 Annual Report**

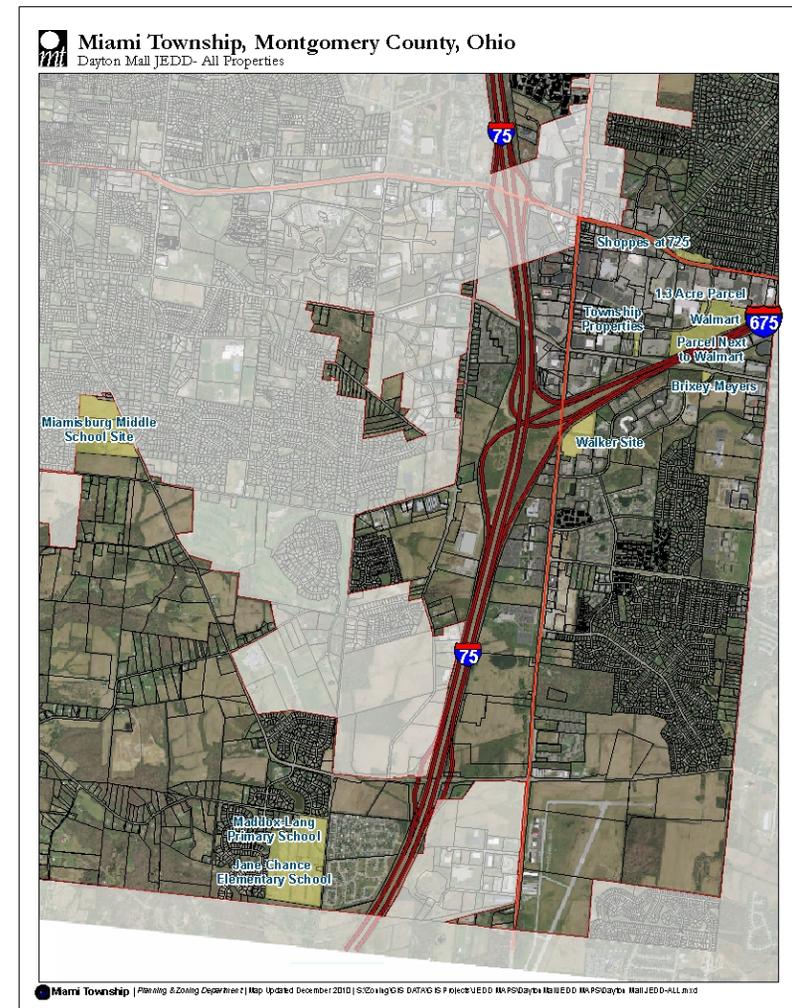
# Miami Township-Dayton Mall Joint Economic Development District (JEDD)

---

- The Miami Township-Dayton Mall JEDD was formed in June of 2009 to enable construction and development of certain public and private improvements located within and near the territory of the District
- In July of 2010 a Master Plan Committee was created to research and draft a Master Plan for the Dayton Mall JEDD area
- In 2011 the Master Plan will be adopted

# Miami Township-Dayton Mall JEDD

- The Contract's term is through December 31, 2039 and may be renewed.
- Currently, there are sixteen businesses in the JEDD that employ approximately 625 people.
- The total area of the JEDD is approximately 171 acres broken down into nine main properties and six property owners.



# Primary Benefits

---

- Regional Cooperation
  - Combined services.
  - Use of Municipal Charter Powers to regulate speed limits, provide business assistance, etc.
- Tax Sharing –
  - As part of the JEDD agreement, the JEDD implemented an income tax of 1.75% beginning July 2009.
  - Income tax and property tax will be shared between Miami Township and the City of Miamisburg (70/30)
- Protection from Annexation

# Member Businesses



## Shoppes at 725

- Fazoli's
- Oreck
- Scottrade
- Smashburger
- Sport Clips
- Game Stop
- Smoothie King
- Cookie Cutters

## Miamisburg Schools

- Jane Chance Elementary
- Maddox-Lang Primary School
- Miamisburg Middle School

## Wal-Mart Supercenter

- Woodforest National Bank
- Subway
- Smart Style Hair

# The Miami Township-Dayton Mall JEDD Board of Directors

---

The JEDD is governed by a five member Board:

- Erik Collins, County Economic Development Manager, Chair
- Keith Johnson, Miamisburg City Manager, Vice Chair
- Gregory A. Hanahan, Township Administrator, Secretary-Treasurer
- George Perrine, Miamisburg Finance Director
- Gregory S. Rogers, Asst. Township Administrator



# 2010 Financial Summary

Revenues	
Income Tax	\$123,607
Interest Income	\$124
<b>Total Revenues:</b>	<b>\$123,731</b>
Expenditures	
Payment to Miami Township	\$11,416
Payment to City of Miamisburg	\$4,892
Insurance	\$5,506
Legal Fees	\$0
Audit	\$0
Miscellaneous	\$346
Capital Expenditures	\$0
<b>Total Expenditures:</b>	<b>\$21,814</b>
<b>Revenues Less Expenditures:</b>	<b>\$101,917</b>
Reserves	
Reserved for 2011 Payment to Miami Township	\$64,894
Reserved for 2011 Payment to City of Miamisburg	\$27,812
Reserved for Long Term Maintenance	\$727
<b>Total Reserves:</b>	<b>\$93,433</b>
Beginning Equity	\$21,744
Ending Equity	\$123,661

# 2011 Budget

Revenues	
Income Tax	\$150,000
Interest Income	\$350
<b>Total Revenues:</b>	<b>\$150,350</b>
JEDD Expenditures	
Payment to City of Miamisburg	\$29,900
Payment to Miami Township	\$68,900
Insurance	\$5,500
Professional fees	\$3,000
Meetings	\$500
Office	\$250
Miscellaneous	\$250
Capital Expenditures	\$20,000
<b>Total Expenditures:</b>	<b>\$128,300</b>
Revenue Less Expenditures:	\$22,050

# 2011 Plan for the District

---

- Complete Master Plan process and implement strategies described within the document
- Visit each of the businesses within the District to assess their needs.
- Identify and prioritize capital improvement projects to promote economic development in the District.
- Coordinate with the Miami Township & the City of Miamisburg for implementation of the Master Plan benchmarks.
- Update benchmarks for future development of district and use of funds.

