

**Annual Board Meeting
Miami Crossing JEDD**

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



MIAMI CROSSING
JOINT ECONOMIC DEVELOPMENT DISTRICT

**Agenda
December 3, 2019
11:30 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. Tuesday, February 11, 2020 at 2:00 p.m. at Miami Township Government Center**
- 10. Adjourn**



MIAMI CROSSING

JOINT ECONOMIC DEVELOPMENT DISTRICT

2019 Annual Report

Miami Crossing

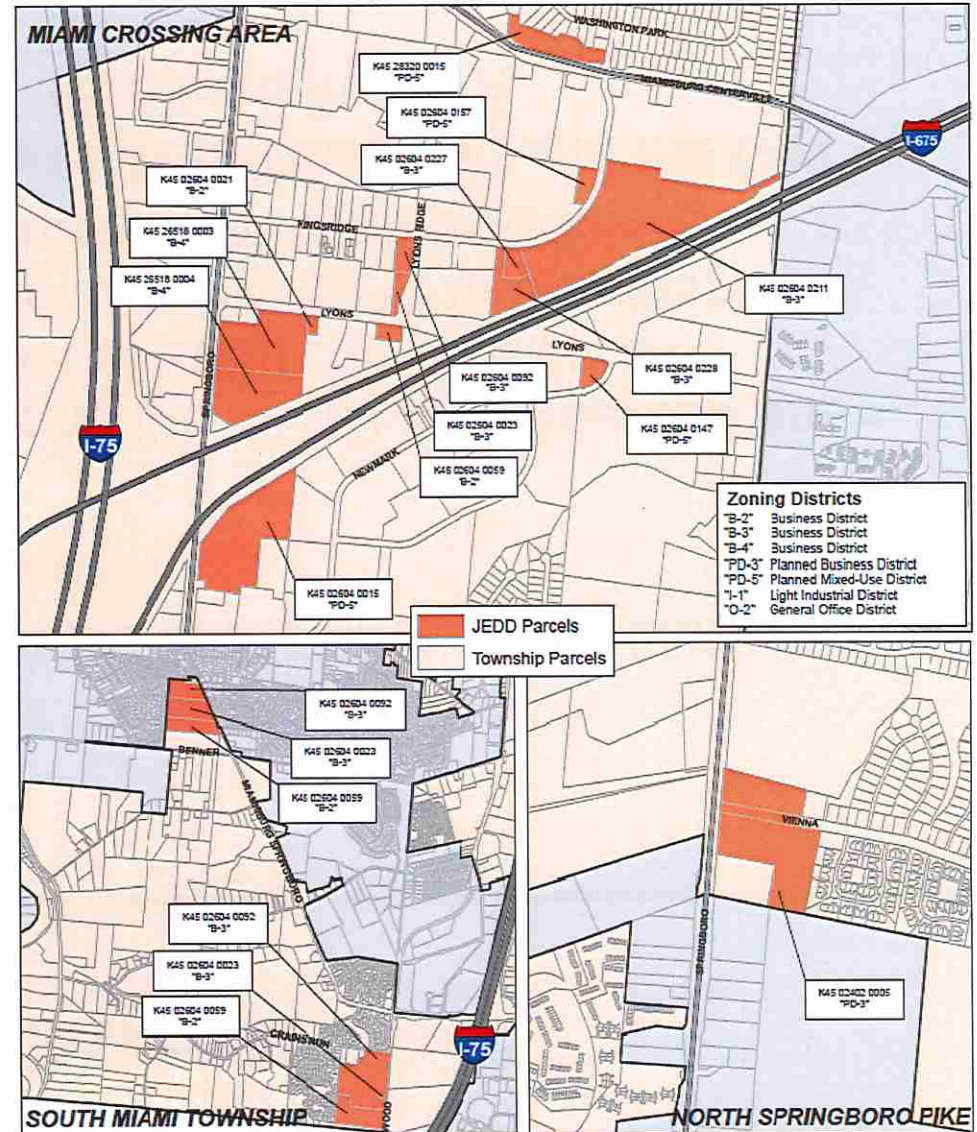
Joint Economic Development District (JEDD)

