



MIAMI CROSSING
JOINT ECONOMIC DEVELOPMENT DISTRICT

2020 Annual Report

Miami Crossing

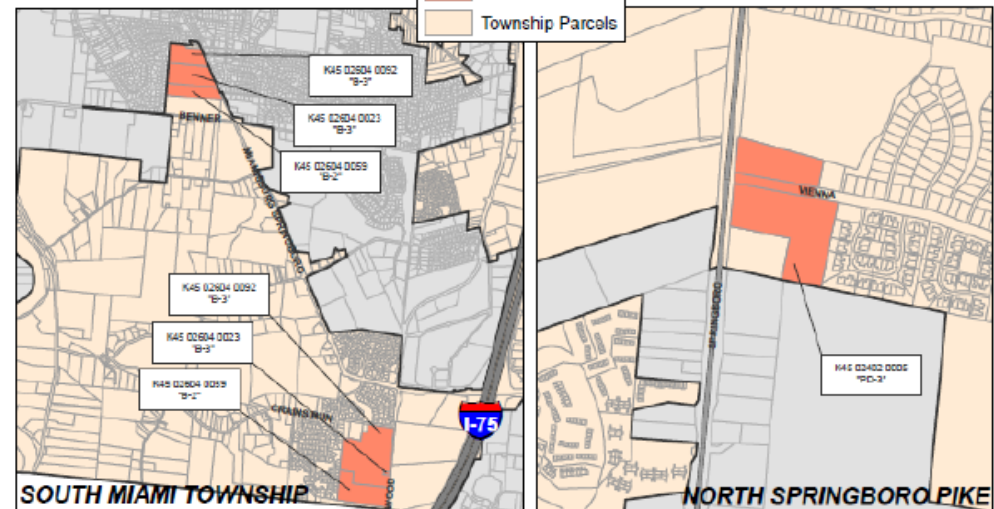
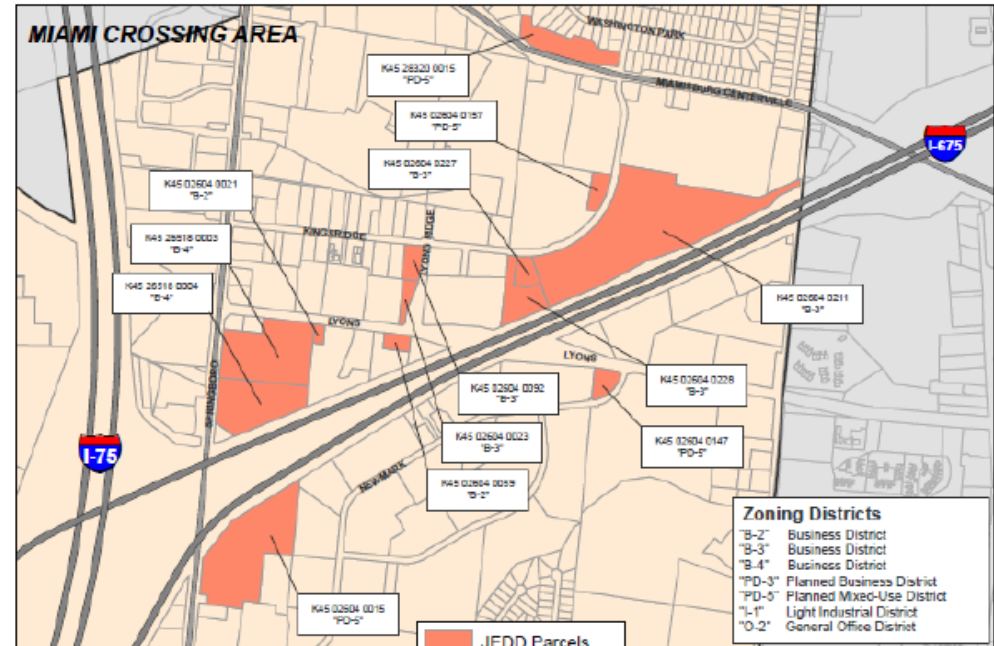
Joint Economic Development District (JEDD)

- 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 23 commercial businesses and 5 government facilities in the JEDD.
- The total area of the JEDD is approximately 204 acres broken down into thirteen main properties and eight 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

Vienna Center

Trilogy

Village on 725

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

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
- Kyle Hinkelman, August 13, 2023



2020 Accomplishments

- Utilized the Economic Development Assistance Program for the Village at 725.
- Updated budget to create a fund for I-75 / 725 Interchange work in the future
- Continued to market and brand the area as the Miami Crossing District

2021 Plan

- Help the Miami Crossing District, including the Dayton Mall, redevelop by supporting future changes
- Further incorporation of the Miami Crossing branding within the Dayton Mall and around the district.
- Distribute funds through the Economic Development Assistance Program
- Work with JEDD businesses to understand how COVID is impacting their business and see what opportunities the JEDD has to help these businesses



