

**Annual Board Meeting  
Miami Township-Dayton JEDD**

**Miami Township Government Office  
2700 Lyons Road, Miamisburg, OH 45342**

**Agenda  
December 3, 2019  
11:00 a.m.**



- 1. Call to Order**
- 2. Welcome and Introductions**
- 3. Roll Call**
- 4. Approval of the November 14, 2019 Meeting Minutes**
- 5. Annual Report**
  - A. Discuss 2020 Plans for the District – Chair**
  - B. Discuss 2020 Budget – Treasurer**
- 6. Approve Resolution #1-2019 to Adopt 2020 Budget and 2020 Plans for the District**
- 7. Issues from Around the Table**
- 8. Public Comments**
- 9. Next Meeting Date**
  - A. Thursday, February 20, 2020 at 3:30 p.m. at Dayton-Wright Brothers Airport**
- 10. Adjourn**



**Miami Township • Dayton  
Joint Economic Development District**

**2019 Annual Report**

# Miami Township • Dayton Joint Economic Development District (JEDD)

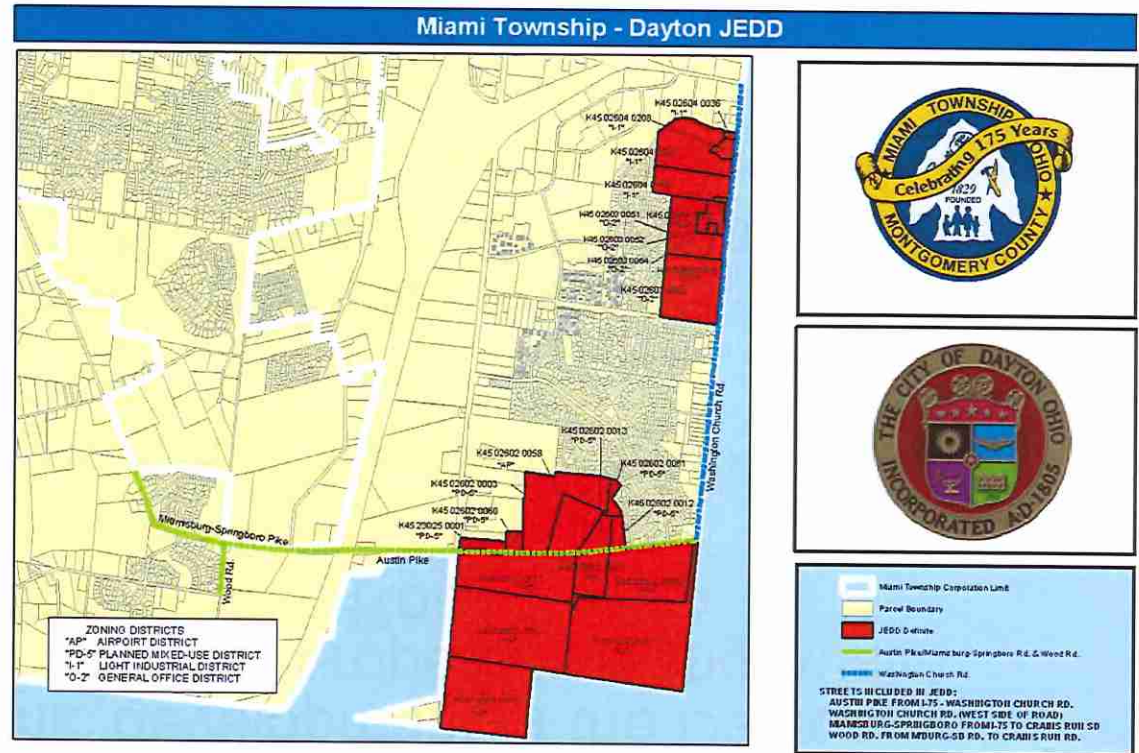
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- The Miami Township • Dayton JEDD was formed in July of 2005 to promote economic development of the Dayton Wright Brothers Airport and other properties along Austin Boulevard and Washington Church Road
- The JEDD contract was amended March 14, 2018
- In 2005 a Master Plan Committee was created to research and draft a Master Plan for the Dayton JEDD area
- In August 2006 the Master Plan was adopted
- The Master Plan was updated and Re-adopted on September 12, 2019



# Miami Township • Dayton JEDD

- The Contract's term is through December 31, 2103 and may be renewed.
- Currently, there are 13 businesses in the JEDD.
- The total area of the JEDD is approximately 655 acres broken down into 7 main properties and 7 property owners.



