



MIAMI CROSSING
JOINT ECONOMIC DEVELOPMENT DISTRICT

2018 Annual Report

Miami Crossing

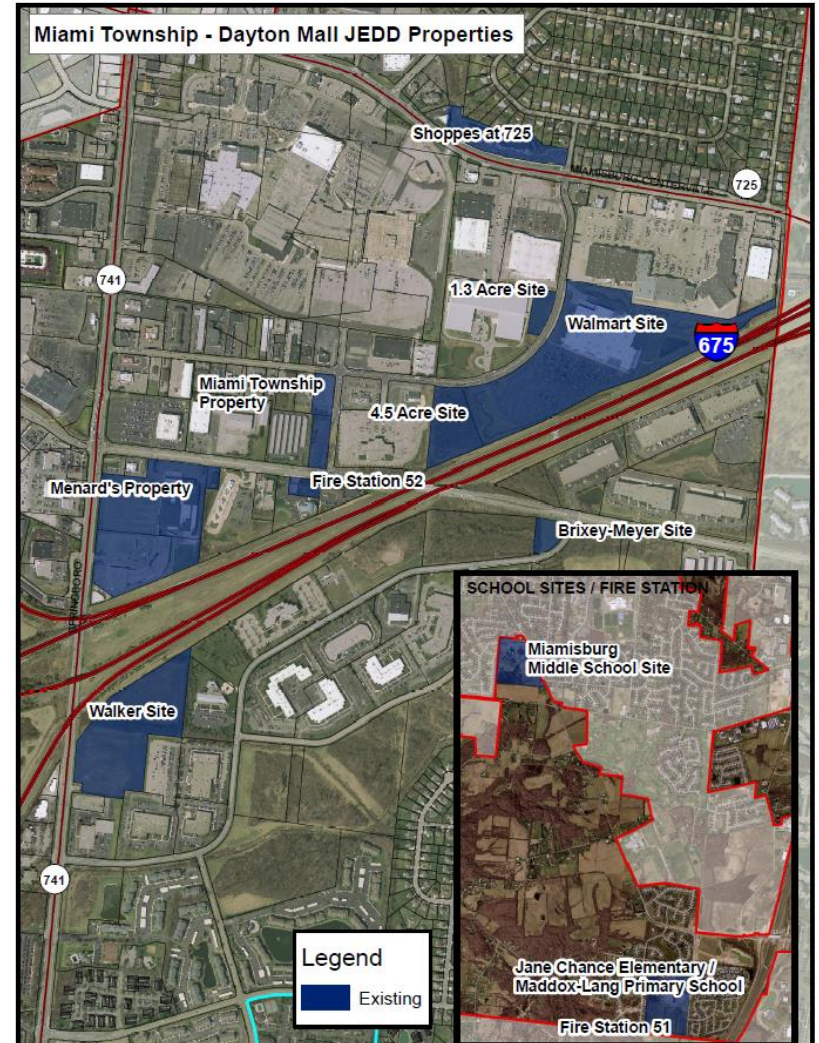
Joint Economic Development District (JEDD)

- 2009: Miami Township-Dayton Mall JEDD formed in June of 2009 to enable construction and development of certain public and private improvements located within and near the territory of the District
- 2010: Master Plan Committee created to draft a Master Plan for the Dayton Mall JEDD area
- 2011: JEDD Master Plan adopted
- 2012: Montgomery County removed as a JEDD member
- 2017: Contract Amended and district renamed the Miami Crossing JEDD



Miami Crossing JEDD

- The Contract's term is through December 31, 2060 and may be renewed.
- Currently, there are 22 commercial businesses and 5 government facilities in the JEDD.
- The total area of the JEDD is approximately 192 acres broken down into twelve main properties and seven property owners.



