

AUSTIN CENTER JEDD  
BOARD OF DIRECTORS MEETING  
February 15, 2022 – 3:30 P.M.  
MINUTES

**Call to Order**

Vice Chair Steve Naas called the Austin Center JEDD meeting to order at 3:37 p.m. The following members of the board were present:

**Present:**

Steve Naas  
Jennifer Johns  
Greg Shackelford  
Chris Snyder

Nick Endsley, Sebaly Shillito + Dyer; Dan Mayberry, Rex Gore, and Erica Priest, Miami Township; were in attendance.

Jennifer Johns motioned to excuse Crystal Corbin. Chris Snyder seconded the motion. Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, Mr. Snyder aye.

**Election of Officers for 2022**

The Chair, Crystal Corbin, is appointed by statute in accordance with the JEDD contract. Chris Snyder motioned to keep the same slate of officers as last year: Steve Naas as Vice-Chair, Jennifer Johns as Treasurer, and Erica Priest as Secretary. Greg Shackelford seconded the motion. Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, and Mr. Snyder aye.

**Approval of Minutes**

Greg Shackelford motioned to approve the minutes as presented from the December 7, 2021, annual meeting. Chris Snyder seconded the motion. Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, and Mr. Snyder aye.

**Treasurer's Report**

Jennifer Johns presented the treasurer's report, including the revenues, expenditures and fund balances through the end of 2021 and previous years for comparison. Ms. Johns stated income tax collections are up 8 percent over 2020, hotel/motel tax is up 49 percent over 2020, and expenditures were down around 15 percent over 2020. Ms. Johns further stated there was a cash balance of \$1.4 million at the end of 2021.

Chris Snyder motioned to approve the treasurer's report. Greg Shackelford seconded the motion. Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, Mr. Snyder aye.

**Update of Landscaping Maintenance**

Mr. Mayberry introduced Rex Gore, Parks Supervisor, to the board and advised Rex would be taking his place as liaison to the board later this year when he retires.

Mr. Mayberry stated there was not much to report on. Crews are hoping there is limited damage to the landscaping from the winter weather. Mr. Mayberry advised he and Mr. Gore have been meeting with T.R. Gear and advised the board of Mr. Gore's experience with landscape maintenance and working with contractors.

Mr. Naas asked if Mr. Mayberry anticipated a lot of replacement plantings this year, and how many are replaced in a normal year. Mr. Mayberry advised there is around \$7000 to \$10,000 a year in replacement costs.

Mr. Snyder suggested the board consider budgeting for anticipated structural maintenance. Mr. Mayberry stated the sealant has worn off the stamped concrete and it will need to be replaced. Mr. Mayberry further stated the process of trying to find a contractor to fix the stamped concrete was started in 2020 and he hopes to get the project going again this year. The project would be completed in phases over the next several years.

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

- Ms. Johns mentioned the SIB loan payment was due and suggested paying the loan off early. The payments are \$90,000.

Mr. Snyder asked how much longer the JEDD has on the loan and Ms. Johns advised the loan ends in September of 2027 and there is \$491,000 owed. Ms. Johns further mentioned the JEDD would save \$15,000 a year in interest by paying it off.

Mr. Naas asked if there is any minimum required balance, or penalties for paying it off. Ms. Johns did not think there was a penalty or minimum balance but would check. Mr. Endsley further commented he did not believe there was a prepayment penalty either.

Mr. Shackelford asked how long the JEDD has had the loan and Ms. Johns advised 3 years.

Mr. Snyder liked the idea of paying it off early and saving the interest, and further suggested paying half of the balance off now and the rest at the end of the year if possible.

Mr. Naas asked Mr. Endsley if a motion was needed and Mr. Endsley advised a motion to amend the budget, and then a motion to prepay the SIB loan would be needed. Those motions can be made at any time throughout the year. Ms. Johns advised she would prepare an amended budget showing the SIB loan payoff for the next meeting.

- Mr. Snyder mentioned the Electric Vehicle (EV) charging stations were installed at Austin Landing this week and should be available for use within the next week. Mr. Snyder further advised there was one change in the contract, being the four separate charges instead of having 2 stands with 2 charging stations.

Mr. Snyder asked Mr. Endsley if Ms. Corbin would need to sign the agreement. Mr. Endsley advised the board could do a motion to authorize the Vice-Chair to sign the agreement.

Mr. Snyder motioned to authorize the Vice-Chair to sign the agreement approved during the April 27, 2021, meeting. Ms. Johns seconded the motion. Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, Mr. Snyder aye.

- Ms. Priest distributed the conflict-of-interest forms to the board for signatures.

**Public Comments**

None

**Next Meeting Date**

The next meeting is Tuesday, April 26, 2022, at 3:30 p.m.

**Next Agenda Items**

SIB Loan Payoff

**Adjourn**

Mr. Shackelford motioned to adjourn the meeting at 4:02 p.m. Ms. Johns seconded the motion, and the meeting was adjourned.