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**Location**

# Primary Benefits

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- 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% beginning January 1, 2006.
  - Income tax and property tax will be shared between Miami Township and the City of Dayton (50/50)
- Protection from Annexation



# Member Businesses



- FJM Family Investments
- Wright Brothers Storage Inns
- Legacy Ministries Int'l
- Dayton Christian Schools
- Refractory LLC
- Southbrook Christian Church
- Dayton Wright Brothers Airport
- First Flight Aviation, Inc
- Beavercreek Farms, Inc
- Wright B Flyer, Inc
- Connor Group
- First Billing – located inside The Connor Group building
- Humane Society of Greater Dayton



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**Members**

# The Miami Township • Dayton JEDD Board of Directors

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The JEDD is governed by a five member Board:

- Tawana Jones, Montgomery County, Chair
- Ford Weber, City of Dayton, Vice Chair
- Clay McCord, Miami Township, Treasurer
- Michael Cross, Airport Planning and Engineering Manager
- Ron Hess, Miami Township Administrator

We thank our outgoing members for their service!

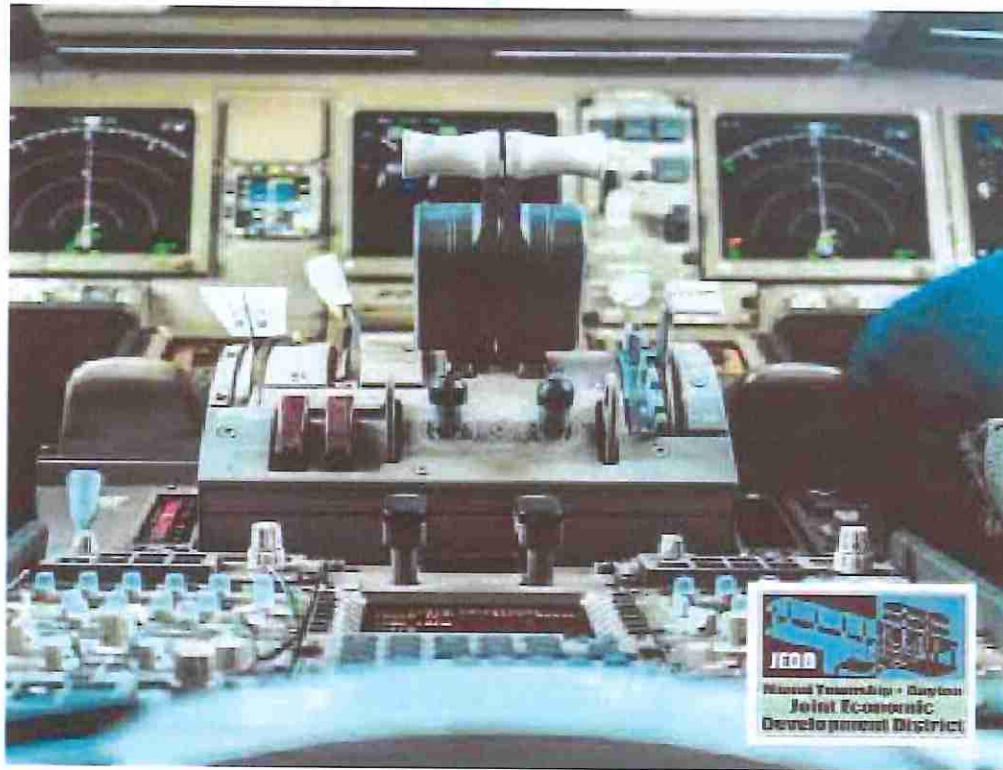
- Terry Slaybaugh, City of Dayton Airport Director
- Chris Snyder, Miami Township Community Development Director