Primary Benefits

- Regional Cooperation
 - Combined services.
 - Use of Municipal Charter Powers to regulate speed limits, provide business assistance, etc.
- Tax Sharing –
 - As part of the JEDD agreement, the JEDD implemented an income tax of 1.75% in August of 2009. The rate was increased to 2.25% beginning January 2011 to maintain consistency with the rate in the City of Miamisburg.
 - Income tax is shared between Miami Township and the City of Miamisburg (70/30) after the JEDD retains 25%
- Protection from Annexation

Member Businesses



Brixey & Meyer

Lyons Crossing

King's Furniture
Menards
Sherwin-Williams

Miamisburg Schools

Jane Chance Elementary
Maddox-Lang Primary School
Miamisburg Middle School

Miami Valley Fire District

Fire Station 51
Fire Station 52

Point Blank Site

Point Blank Range &
Gunshop

Village on 725

Bella Nail Bar
Cookie Cutters
Fazoli's
GameStop
Jimmy John's
Scottrade
Shawnee Optical
Smashburger
Smoothie King
Sport Clips
Vitamin Shoppe
Waxxpot

Wal-Mart Supercenter

Smart Style
Subway
Walmart Optical
Woodforest Bank

Miami Crossing JEDD Board of Directors

The JEDD is governed by a five member Board:

- Chair Tracy Williams, September 16, 2021
- Vice-Chair Emily Christian, August 13, 2021
- Treasurer Clay McCord, August 13, 2020
- Chris Fine, August 13, 2022
- Chris Snyder, August 13, 2019



| **Board**

2018 Accomplishments

- Held Business Roundtable
- Worked with City of Miamisburg to jointly apply for CMAQ funding for pedestrian improvement project at Exit 44 on I-75
- Established fund for future improvements
- Continued marketing and branding of area as the Miami Crossing District



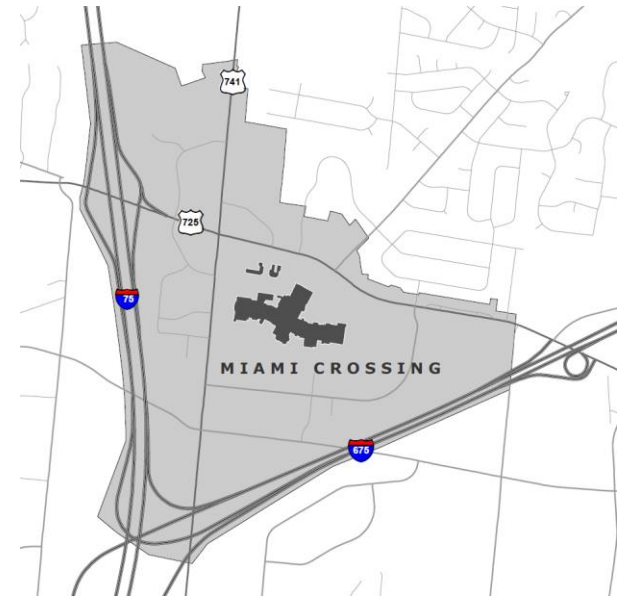
2018 Accomplishments



Accomplishments

2019 Plan

- Continue discussions with Washington Prime Group and Seritage
- Continue development of Miami Crossing
- Assist member businesses in development and expansion projects
- Hold a business roundtable with JEDD members



REVENUES	
Income Tax	\$826,009
Interest Income	\$4,270
Total Revenues:	\$830,278
EXPENDITURES	
Intergovernmental Disbursement – Payment to Miami Township	\$430,029
Intergovernmental Disbursement – Payment to City of Miamisburg	\$184,298
Liability Insurance	-
Legal Fees & Notices	\$6,881
Audit	\$1,497
Meetings/Office Supplies	-
Bank Fees	\$1,206
Miscellaneous	-
Miami Crossing District Development Fund	\$13,114
Economic Development Assistance Plan	-
Total Expenditures:	\$637,024
Total Receipts Less Expenditures:	\$193,254
Fund Balance (01/01/18)	\$1,241,056
Fund Balance (to date) before Reserves	\$1,435,410
RESERVES	
IGD to Miami Township - 2019	\$435,896
IGD to Miamisburg – 2019	\$186,813
Economic Development Assistance Activities	\$20,000
Total Reserves:	\$642,709
FUND BALANCE AFTER RESERVES	\$791,601



