

MIAMI CROSSING JEDD
BOARD OF DIRECTORS MEETING
MINUTES
FEBRUARY 15, 2022

Call to Order

Vice Chair Emily Christian called the Miami Crossing JEDD meeting to order at 2:06 p.m. The following members of the board were present:

Present:

- Emily Christian
- Clay McCord
- Chris Fine
- Ron Hess

Chris Fine motioned to excuse Tawana Jones from the meeting. Ron Hess seconded the motion. Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, Mr. Hess aye.

Erica Priest, Miami Township, was in attendance.

Election of Officers

Tawana Jones continues to serve as Chair. Chris Fine 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. Ron Hess seconded the motion. Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Hess aye.

Approval of Minutes

Emily Christian motioned to approve the minutes as presented from the December 7, 2021, annual meeting. Chris Fine seconded the motion. Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Hess aye.

Treasurer's Report

Clay McCord presented the treasurer's report and bank reconciliation as of January 31, 2022. Mr. McCord stated he received 2021 fourth quarter collections, and they were around \$387,000, which is almost \$100,000 ahead of 2020. The only expenditures were \$455 for legal fees.

Chris Fine confirmed the \$2.5 million balance at the end of 2022 and Mr. McCord advised he was correct.

Emily Christian asked for clarification on if the fourth quarter reporting amount was due to it being late and Mr. McCord advised he was unsure. Mr. McCord advised he would get with Ms. Johns, at the city of Miamisburg, to get a better idea of who is paying into the JEDD. Mr. McCord believes Wal Mart was not reporting correctly in the past. Mr.

Fine mentioned the businesses inside Wal Mart were not reporting at all for a while. Mr. McCord further mentioned Vienna Springs is not up to full staff yet and therefore is not reporting fully.

Ms. Christian further asked if this was an audit year and Mr. McCord was unsure but will research and revise the budget if an audit is scheduled.

Mr. McCord further commented he is still in the process of editing the financial report to make it more transparent and readable and hopes to have it done by the next meeting.

Emily Christian motioned to approve the treasurer's report. Ron Hess seconded the motion. Ms. Christian aye, Mr. McCord aye, Mr. Fine aye, and Mr. Hess aye.

Issues from Around the Table

- Ron Hess advised the Dayton Mall is now owned by Wells Fargo and they have brought in a different management group. Washington Prime still owns the old Elder-Beerman and they are trying to sell it. The township has been meeting with developers interested in redeveloping the Elder-Beerman and Sears sites and hopes to get them into the JEDD.
- Chris Fine mentioned the Exit 44 project is still in the design process with ODOT. The construction is supposed to start sometime in 2024, but the city has several concerns with costs and the timing of the project, with regards to possibly causing more traffic congestion in the area. Mr. Hess if any modifications are being made to the Byers and 725 intersection and Mr. Fine advised no modifications were being made to the intersection.
- Erica Priest distributed the conflict-of-interest disclosure statements to the board of directors to fill out and sign.

Public Comments

None

Items for Next Agenda

None

Next Meeting Date

- The next meeting is Tuesday, April 26, 2022, at 2:00 p.m. at Miami Township Government Center.

Adjourn

Ms. Christian motioned to adjourn the meeting at 2:21 p.m.