# 2019 Accomplishments

- Updated and Re-adopted the JEDD Master Plan

## MIAMI TOWNSHIP - DAYTON JEDD **MASTER PLAN**



ADOPTED IN 2006 | UPDATED AND RE-ADOPTED 2019



Miami Township • Dayton  
Joint Economic Development District

## Accomplishments

# 2019 Accomplishments

➤ Adopted Airport Planned Development Zoning Standards

## Airport Planned Development: Area Map





# 2019 Accomplishments

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- Updated and Re-adopted the JEDD Master Plan
- Adopted Airport Planned Development Zoning Standards
- Approved the Development of two new Aircraft Hangars
- Worked with the City Airport Administration and Township staff to define a pathway for development of Airport land
- Successfully completed the 8<sup>th</sup> Annual Runway Fest



# 2020 Plan

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- Conclude discussions between the Department of Aviation and the Township on a path to make property available for development adjacent to the Airport
- Work with partners to utilize the Airport to its fullest potential as an economic catalyst for the JEDD
- Evaluate the opportunity to assess the current income tax rate
- Study the Airport frontage to enhance the 741 corridor
- Conduct the 9<sup>th</sup> Annual Runway Fest (8/14/2020)



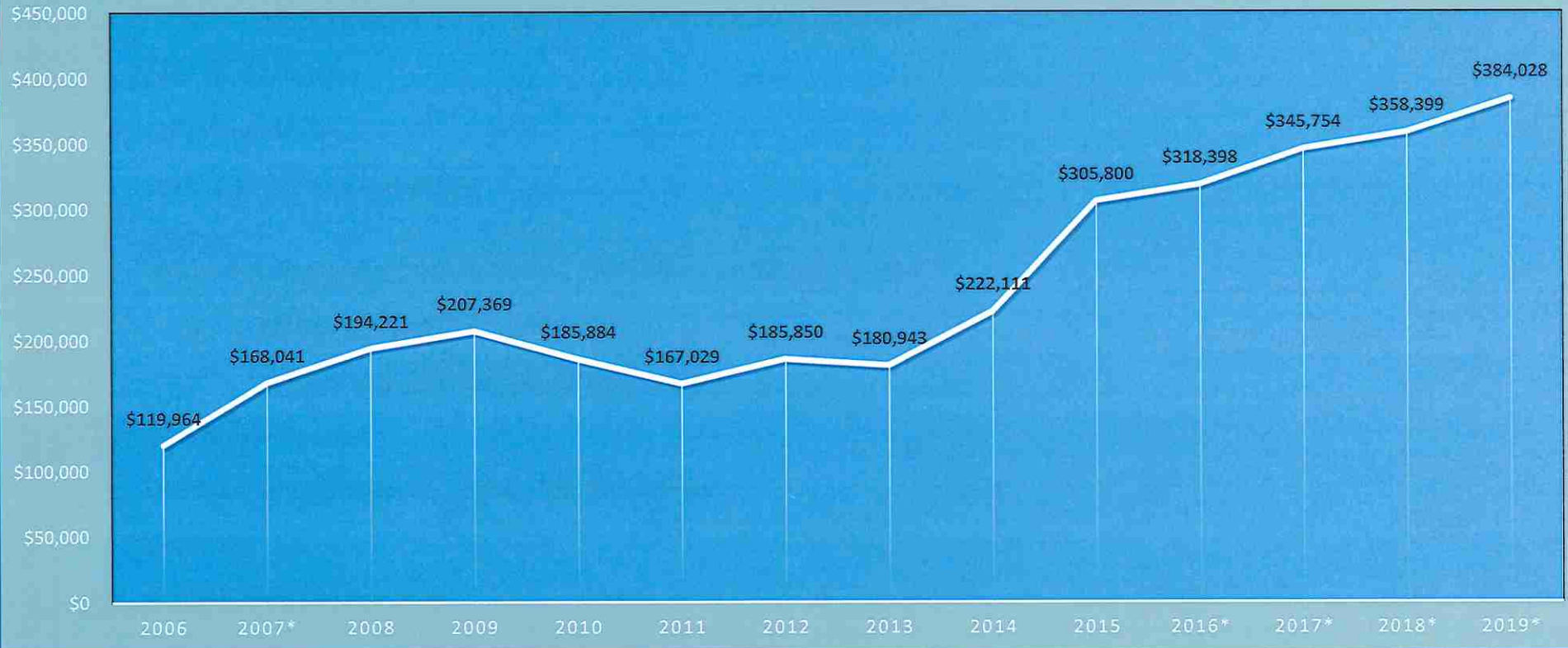
<b>REVENUES</b>	
Income Tax	\$ 320,000
Interest Income	2,700
<b>Total Revenues:</b>	<b>\$ 322,700</b>
<b>EXPENDITURES</b>	
Intergovernmental Disbursement - Payment to Miami Township	\$ 130,000
Intergovernmental Disbursement - Payment to City of Dayton	130,000
Economic Development Assistance Payments	50,000
Economic Development Activities – Runway Fest	10,000
Liability Insurance	5,500
Legal Fees	4,000
Meetings	250
Office Supplies	100
Legal Notices	50
Bank Fees	960
<b>Total Expenditures:</b>	<b>\$ 330,860</b>
<b>Net Contribution: (Revenue less Expenditures)</b>	<b>(\$ 8,160)</b>
Estimated Beginning Fund Balance (01/01/20)	\$ 884,323
Estimated Ending Fund Balance (12/31/20) - Before Reserves	\$ 876,163
<b>Reserved for Intergovernmental Disbursement &amp; LTMF</b>	
Reserved for 2020 Payment to Miami Township	\$ 130,000
Reserved for 2020 Payment to City of Dayton	\$ 130,000
For Long Term Maintenance: excludes interest income	\$ 16,609
<b>TOTAL RESERVES:</b>	<b>\$ 276,609</b>
<i>Projected Unreserved Fund Balance</i>	<i>\$ 599,554</i>