REVENUES	
Income Tax	\$ 793,176
Interest Income	4,425
Total Revenues:	\$ 797,601
EXPENDITURES	
2020 Inter-Government Disbursement to Miami Township	\$ 492,898
2020 Inter-Government Disbursement to Miamisburg	211,242
Liability Insurance	6,227
Legal Fees & Notices	3,048
Audit	3,075
Meetings/Office Supplies/Misc.	234
Bank Fees	2,195
Miami Crossing District Maintenance Activities	1,094
Economic Development Assistance Plan Contributions	20,000
Total Expenditures:	\$ 740,013
Total Receipts Less Expenditures:	\$ 57,588
Fund Balance (01/01/20)	1,720,660
Fund Balance before Reserves	1,778,248
RESERVES	
2021 Inter-Government Disbursement to Miami Township	\$ 418,741
2021 Inter-Government Disbursement to Miamisburg	179,460
Economic Development Assistance Activities	20,000
Total Reserves:	\$ 618,201
FUND BALANCE AFTER RESERVES	\$ 1,160,047

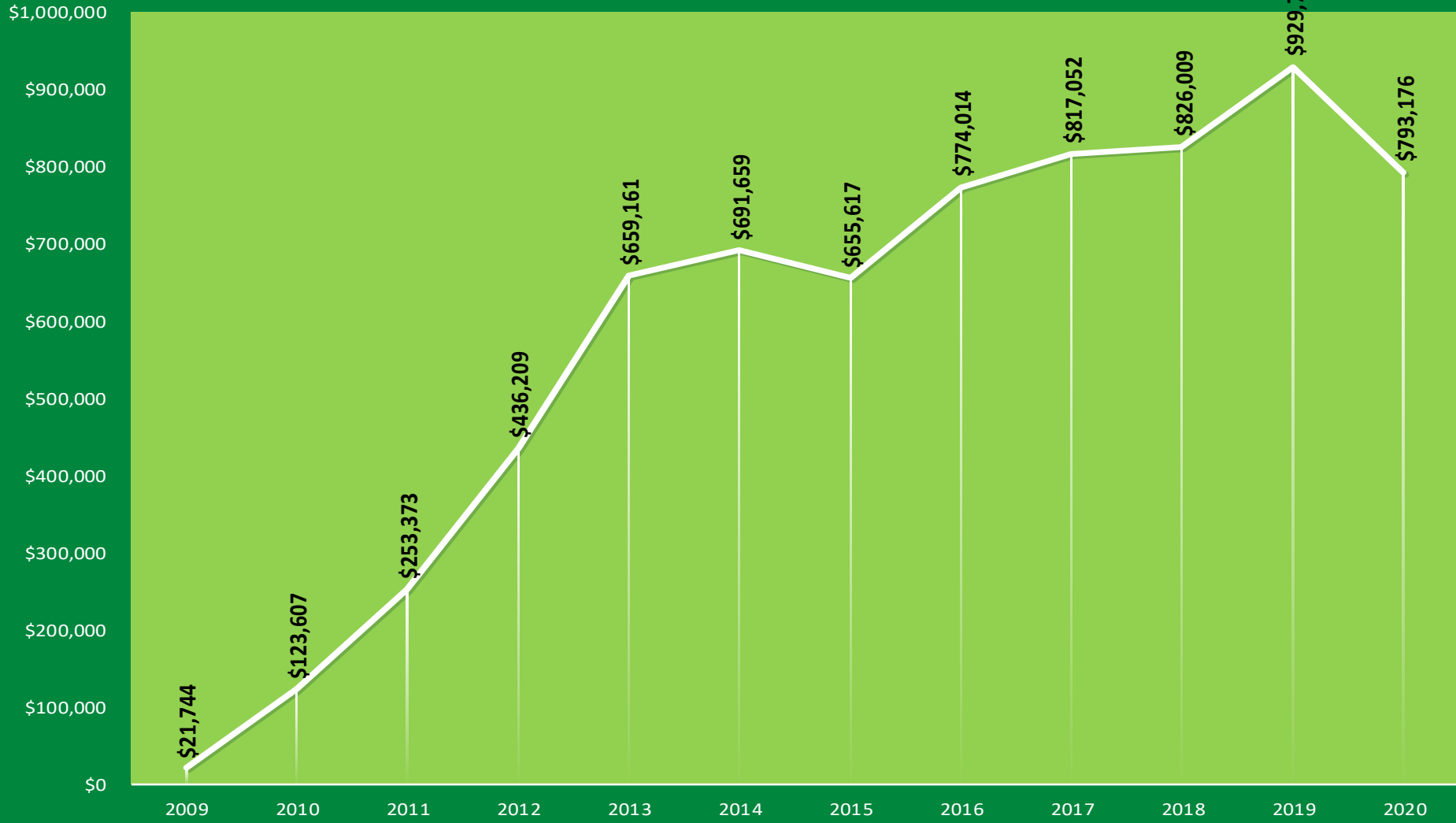


2020 Financial Summary

As of 11/24/2020

REVENUE	
Income Tax	\$ 780,000
Total Revenues:	\$ 780,000
EXPENDITURES	
Intergovernmental Disbursement to Miami Township	\$ 416,417
Intergovernmental Disbursement to City of Miamisburg	178,464
Liability Insurance	7,000
Legal Fees & Notices	2,600
Audit	-
Meetings/Office Supplies	350
Bank Fees	-
Miscellaneous	100
Miami Crossing District Development Fund	100,000
Economic Development Assistance Plan	20,000
Development District Maintenance Activities	2,000
Long-Term Maintenance Contributions	3,900
Tax Collection Legal Expense Reimbursements	2,500
Total Expenditures:	\$ 733,331
PROJECTED ENDING FUND BALANCE (after Reserves)	\$ 1,206,710

Income Tax Receipts



Income Tax Receipts