



MIAMI TOWNSHIP • DAYTON MALL
Joint Economic Development District

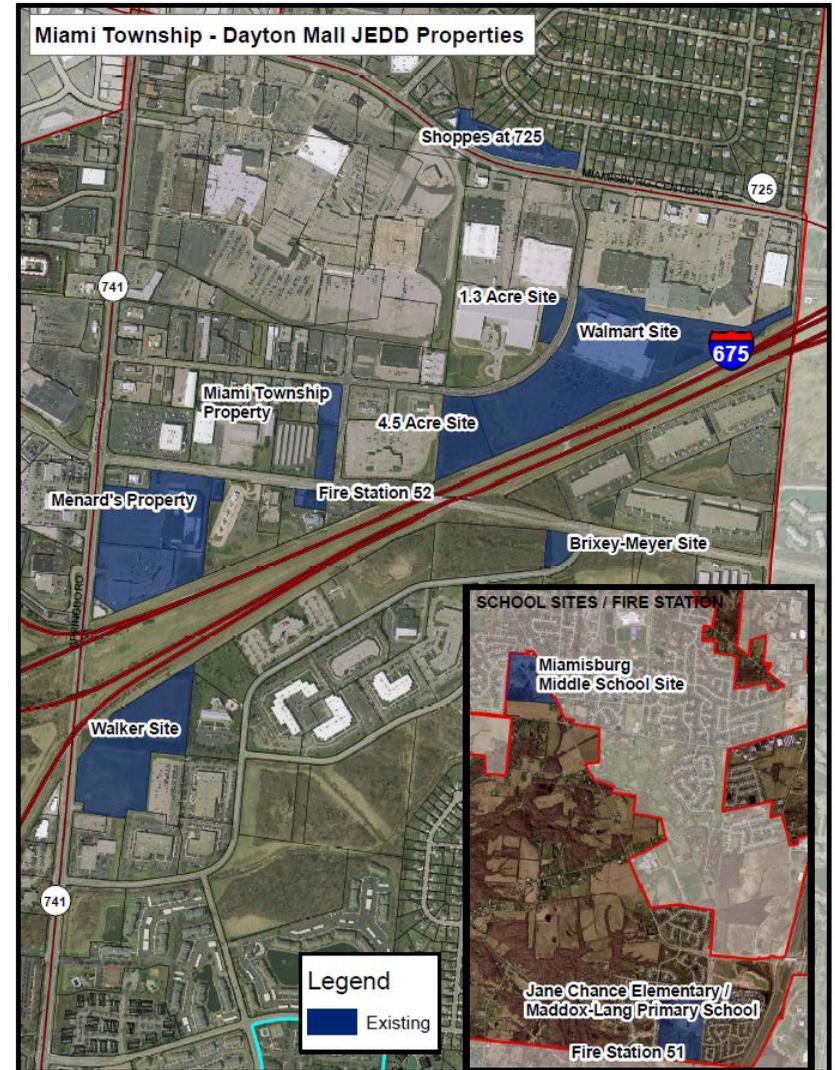
2014 Annual Report

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 was adopted
- In 2012 Montgomery County was removed as a JEDD member

Miami Township-Dayton Mall JEDD

- The Contract's term is through December 31, 2039 and may be renewed.
- Currently, there are twenty four businesses in the JEDD.
- The total area of the JEDD is approximately 192 acres broken down into twelve main properties and seven property owners.
- Menard's (along with Kings Furniture and Sherwin Williams) were added to the JEDD in 2012, which added 18.63 acres and at least 75+ jobs.
- Fire station 52 (Lyons Road) was added as well to create balance for the recently created Miami Valley Fire District



Location

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% in August of 2009. The rate was increased to 2.25% beginning January 2011 to maintain consistency with the rate in the City of Miamisburg.
 - Income tax and property tax will be shared between Miami Township and the City of Miamisburg (70/30)
- Protection from Annexation

Member Businesses



Brixey-Meyer
Nephroceuticals

Lyons Crossing
King's Furniture
Menards
Sherwin-Williams

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

Miami Valley Fire District
Fire Station 51
Fire Station 52

Shoppes at 725
Cookie Cutters
Fazoli's
Gamestop
Jimmy John's
Junebug Cupcakes
Kirkwoods Sweeper Shop
Scottrade
Smashburger
Smoothie King
Sport Clips
Vitamin Shoppe

Wal-Mart Supercenter
Smart Style
Subway
Walmart Optical
Woodforest Bank

The Miami Township-Dayton Mall JEDD Board of Directors

The JEDD is governed by a five member Board:

- Tracy Williams, Chair
- Chris Fine, Development Director for City of Miamisburg, Vice Chair
- Chris Snyder, Planning Director for Miami Township, Secretary-Treasurer
- George Perrine, Miamisburg Finance Director
- Gregory S. Rogers, Township Administrator

2015 Plan

- To pursue creation of a master plan for the commercial areas surrounding the Dayton Mall, including areas within Miami Township and the City of Miamisburg
- To develop projects that will improve the walkability of the Dayton Mall area and maintain the viability of the area