<b>REVENUES</b>	<b>As of 10/31/2019</b>	<b>Projected 12/31/19</b>
Income Tax (includes Q3-2018 Revenue of \$104,700)	\$ 406,278	\$ 488,728
Interest Income	2,829	3/779
<b>Total Revenues:</b>	<b>\$ 409,057</b>	<b>\$ 492,507</b>
<b>EXPENDITURES</b>		
Inter-Government Disbursement to Miami Township	\$ 135,434	\$ 135,434
Inter-Government Disbursement to City of Dayton	\$135,434	\$135,434
Liability Insurance	\$5,110	\$5,110
Legal Fees & Legal Notices	\$426	\$426
Audit	\$205	\$205
Meetings & Office Supplies	\$202	\$202
Bank Fees	\$833	\$993
Economic Development Assistance Plan	\$ 0	\$ 0
<b>Total Expenditures:</b>	<b>\$277,644</b>	<b>\$ 277,804</b>
<b>Net Contribution: (Revenue less Expenditures)</b>	<b>\$131,413</b>	<b>\$214,703</b>
Fund Balance (01/01/2018)	\$ 679,622	\$679,622
Fund Balance before Reserves	801,033	782,210
<b>Reserves for Inter-government Disbursement &amp; LTMF</b>		
2020 Inter-government Disbursement to Miami Township	152,355	183,273
2020 Inter-government Disbursement to City of Dayton	152,355	183,273
Economic Development Assistance	50,000	50,000
Long Term Maintenance (excludes interest income)	16,196	16,609
<b>TOTAL RESERVES:</b>	<b>\$370,906</b>	<b>\$261,032</b>
<i>Unreserved Fund Balance</i>	<i>\$430,127</i>	<i>\$521,178</i>



## INCOME TAX RECEIPTS



### 2015 – 2019 Financial Summary

	2016 – Actual	2017 – Actual	2018 – Actual	2019 – Estimate	2020 – Budget
Total Revenue	\$ 239,177	\$ 448,763	\$ 358,399	\$ 331,287	322,700
Total Expenditures	\$ 236,459	\$ 275,438	\$ 317,015	\$ 289,256	330,860
Fund Balance After Reserves & LTMF	<b>\$ 376,549</b>	<b>\$ 450,215</b>	<b>\$ 502,808</b>	<b>\$521,178</b>	<b>\$506,418</b>



**Miami Township • Dayton**  
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\* Income tax receipts adjusted to show amounts in year collected versus received.