

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
February 28, 2023 – 3:30 P.M.
MINUTES

Call to Order

Chairwoman Crystal Corbin called the Austin Center JEDD meeting to order at 3:34 p.m. The following members of the board were present:

Present:

Crystal Corbin
Steve Naas
Chris Fine
Greg Shackelford
Chris Snyder

Nick Endsley, Sebaly Shillito + Dyer; Dan Mayberry, Jennifer Johns, Austin Center JEDD Treasurer, John Schweickart, Rex Gore, and Erica Priest, Miami Township; were in attendance.

Dannielle Simon, Austin Landing and Amy Zahora, Dayton Area Restaurant Association; were in attendance.

The Board agreed to change the order of the agenda to accommodate Mr. Gore and Mr. Schweickart.

Election of Officers for 2023

The Chair, Crystal Corbin, is appointed by statute in accordance with the JEDD contract. Chris Fine 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. Ms. Corbin aye, Mr. Naas aye, Mr. Fine aye, Ms. Johns aye, Mr. Shackelford aye, and Mr. Snyder aye.

Update of Landscaping Maintenance

Rex Gore advised they are gearing up for spring and he doesn't anticipate any issues or changes. Mr. Gore advised Larkin Electric is waiting on a part for the damaged light pole at the southbound entrance and should have it repaired within the next 60 days.

Mr. Gore further advised he will send out the information to repair the signs. The signs can either be replaced with what is currently there or install new backlit bar signs. Mr. Gore checked the signs and believed they were beyond repair and will need to be replaced.

Mr. Shackelford asked Mr. Gore what he suggested, and Mr. Gore advised he would recommend the single backlit bar sign.

Mr. Corbin asked if Mr. Gore has the cost estimates and he advised he did and will send them out with the other information he has.

Mr. Schweickart noted they are working with T.R. Gear on litter control at Austin Landing and are looking to provide an analysis of the maintenance issues to present to the board later this year.

Mr. Snyder asked about the stamped concrete and if it can be repaired. Mr. Fine and Ms. Corbin both advised it could. Mr. Schweickart advised he wants to be sure there are no underlying issues. Mr. Snyder further mentioned the bridge will need to be repainted as well.

Executive Session

Chris Snyder motioned to adjourn into Executive Session at 3:43 p.m. to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, in accordance with O.R.C. 121.11 (G)(8)(a) Steve Naas seconded the motion. Ms. Corbin aye, Mr. Naas aye, Mr. Fine aye, Mr. Snyder aye, Mr. Shackelford aye.

Chris Snyder motioned to adjourn Executive Session at 4:33 p.m. Steve Naas seconded the motion. Ms. Corbin aye, Mr. Naas aye, Mr. Fine aye, Mr. Snyder aye, Mr. Shackelford aye.

Approval of Minutes

Greg Shackelford motioned to approve the minutes as presented from the September 30, 2022, Regular Meeting, the November 2, 2022, Regular Meeting and the December 8, 2022, Annual Meeting. Chris Fine seconded the motion. Ms. Corbin aye, Mr. Naas aye, Mr. Fine 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 2022 and previous years for comparison. Ms. Johns stated revenues are down overall. Hotel/Motel tax is up 31 percent, expenses are up 16 percent, 76 percent of the budget has been spent. Ms. Johns further stated the SIB loan will be paid off next month and the fund balance was \$1.4 million at the end of 2022.

Ms. Johns noted she was unable to distribute the November collections because there was not enough in the fund. Ms. Johns explained there is a 2 percent set aside from collections that go into a fund for income tax collection refund distributions. Ms. Johns advised the fund balance was too low to make the distribution in November.

Mr. Snyder asked for clarification on the funds not being distributed and Ms. Johns advised the fund is low because of income tax refunds incurred from employees working from home.

Steve Naas motioned to approve the treasurer's report. Greg Shackelford seconded the motion. Ms. Corbin aye, Mr. Naas aye, Mr. Fine aye, Mr. Shackelford aye, Mr. Snyder aye.

Issues from Around the Table

There were no issues from any Board Members.

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, May 2, 2023, at 3:30 p.m.

Next Agenda Items

- Economic Development Assistance

Adjourn

Chris Fine motioned to adjourn the meeting at 4:43 p.m. Greg Shackelford seconded the motion, and the meeting was adjourned.