- 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

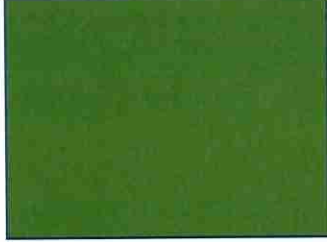
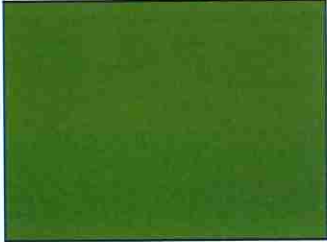
- The Contract's term is through December 31, 2060 and may be renewed.
- Currently, there are 23 commercial businesses and 5 government facilities in the JEDD.
- The total area of the JEDD is approximately 204 acres broken down into thirteen main properties and eight property owners.



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

Village on 725

Bella Nail Bar
Cookie Cutters
Fazoli's
GameStop
Jimmy John's
R Taco
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
- Kyle Hinkelman, August 13, 2023

2020 Plans for District

- Distribute funds to first recipient of Economic Development Assistance Program
- Begin to fund the future improvements to Exit 44
- Further incorporation of the Miami Crossing branding within the Dayton Mall and around the district.
- Help the Miami Crossing District, including the Dayton Mall, redevelop by supporting future changes

2019 Accomplishments

- Replacement of seasonal banners on Kingsridge Drive and Lyons Road
- Addition of 12 acres of land on State Route 741 (Vienna Center), and R Taco into the JEDD
- Incorporation of the Miami Crossing branding within the Dayton Mall
- Adopted an Economic Development Assistance Program
- Continued marketing and branding of area as the Miami Crossing District



REVENUES	
Income Tax	\$ 929,773
Interest Income	8,0600
Total Revenues:	\$ 937,833
EXPENDITURES	
2019 Inter-Government Disbursement to Miami Township	\$ 436,585
2019 Inter-Government Disbursement to Miamisburg	187,108
Liability Insurance	-
Legal Fees & Notices	5,442
Audit	-
Meetings/Office Supplies	207
Bank Fees	2,222
Miami Crossing District Development Fund	1,350
Economic Development Assistance Plan	4,900
Total Expenditures:	\$ 637,814
Total Receipts Less Expenditures:	\$ 300,678
Fund Balance (01/01/19)	1,426,809
Fund Balance before Reserves	1,726,828
RESERVES	
2020 Inter-Government Disbursement to Miami Township	\$ 492,362
2020 Inter-Government Disbursement to Miamisburg	211,012
Economic Development Assistance Activities	40,000
Total Reserves:	\$ 744,035
FUND BALANCE AFTER RESERVES – 12/31/2019	\$ 983,453



REVENUE	
Income Tax	\$ 900,000
Interest Income	9,000
Total Revenues:	\$ 909,000
EXPENDITURES	
Intergovernmental Disbursement to Miami Township	\$ 506,000
Intergovernmental Disbursement to City of Miamisburg	217,000
Liability Insurance	6,000
Legal Fees & Notices	5,500
Audit	5,000
Meetings/Office Supplies	750
Bank Fees	2,400
Miscellaneous	100
Miami Crossing District Development Fund	100,000
Exit 44 Improvement Project Reserve Fund	25,000
Economic Development Assistance Plan	25,000
Development Projects/Maintenance Activities	5,000
Total Expenditures:	\$ 897,750
PROJECTED ENDING FUND BALANCE 12/31/2020 (after Reserves)	\$ 955,578



Income Tax Receipts



	2016 – Actual	2017– Actual	2018 – Actual	2019 – Projected	2020 – Budget
Total Revenue	\$ 774,822	\$ 819,102	\$ 826,009	\$ 938,713	\$ 909,000
Total Expenditures	\$ 599,114	\$ 621,758	\$ 645,837	\$ 638,035	\$ 867,750



2016-2019 Financial Summary