



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

## **2021 Annual Report**

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

- The Jedd is in its 16<sup>th</sup> year!!
  - Formed in 2005 and amended in 2018, the Miami Township • Dayton JEDD is designed to promote economic development of the Dayton Wright Brothers Airport and other properties along Austin Boulevard and Washington Church Road
- The JEDD Master Plan is our guide to implement our mission.
  - It was created in 2005 and updated & re-adopted in 2019



ADOPTED IN 2006 | UPDATED AND RE-ADOPTED 2019

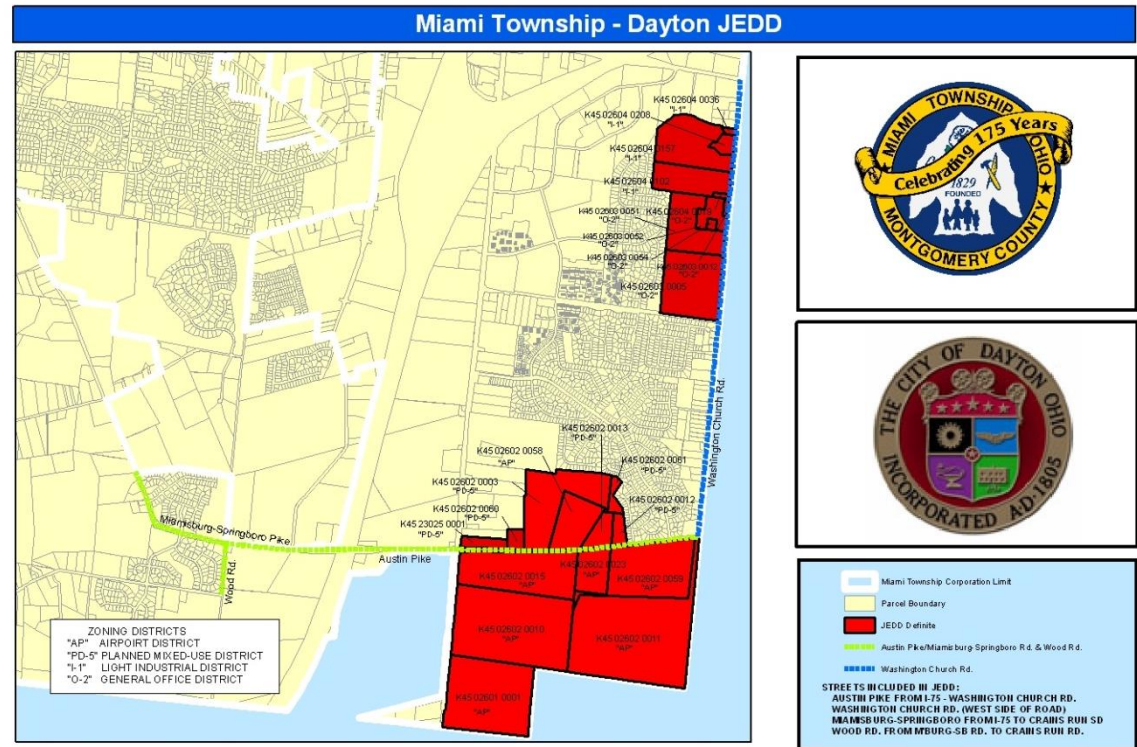


Miami Township • Dayton  
Joint Economic Development District

**Formation**

# Miami Township • Dayton JEDD

- The Contract's term is through December 31, 2103 and may be renewed.
- Currently, there are 12 businesses in the JEDD.
- The total area of the JEDD is approximately 655 acres broken down into 7 main properties and 7 property owners.



# 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



- Fred J. Miller Inc**
- Wright Brothers Storage Inns**
- Legacy Ministries Int'l**
- Dayton Christian Schools**
- Southbrook Christian Church**
- Dayton Wright Brothers Airport**



- First Flight Aviation, Inc**
- Beavercreek Farms, Inc**
- Wright B Flyer, Inc**
- Connor Group**
- Humane Society of Greater Dayton**
- Cornerstone Research Group**



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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:

- Chair – Erik Collins, Montgomery County
- Vice Chair - Mike Cross, Airport Planning and Engineering Manager
- Treasurer - Clay McCord, Miami Township
- Keith Klein, City of Dayton
- Ron Hess, Miami Township Administrator



# 2021 Accomplishments

## ➤ Incentivized Economic Development

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The Dayton JEDD contributed \$50,000 to help fund the installation of a fiber ring.

The fiber ring will run down Washington Church Road and be available to all JEDD businesses.

The Dayton JEDD also provided funding towards new school zone signs on Washington Church Road for Dayton Christian School. The previous signs had been damaged by vehicles.



