

AUSTIN CENTER JEDD
BOARD OF DIRECTORS MEETING
April 26, 2022 – 3:30 P.M.
MINUTES

Call to Order

Chair Crystal Corbin called the Austin Center JEDD meeting to order at 3:33 p.m., via Zoom. The following members of the board were present:

Present:

Crystal Corbin
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.

Approval of Minutes

Mr. Endsley suggested a correction to the first sentence under the Update of Landscaping Maintenance of the February 15, 2022, meeting minutes. Mr. Endsley advised Mr. Gore would not be taking Mr. Mayberry's place on the board but acting as a liaison to the board. Greg Shackelford motioned to the approve the February 15, 2022, meeting minutes with the suggested corrections. Steve Naas seconded the motion. Ms. Corbin abstained, Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, Mr. Snyder aye.

Treasurer's Report

Jennifer Johns presented the treasurer's report, including the revenues, expenditures, and fund balances. Ms. Johns also presented revenue, expenditure, and fund balance reports from previous years for comparison. Ms. Johns stated revenues are down a little from this time last year, and hotel/motel tax is up 73 percent. Expenses are up 2 percent from 2021, with 31 percent of the budget spent year-to-date, which is due to the income tax collection expense in the first quarter. Ms. Johns further stated there was an error with the fund report, and the correct cash balance is a little over \$1.6 million, which is shown in the bottom box of the report.

Mr. Snyder asked if the \$1.6 million is the unencumbered balance, and Ms. Johns stated it is the unexpended balance and there is about \$70,000 in encumbrances.

Mr. Shackelford asked about higher distributions to the jurisdictions, and Ms. Johns stated the minimum distributions are made in the beginning and the board can vote on any additional distributions.

Mr. Snyder asked if the \$200,000 in the Economic Development Assistance Fund is a carryover, and part of the cash balance, and Ms. Johns stated it is. Ms. Johns further stated there are also reserves for long-term maintenance.

Chris Snyder motioned to approve the correct portion of the treasurer's report. Steve Naas seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, Mr. Snyder aye.

Discuss SIB Loan Payoff

Jennifer Johns advised the JEDD started paying on the SIB Loan in 2019, and the final payment is due in September of 2027. After the March payment, the current amount owed is \$453,740, with the next payment due in September. Ms. Johns further advised she did check and there is no fee for paying the loan off early.

Ms. Johns stated the JEDD would save around \$15,000 a year in interest, and suggested paying half of the remaining balance now, and budgeting for the rest next year. Mr. Naas agreed with paying half of the remaining balance in September and paying off the other half in March. Mr. Endsley mentioned the JEDD would still be paying interest between September and March.

Mr. Endsley asked Ms. Corbin and Ms. Johns if the SIB will do another amortization schedule if we pay half off, and Ms. Johns stated she thinks they would, but will check.

Steve Naas motioned to amend the 2022 budget to appropriate a payment in the amount of one half of the remaining SIB Loan balance to be paid with the regularly scheduled September payment. Greg Shackelford seconded the motion. Ms. Corbin aye, Mr. Naas aye, Ms. Johns aye, Mr. Shackelford aye, Mr. Snyder aye.

Update of Landscaping Maintenance

Dan Mayberry advised the seasonal maintenance has been fairly routine, and he and Mr. Gore have met with T.R. Gear to go over the transition to Mr. Gore taking over the landscape maintenance.

Mr. Snyder mentioned the lettering on some of the signs is coming off. Mr. Gore advised he is aware of the problem. T.R. Gear have found some of the letters and will continue to look for them, and Mr. Gore is looking into companies to replace the letters. Mr. Snyder asked if the cost of the letter replacement is covered under the landscape maintenance budget and Mr. Mayberry advised it is outside of the scope of the landscape maintenance. Mr. Mayberry advised a third party came last year and glued the letters back on, but this will be an ongoing issue until the original adhesive wears off and it can be replaced with better adhesive. Mr. Snyder advised there is \$18,000 under repairs and maintenance and asked if the cost could come from there. Ms. Johns stated it could.

Issues from Around the Table

- Ms. Priest advised Ms. Corbin she would be emailing her a Conflict-of-Interest form to sign and return.

- Mr. Snyder advised he has spoken with Kim Bowman, the Property Manager of Austin Landing, and the EV charging stations are up and running. Ms. Bowman is still waiting on a paid receipt from Donovan Energy to turn into the Ohio EPA and once she has that turned in, the JEDD can be reimbursed.
- Mr. Snyder further advised there may be a request for economic development assistance from the Austin Landing ownership for potential new tenants, and further advised they are working with owners of the Teradata building to possibly locate another business there. The township is also working with ownership on repaving. Mr. Mayberry stated traffic control will be a challenge, and he will work with the contractor and Austin Landing to make sure things go smoothly.
- Ms. Corbin asked how the new EV charging stations can be located and Mr. Snyder advised they are a part of a network and people can look up on their phones, and possibly add the locations to the network map.

Public Comments

None

Next Meeting Date

The next meeting is Tuesday, June 21, 2022, at 3:30 p.m., via Zoom – Records Commission Meeting to Follow

Next Agenda Items

None

Adjourn

Mr. Naas motioned to adjourn the meeting at 4:06 p.m. Mr. Shackelford seconded the motion, and the meeting was adjourned.