



MIAMI TOWNSHIP • DAYTON MALL
Joint Economic Development District

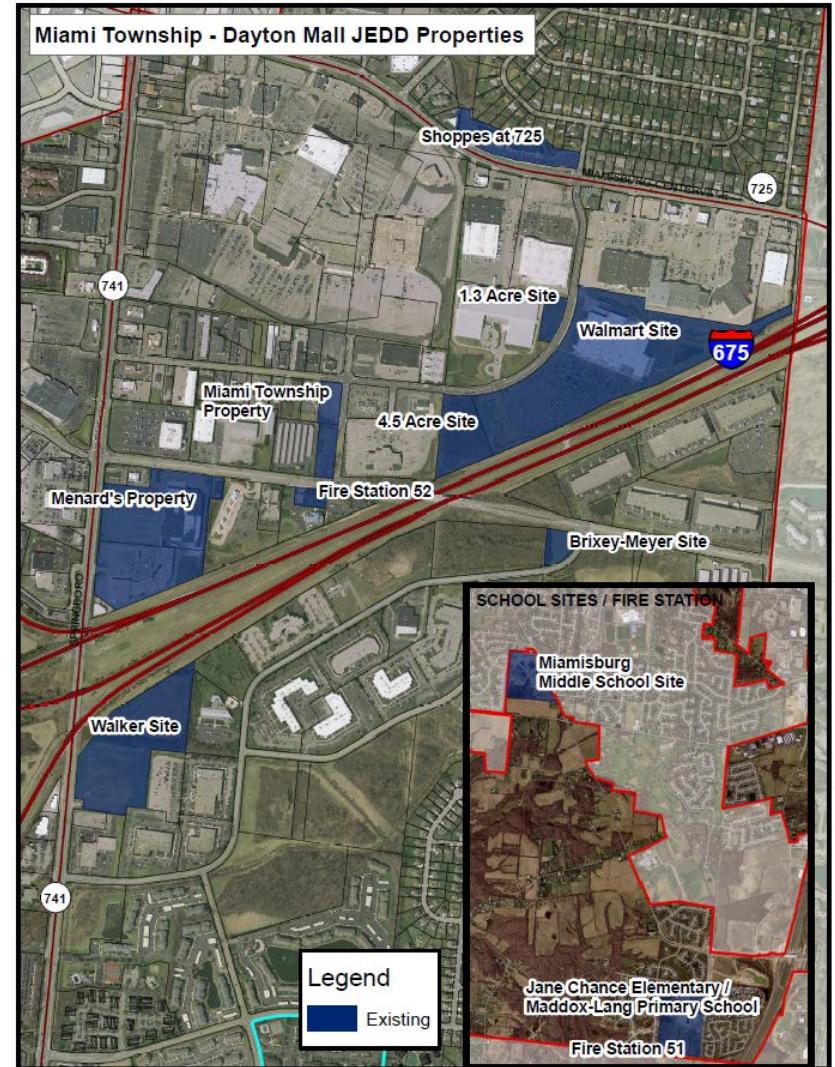
2015 Annual Report

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 five 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 is shared between Miami Township and the City of Miamisburg (70/30) after the JEDD retains 25%
- 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

Point Blank Site
Point Blank Range &
Gunshop

Shoppes at 725
Bella Nail Bar
Cookie Cutters
Fazoli's
GameStop
Jimmy John's
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, Community Development Director for Miami Township, Secretary-Treasurer
- George Perrine, Miamisburg Finance Director
- Gregory S. Rogers, Township Administrator

2016 Plan

- To begin implementation of the Dayton Mall Area Master Plan
- To assist member businesses in development and expansion projects

2015 Financial Summary (as of 11/30/15)

Revenues	
Income Tax	\$655,617
Interest Income	\$678
Total Revenues:	\$656,295
JEDD Expenditures	
Intergovernmental Disbursement – Payment to Miami Township	\$363,492
Intergovernmental Disbursement – Payment to City of Miamisburg	\$155,782
Liability Insurance	\$0
Legal Fees	\$0
Audit	\$0
Meetings	\$137
Office Supplies	\$0
Legal Notices	\$31
Miscellaneous	\$0
JEDD – Dayton Mall Area Master Plan	\$253,341
Master Plan Support	\$1024
Economic Development Assistance Plan	\$1,410
Total Expenditures:	\$775,218
Total Receipts Less Expenditures:	(\$118,923)
Fund Balance (1/1/15)	\$992,472
Fund Balance (to date) before Reserves	\$873,550
Reserved for Intergovernmental Disbursement	
Reserved for 2016 Payment to Miami Township	\$344,555
Reserved for 2016 Payment to Miamisburg	\$147,666
Total Reserves:	\$492,221
Long Term Maintenance Set Aside Ending Balance	\$380,951 (Excludes Interest Income)

2016 Budget

Receipts	2014 Actual	2015 Budget	2015 Estimate	2016 Budget
Income Tax	\$691,659	\$650,000	\$655,617	\$650,000
Interest Income	\$707	\$600	\$753	\$600
Total Revenues:	\$692,366	\$650,600	\$656,370	\$650,600
Total Receipts: (Includes one time receipts and transfers for 2014 only)	\$765,130	-	-	-
Expenditures				
Intergovernmental Disbursement – Payment to Miami Township	\$346,126	\$363,488	\$363,492	\$344,595
Intergovernmental Disbursement – Payment to City of Miamisburg	\$148,340	\$155,780	\$155,782	\$147,685
Refund of Initial Contributions to Miami Township & Miamisburg (2014 only)	\$30,000	-	-	-
Liability Insurance	\$5,620	\$5,800	\$5,620	\$5,800
Legal Fees	\$0	\$3,000	\$0	\$3,000
Audit	\$3,075	-	\$0	\$3,500
Meetings	\$284	\$700	\$137	\$700
Office Supplies	\$0	\$500	\$0	\$500
Legal Notices	-	\$150	\$31	\$150
Miscellaneous	\$32	\$350	\$0	\$350
Miami Crossing District Development Fund	-	-	-	\$100,000
JEDD – Dayton Mall Area Master Plan	\$0	\$294,273	\$253,341	\$30,000
Master Plan Support	\$1,114	\$2,000	\$1,024	\$2,000
Economic Development Assistance Plan	\$5,452	\$20,000	\$1,410	\$20,000
Transfer to COD JEDD (2014 only)	\$72,702	-	-	-
Total Expenditures:	\$612,745	\$846,041	\$780,838	\$658,280
Receipts Less Expenditures:	\$152,386	(\$195,441)	(\$124,468)	(\$7,680)
Fund Balance (1/01/16)	-	-		\$868,005
Fund Balance (12/31/16) before Reserves	-	-		\$860,325
Fund Balance (12/31/16) after Reserves	-	-		\$372,375
Reserved for Intergovernmental Disbursement				
Reserved for 2017 Payment to Miami Township	-	-		\$341,565
Reserved for 2017 Payment to Miamisburg	-	-		\$146,385
Total Reserves:	-	-		\$487,950
2016 Ending Long Term Maintenance Set Aside Balance	-	-		\$371,831

2013 – 2016 Financial Summary

	2013 – Actual	2014 – Actual	2015 – Estimate	2016 – Budget
Total Revenue	\$659,288	\$692,366*	\$656,370	\$650,600
Total Expenditures	\$341,013	\$540,043*	\$780,838	\$658,280
LTM Fund Set Aside Balance After Reserves	\$345,651	\$472,989	\$375,331	\$371,831

* Excludes one time COD JEDD transfer and bank fee receipt