

**MIAMI CROSSING JEDD**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**FEBRUARY 3, 2023**

**Call to Order**

Chair Tawana Jones called the Miami Crossing JEDD meeting to order at 10:05 a.m. The following members of the board were present:

**Present:**

- Tawana Jones
- Emily Christian
- Clay McCord
- Andrew Rodney
- Alex Carlson

Lynne Nischwitz, Kleingers Group, and Nick Endsley, Sebaly Shillito + Dyer, were in attendance.

John Schweickart and Erica Priest, Miami Township, was in attendance.

**Election of Officers**

The Chair, Tawana Jones, is appointed by statute in accordance with the JEDD contract. Andrew Rodney motioned to keep the same slate of officers as last year with Emily Christian as Vice-Chair, Clay McCord as Treasurer and Erica Priest as Secretary. Alex Carlson seconded the motion. Ms. Jones aye, Ms. Christian aye, Mr. McCord aye, Mr. Carlson aye, and Mr. Rodney aye.

**Approval of Minutes**

- A. Clay McCord motioned to approve the September 20, 2022; meeting minutes as presented. Emily Christian seconded the motion. The vote was all ayes, and the minutes were approved.
- B. Emily Christian motioned to approve the November 1, 2022; meeting minutes as presented. Clay McCord seconded the motion. The vote was all ayes, and the minutes were approved.
- C. Clay McCord motioned to approve the December 8, 2022; Annual Meeting minutes as presented. Emily Christian seconded the motion. The vote was all ayes, and the minutes were approved.

**Discuss the Exit 44 Aesthetic Project**

Andrew Rodney explained he and Alex Carlson have been working with Kleingers and TEC to come up with plans for the aesthetic design and lighting plans for the Exit 44

project. Mr. Rodney then asked Lynne Nischwitz to present the proposed aesthetic design for the project for phase 1.

Ms. Nischwitz explained she took inspiration from the Austin Landing and Dayton Mall areas in order to make the design conducive to the area. Ms. Nischwitz further explained the different features in the aesthetic design, including the hardscapes and landscaping. Mr. Rodney then asked the board for any comments.

Mr. Rodney commented he would like to see as much green space as possible and asked about the landscape maintenance. Ms. Nischwitz advised any landscaping would be low maintenance and drought and salt tolerant.

Mr. Carlson commented that he liked the idea of layering the hardscape and landscape and giving some color to the concrete barriers.

Ms. Jones asked about the possibility of using planters and Ms. Nischwitz advised ODOT typically does not allow it but will ask.

Ms. Nischwitz went onto to explain the different patterns and colors for the hardscapes. Ms. Nischwitz suggested using an ashlar slate color for the larger concrete areas and a salmon color for the crosswalks, as well as using a herringbone pattern for the crosswalks and a running bond pattern for the larger areas. The board agreed the crosswalks would look best in the herringbone pattern stamped concrete. Ms. Nischwitz advised ODOT will have to approve the concrete crosswalks because they are different from asphalt.

The Board then discussed the aesthetics for the walls, including where the Miami Crossing logo would go. Ms. Christian asked how long the wall paint would last, and Ms. Nischwitz advised she would find out. Ms. Jones clarified they were just looking at the logo placement and Mr. Rodney advised they were. The signage would be addressed in phase 2.

The Board further discussed the lighting options and agreed on option 3. Mr. Rodney advised ODOT would not provide funding for any lighting, and it would be from local funds. Mr. Rodney further commented that the remote access option would be beneficial. The Board discussed the cost and potential ways to help pay for it. Mr. McCord asked if ODOT had any lighting standards and Mr. Rodney advised ODOT's only requirement was pedestrian lighting.

The Board then went on to discuss the aesthetics for the hardscape under the overpass and Ms. Nischwitz advised it had to be concrete. The Board discussed the different options and Ms. Nischwitz advised she would take the Board's comments and suggestions for the hardscapes and landscaping back to ODOT for comments and approval.