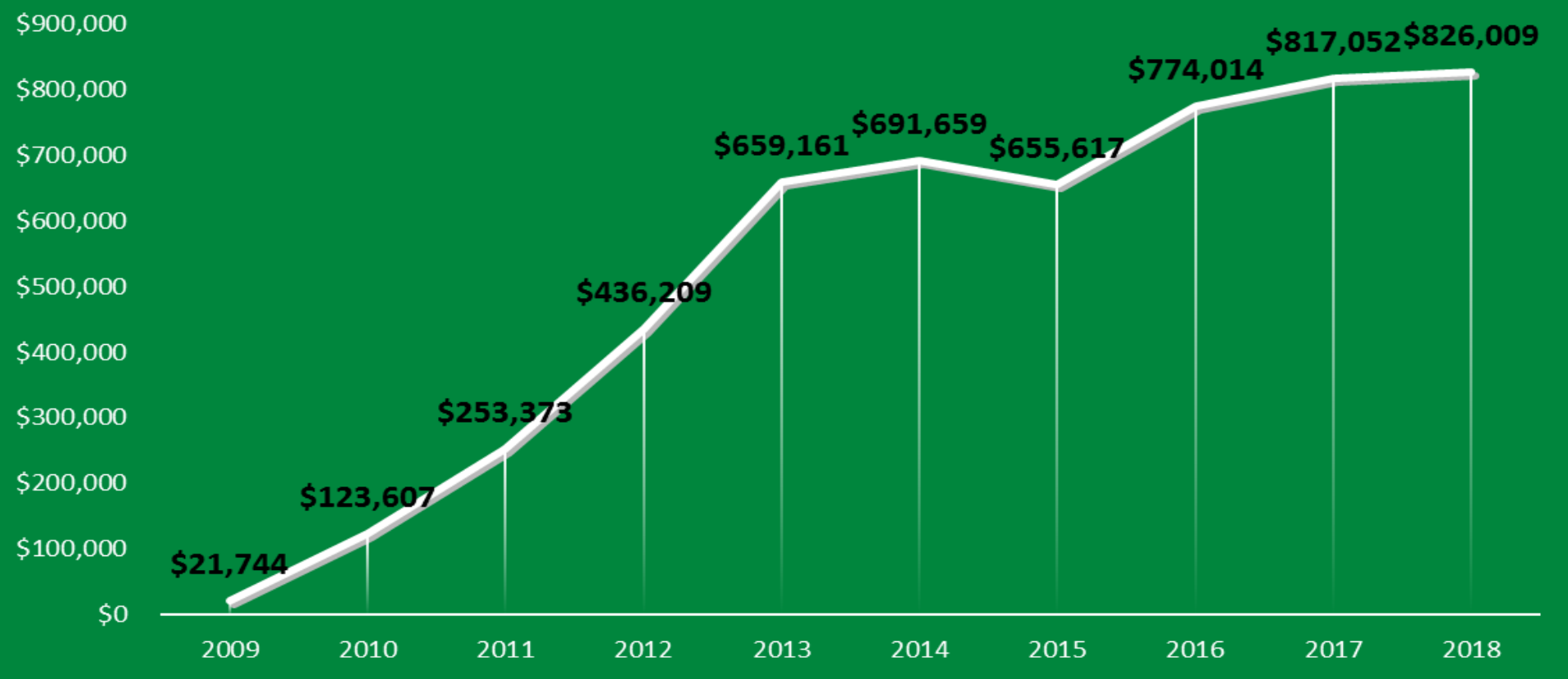
2018 Financial Summary

As of 10/31/2018

REVENUE	
Income Tax	\$ 810,000
Interest Income	4,400
Total Revenues:	\$ 814,400
EXPENDITURES	
Intergovernmental Disbursement to Miami Township	\$ 435,900
Intergovernmental Disbursement to City of Miamisburg	186,800
Liability Insurance	6,000
Legal Fees	2,500
Audit	-
Meetings/Office Supplies	750
Bank Fees	2,500
Legal Notices	200
Miscellaneous	100
Miami Crossing District Development Fund	100,000
Economic Development Assistance Plan	20,000
Development Projects/Maintenance Activities	30,000
Total Expenditures:	\$ 784,750
PROJECTED ENDING FUND BALANCE (after Reserves)	\$ 821,251



Income Tax Receipts



	2016 – Actual	2017– Actual	2018 – Projected	2019 – Budget
Total Revenue	\$774,822	\$819,102	\$830,009	\$814,400
Total Expenditures	\$599,114	\$621,758	\$637,024	\$784,750



2016-2019 Financial Summary