

**MIAMI CROSSING JEDD**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
May 2, 2023

**Call to Order**

Chair Tawana Jones called the Miami Crossing JEDD meeting to order at 2:03 p.m. The following members of the board were present:

**Present:**

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

Nick Endsley, Sebaly Shillito + Dyer, and Erica Priest, Miami Township, was in attendance.

**Approval of Minutes**

Andrew Rodney motioned to approve the February 3, 2023, meeting minutes. Emily Christian seconded the motion. Ms. Jones aye, Ms. Christian aye, Mr. McCord aye, Mr. Carlson aye, Mr. Rodney aye.

**Approval of Treasurer's Report**

Clay McCord presented the treasurer's report, including the bank reconciliations through March 31, 2023. Mr. McCord advised there is a balance of \$2.3 million after reserves and first quarter collections are down about \$10,000 from last year. Mr. McCord is working with Jennifer Johns to identify if the increase in collections from last year are sustainable.

Mr. McCord advised he pulled the bank statement through April 30th, and there were 3 checks written in April. The payments were to T.R. Gear, ChoiceOne Engineering, and Kleingers. Mr. McCord further mentioned he is working with the bank to switch the account back to an interest earning account.

Ms. Christian commented the financials look good and believes it is from the JEDD consistently budgeting conservatively.

Mr. Rodney noted the collections are still higher than they were 3 to 4 years ago.

Emily Christian motioned to approve the treasurer's report. Alex Carlson seconded the motion. Ms. Jones aye, Ms. Christian aye, Mr. McCord aye, Mr. Carlson aye, Mr. Rodney aye.

### **Update on the Exit 44 Aesthetic Project**

Andrew Rodney explained he and Lynne Nischwitz, from Kleingers, met with ODOT to present the JEDD's plans for the Exit 44 project. Mr. Rodney advised ODOT did not like the decorative crosswalks, made changes to the retaining walls, and were okay with the landscaping and stamped concrete. Mr. Rodney stated ODOT kept referring to some of the suggestions as enhancements and he is unsure if ODOT will provide funding for them if they consider them to be enhancements.

Mr. Rodney further explained ODOT expressed concerns about the JEDD being a funding source for this project and suggested the funding may have to go through the TID. Mr. Rodney has emailed ODOT and the TID to get some clarification on whether or not the JEDD can provide any funding for this project. Mr. Rodney further stated he and Kleingers are working with ODOT to clarify what the enhancements will cost if ODOT won't pay for them.

Mr. Endsley asked how ODOT determines the costs and Mr. Rodney advised they do it by bid estimates.

Mr. Rodney advised ODOT did not accept the lighting package approved at the last JEDD meeting and he asked for the cost to just install the fixtures. Mr. Rodney advised they could still install the white lighting for \$170,000 and asked the board if they thought it is worth the money.

The board discussed the changes from ODOT and future agreements for the landscaping and lighting maintenance.

Ms. Jones suggested having another JEDD meeting when Mr. Rodney has more information and possibly contacting the TID to see how they can help.

Mr. Rodney advised he will get the modified plan out to the board and will also send out any updates he gets from ODOT.

### **Discuss Safety Town**

Alex Carlson explained Safety Town has been a long-time project for the Miamisburg City School District and they are asking the JEDD to provide \$53,000 in funding towards the project.

The board discussed the proposal and wants be sure if the funding is given the JEDD will not be responsible for the maintenance, or any costs related to the maintenance of the project.

Ms. Christian stated she would like to see the city, township and JEDD split the costs, and feels the split is a better option because Safety Town will not bring any new economic development or revenue opportunities to the JEDD.

Ms. Jones asked if there is a deadline for the decision and Mr. Carlson advised there is not; however, the school district wanted to have it up and running this summer.

Mr. Rodney expressed concerns over the timeline and the ongoing maintenance responsibilities, and advised he is okay with the request pending an agreement showing the JEDD is not responsible for any long-term maintenance.

The board further discussed their options and agreed to table it until the next meeting to get more information on the long-term maintenance plans from the school district.

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

Andrew Rodney presented several options for clothing and promotional items to help better represent the JEDD. Mr. Carlson advised he would like to order the window clings and Ms. Christian believed they should also order pens.

Mr. Carlson further stated he met with a local resident, Mike Lacy, who does website design and believes he can help update the website and make it more accessible.

The board discussed marketing options and agreed on ordering items to better promote the JEDD.

Andrew Rodney motioned to approve a budget adjustment for an amount not to exceed \$1200 for marketing and promotional items. Alex Carlson seconded the motion. Ms. Jones aye, Ms. Christian aye, Mr. McCord aye, Mr. Carlson aye, Mr. Rodney aye.

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

- Mr. Carlson gave an update regarding the Kingsridge Drive project and advised he met with ODOT and there were no concerns with the plans.

### **Public Comments**

None

### **Items for Next Agenda**

- Safety Town
- Exit 44 Aesthetic Update
- Kingsridge Update

### **Next Meeting Date**

- The next meeting is Monday, June 12, 2023, at 10:00 a.m. at Miami Township Government Center

### **Adjourn**

Andrew Rodney motioned to adjourn the meeting at 3:17 p.m. Emily Christian seconded the motion. The vote was all ayes, and the meeting was adjourned.