### **Discuss T.R. Gear Landscaping Maintenance Contract**

Alex Carlson presented the T.R. Gear landscaping maintenance contract for the property on Vienna Parkway, located in the JEDD. Mr. Carlson advised T.R. Gear has provided excellent service for the past few years and the costs stayed relatively the same every year. Mr. Carlson further suggested entering into a maintenance management agreement with the Miami Township Public Works Department, similar to what Austin Center JEDD has. Mr. Schweickart explained how the maintenance management agreement at Austin Landing works and advised he and the Parks Department supervisor, Rex Gore, are consistently out at Austin Landing checking on T.R. Gear's work, helping negotiate pricing for different services, and providing maintenance to the JEDD maintained areas.

Andrew Rodney motioned to approve the T.R. Gear Landscaping Maintenance Agreement. Alex Carlson seconded the motion. Ms. Jones aye, Ms. Christian aye, Mr. McCord aye, Mr. Carlson aye, and Mr. Rodney aye.

Mr. Rodney asked Mr. Schweickart how much the Austin Center JEDD agreement was for, and Mr. Schweickart advised it was for up to \$25,000 a year.

### **Discuss Miami Crossing Branding/Marketing**

Andrew Rodney stated he and Mr. Carlson have had some conversations on how to better market the Miami Crossing JEDD. Mr. Rodney suggested using Classic Stitch, a local business in Miamisburg, to buy things with the Miami Crossing JEDD logo on them to hand out to the public at events and meetings.

Ms. Jones liked the idea and further suggested creating a report hand out to the JEDD businesses to keep them informed on what the JEDD is doing and the benefits of being in the JEDD.

Mr. Carlson asked if any formal action would be needed to set aside money in the budget for these items and Mr. McCord advised no action is needed.

Mr. Rodney asked about the website and Mr. Carlson advised the Miami Crossing website was created in house at Miami Township but has not been updated or managed in quite some time. Mr. Rodney suggested hiring a company to help design and maintain a website and Mr. Carlson advised he would look into it.

### **Issues from Around the Table**

- Mr. Carlson gave an update regarding the Kingsridge Drive project. Mr. Carlson advised public meetings were held to get input on the proposed plans, but there was not a huge turnout. He presented the plan the businesses agreed upon, showing sidewalks on both sides, banners and lighting, landscaping, crosswalks, and JEDD signage. This plan will be submitted to ChoiceOne Engineering for ODOT approval. Mr. Carlson further reminded the Board ODOT is providing a 90/10 match for the project.

Mr. Rodney asked about the timeline and Mr. Carlson advised the project is scheduled to start some time in 2025 or 2026.

Ms. Jones asked how many businesses were located along Kingsridge and if Mr. Carlson thinks these improvements will attract more. Mr. Carlson advised there are currently 21 buildings, several of which are multi-tenant, with a few vacancies. Mr. Carlson further stated he believed these improvements will be extremely beneficial to keeping and attracting businesses.

Emily Christian commented on the 4 medians and 2 crosswalks and asked if there was any flexibility on the placement and Mr. Carlson advised there was.

Ms. Jones asked if there were any discussions on updating the bus stops. Mr. Carlson advised they have spoken with RTA and are continuing to try and work with them to refresh the bus stops. Mr. Carlson further advised they are working with Wal Mart to potentially install cart corrals at the bus stops to help prevent the carts being left along the roadway.

Mr. Rodney suggested incorporating the Miami Crossing brand into the bus stop shelters.

Mr. Carlson advised he will be submitting the application to the Miami Township Board of Trustees for their approval, and then will send it to ChoiceOne.

- Ms. Priest handed out the Conflict-of-Interest Forms.

### **Public Comments**

None

### **Items for Next Agenda**

- Branding/Marketing Items
- Exit 44 Aesthetic Update
- Kingsridge Update
- Miami Crossing Website

### **Next Meeting Date**

- The next meeting is Tuesday, May 2, 2023, at 2:00 p.m. at Miami Township Government Center-Records Commission Meeting to Follow

### **Adjourn**

Andrew Rodney motioned to adjourn the meeting at 11:30 a.m. Alex Carlson seconded the motion, and the meeting was adjourned.