# 2021 Accomplishments

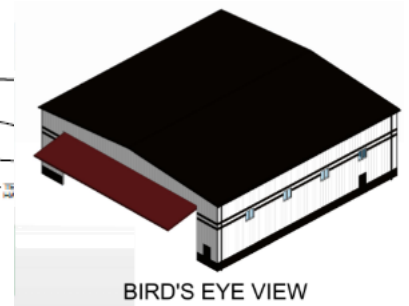
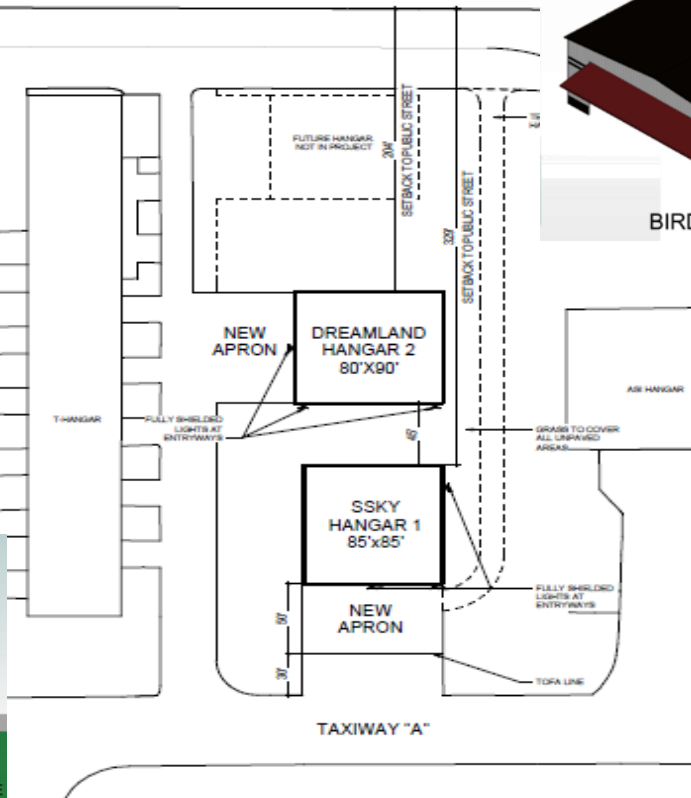
➤ Development of two new Aircraft Hangars



COLORS:  
ROOF: MIDNIGHT BRONZE  
TRIM: MIDNIGHT BRONZE  
OR DOOR: MAROON  
WALLS: POLAR WHITE

FRONT PERSPECTIVE

SPRINGBORO PIKE (ROUTE 741)



BIRD'S EYE VIEW



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## Accomplishments

# 2021 Accomplishments

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- Established 30,000 incentive grant for the re-paving of Washington Church Road
- Developed of two new Aircraft Hangars
- Worked with the City Airport Administration and Township staff to define a pathway for development of Airport land



# 2022 Plan

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- Incentivize additional businesses within the JEDD
- Continue 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