2014 Financial Summary (to date)

Revenues	
Income Tax	\$691,659
Interest Income	\$622
Total Revenues:	\$692,282
Total Receipts: (Includes \$72,701.97 Disbursement for COD JEDD – transferred back to COD JEDD + \$62.10 in return of bank fees)	\$765,046
JEDD Expenditures	
Intergovernmental Disbursement – Payment to Miami Township	\$346,126
Intergovernmental Disbursement – Payment to City of Miamisburg	\$148,340
Refund of Initial Contribution to Miami Township	\$15,000
Refund of Initial Contribution to City of Miamisburg	\$15,000
Liability Insurance	\$0
Legal Fees	\$0
Audit	\$3,075
Meetings	\$284
Office Supplies	\$0
Miscellaneous	\$32
JEDD – Dayton Mall Area Master Plan	\$0
Master Plan Support	\$401
Economic Development Assistance Plan	\$5,452
Transfer to COD JEDD	\$72,702
Total Expenditures:	\$606,411
Total Receipts Less Expenditures:	\$158,635
Fund Balance (1/1/14)	\$840,087
Fund Balance (to date) before Reserves	\$998,721
Reserved for Intergovernmental Disbursement	
Reserved for 2015 Payment to Miami Township	\$363,448
Reserved for 2015 Payment to Miamisburg	\$155,763
Total Reserves:	\$519,211
Long Term Maintenance Set Aside Ending Balance	\$479,323 (Excludes Interest Income)

2014 Budget Amendment

Revenues	Original	Amended	Difference
Income Tax	\$600,000	\$691,659	\$91,659
Interest Income	\$70	\$698	\$628
Total Revenues:	\$600,070	\$692,357	\$92,287
Total Receipts: (Includes \$72,701.97 Disbursement for COD JEDD – transferred back to COD JEDD + \$62.10 in return of bank fees)	\$600,070	\$765,122	165,052
Expenditures			
Intergovernmental Disbursement – Payment to Miami Township	\$346,114	\$346,126	\$12
Intergovernmental Disbursement – Payment to City of Miamisburg	\$148,335	\$148,340	\$5
Refund of Initial Contribution to Miami Township	\$15,000	\$15,000	\$0
Refund of Initial Contribution to City of Miamisburg	\$15,000	\$15,000	\$0
Liability Insurance	\$5,620	\$5,620	\$0
Legal Fees	\$3,000	\$0	(\$3,000)
Audit	\$3,500	\$3,075	(\$425)
Meetings	\$700	\$284	(\$416)
Office Supplies	\$500	\$0	(\$500)
Miscellaneous	\$350	\$32	(\$318)
JEDD – Dayton Mall Area Master Plan	\$230,000	\$0	(\$230,000)
Master Plan Support	\$1,000	\$2,100	\$1,100
Economic Development Assistance Plan	\$20,000	\$5,452	(\$14,548)
Transfer to COD JEDD	\$0	\$72,702	\$72,702
Total Expenditures:	\$789,119	\$613,731	(\$175,388)
Receipts Less Expenditures:	(\$189,049)	\$151,391	\$340,440
Reserved for Intergovernmental Disbursement			
Reserved for 2015 Payment to Miami Township	\$315,037	\$363,488	\$48,451
Reserved for 2015 Payment to City of Miamisburg	\$135,016	\$155,780	\$20,764
Total Reserves:	\$450,053	\$519,268	\$69,216
Fund Balance (1/1/14)	\$839,262	\$840,087	\$825
Fund Balance (12/31/14) before reserves	\$650,213	\$991,477	\$341,265
Fund Balance (12/31/14) after reserves	\$200,160	\$472,209	\$272,049
Long Term Maintenance Set Aside Balance 12/31/14 (Excludes Interest Income)	\$200,203	\$472,003	\$271,800

2015 Budget

Revenues	
Income Tax	\$650,000
Interest Income	\$600
Total Revenues:	\$650,600
JEDD Expenditures	
Intergovernmental Disbursement – Payment to Miami Township	\$363,488
Intergovernmental Disbursement – Payment to City of Miamisburg	\$155,780
Liability Insurance	\$5,800
Legal Fees	\$3,000
Audit	\$0
Meetings	\$700
Office Supplies	\$500
Legal Notices	\$150
Miscellaneous	\$350
JEDD – Dayton Mall Area Master Plan	\$294,273
Master Plan Support	\$2,000
Economic Development Assistance Plan	\$20,000
Total Expenditures:	\$846,041
Revenue Less Expenditures:	(\$195,441)
Fund Balance (1/01/15)	\$991,477
Fund Balance (12/31/15) before Reserves	\$796,036
Fund Balance (12/31/15) after Reserves	\$308,086
Reserved for Intergovernmental Disbursement	
Reserved for 2016 Payment to Miami Township	\$341,565
Reserved for 2016 Payment to Miamisburg	\$146,385
Total Reserves:	\$487,950
2015 Ending Long Term Maintenance Set Aside Balance	\$307,730 (Excludes Interest Income)

2012 – 2015 Financial Summary

	2012 – Actual	2013 – Actual	2014 – Actual to Date	2015 – Budget
Total Revenue	\$436,209	\$659,288	\$692,282/\$765,046*	\$650,600
Total Expenditures	\$327,157	\$341,013	\$533,709/\$606,411*	\$846,041
LTM Fund Set Aside Balance After Reserves	\$194,718	\$345,651	\$479,323	\$307,730

* Showing one time receipts and expenditures for return of bank fee and resolution of COD JEDD deposit