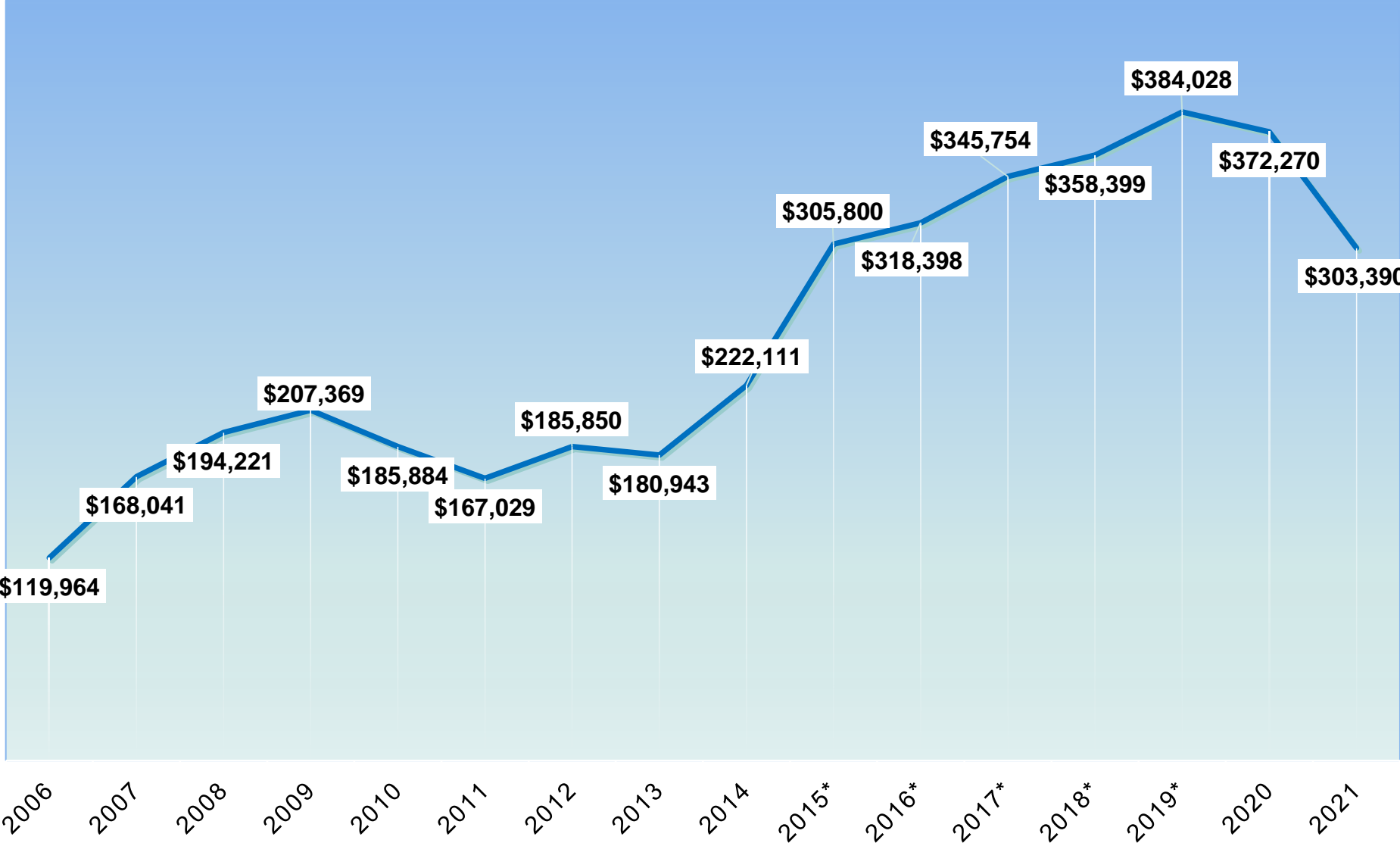
<b>REVENUES</b>	
Income Tax (Q3 collections have not been received from City of Dayton – estimated at \$65,000)	\$ 303,390
<b>Total Revenues:</b>	<b>\$ 303,390</b>
<b>EXPENDITURES</b>	
Inter-Government Disbursement to Miami Township	\$ 139,601
Inter-Government Disbursement to City of Dayton	139,601
Liability Insurance	5,255
Legal Fees & Legal Notices	2,429
Audit	-0-
Meetings & Office Supplies	95
Bank Fees	93
Maintenance Activities (net of insurance reimbursements)	791
<b>Total Expenditures:</b>	<b>\$ 287,866</b>
<b>Net Contribution: (Revenue less Expenditures)</b>	<b>\$ 15,524</b>
Fund Balance (01/01/2021)	\$ 923,380
Fund Balance before Reserves	938,904
<b>Reserves for Inter-government Disbursement &amp; LTMF</b>	
2022 Intergovernmental Disbursement to Miami Township (based on estimated Q2-2021 Collections)	113,771
2022 Intergovernmental Disbursement to City of Dayton (based on estimated Q2-2021 Collections)	113,771
Economic Development Assistance	50,000
Long Term Maintenance (excludes interest income) (based on estimated Q2-2021 Collections)	15,682
<b>TOTAL RESERVES:</b>	<b>\$ 293,224</b>
<b>Unreserved Fund Balance</b>	<b>\$ 645,680</b>



<b>REVENUES</b>	
Income Tax	\$ 320,000
<b>Total Revenues:</b>	<b>\$ 320,000</b>
<b>EXPENDITURES</b>	
2021 Intergovernmental Disbursement - Payment to Miami Township	\$ 120,000
2021 Intergovernmental Disbursement - Payment to City of Dayton	120,000
Economic Development Assistance Payments	50,000
Economic Development Activities – Runway Fest	10,000
Liability Insurance	5,500
Legal Fees/Notices	4,050
Audit	3,000
Maintenance Activities	500
Meetings/Office Supplies	350
<b>Total Expenditures:</b>	<b>\$ 313,400</b>
<b>Net Contribution: (Revenue less Expenditures)</b>	<b>\$ 6,600</b>
Estimated Beginning Fund Balance (01/01/2022)	\$ 859,793
Estimated Ending Fund Balance (12/31/2022) - Before Reserves	866,393
<b>RESERVES</b>	
2022 Inter-Government Distribution to Miami Township	\$ 120,000
2022 Inter-Government Distribution to the City of Dayton	120,000
Economic Development Assistance Activities	50,000
Long-Term Maintenance: excludes interest income	17,736
<b>TOTAL RESERVES:</b>	<b>\$ 307,736</b>
<b>Projected Fund Balance – After Reserves</b>	<b>\$ 558,657</b>



### MT/Dayton JEDD Revenues



\* Income tax receipts adjusted to show amounts in year collected versus received.