



MIAMI CROSSING
JOINT ECONOMIC DEVELOPMENT DISTRICT

2021 Annual Report

Miami Crossing

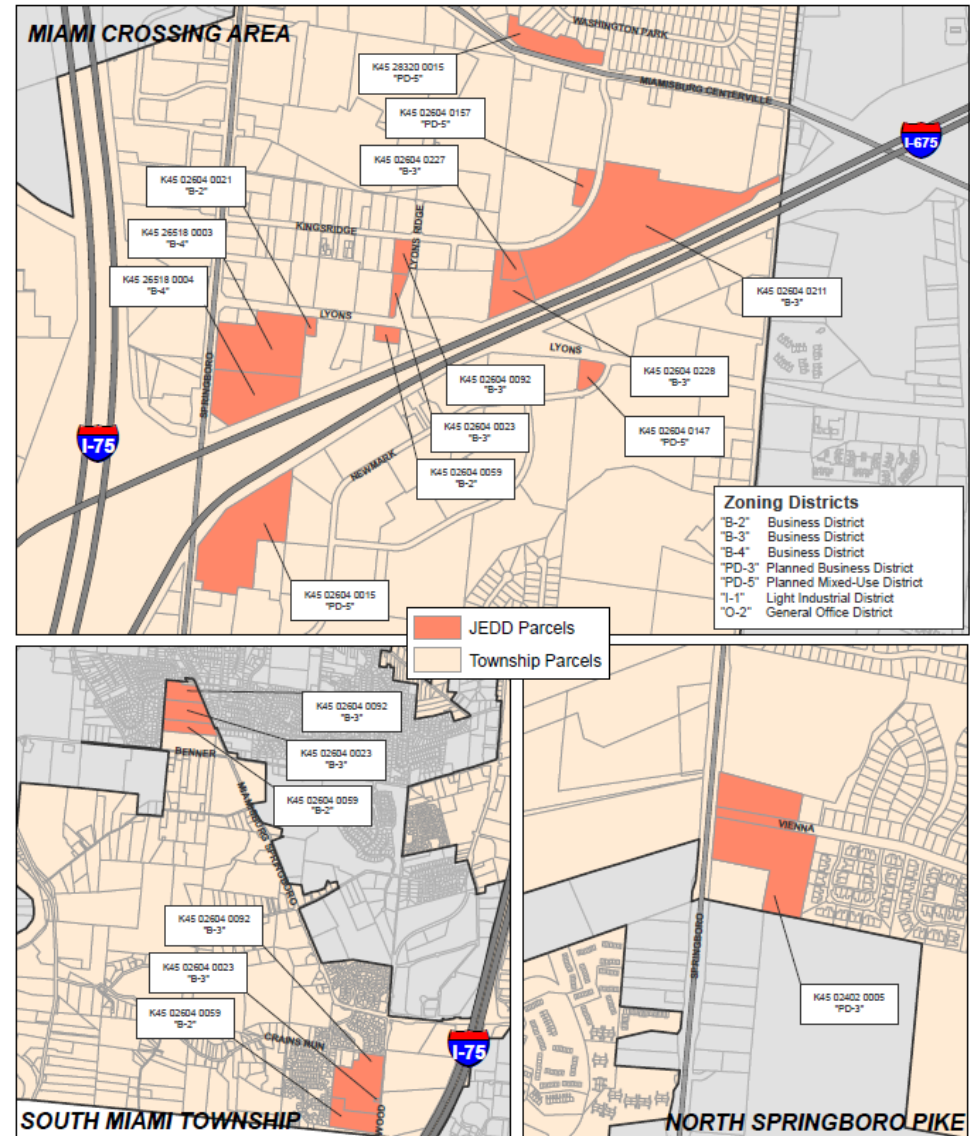
Joint Economic Development District (JEDD)

- 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 27 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
Clinical Research Solutions
Eagles Real Estate Group
Medical Billing Advantage

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
 Vienna Springs Health
 Campus

Village on 725
 Ameritrade
 Bella Nail Bar
 Cookie Cutters
 GameStop
 Jimmy John's
 R Taco
 So Pizza
 Shawnee Optical
 Smashburger
 Smoothie King
 Sport Clips
 Vitamin Shoppe
 Waxxpot
 Code Ninjas

Wal-Mart Supercenter
 Smart Style
 Subway
 Jackson Hewitt
 Woodforest Bank

Miami Crossing JEDD Board of Directors

The JEDD is governed by a five-member Board:

- Chair Tawana Jones, Montgomery County
- Vice-Chair Emily Christian, City of Miamisburg
- Treasurer Clay McCord, Miami Township
- Chris Fine, City of Miamisburg
- Ron Hess, Miami Township



| **Board**

2021 Accomplishments

- Addition of Vienna Springs Health Campus
- Incorporation of the Miami Crossing branding within the Dayton Mall
- Distributed Economic Development Assistance to Code Ninja for building upgrades
- Continued marketing and branding of area as the Miami Crossing District



Accomplishments

2022 Plans for District

- Continue to look for ways to help JEDD businesses through the Economic Development Assistance Fund
- 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



REVENUES	
Income Tax	\$ 1,169,621
Total Revenues:	\$ 1,169,621
EXPENDITURES	
2021 Inter-Government Disbursement to Miami Township	\$ 418,748
2021 Inter-Government Disbursement to Miamisburg	179,464
Liability Insurance	6,978
Legal Fees & Notices	2,576
Audit	-
Meetings/Office Supplies/Misc.	95
Bank Fees	-
Miami Crossing District Development Fund	10,000
Landscaping (ROW)	5,646
Total Expenditures:	\$ 623,508
Total Receipts Less Expenditures:	\$ 546,114
Fund Balance (01/01/2021)	1,778,063
Fund Balance (12/31/2022) before Reserves	2,324,176
RESERVES	
2022 Inter-Government Disbursement to Miami Township	\$ 614,051
2022 Inter-Government Disbursement to Miamisburg	263,165
Local Match Contribution for ODOT Exit #44 Redesign Project	128,700
Economic Development Assistance Activities	30,000
Total Reserves:	\$ 1,035,916
FUND BALANCE AFTER RESERVES	\$ 1,288,260

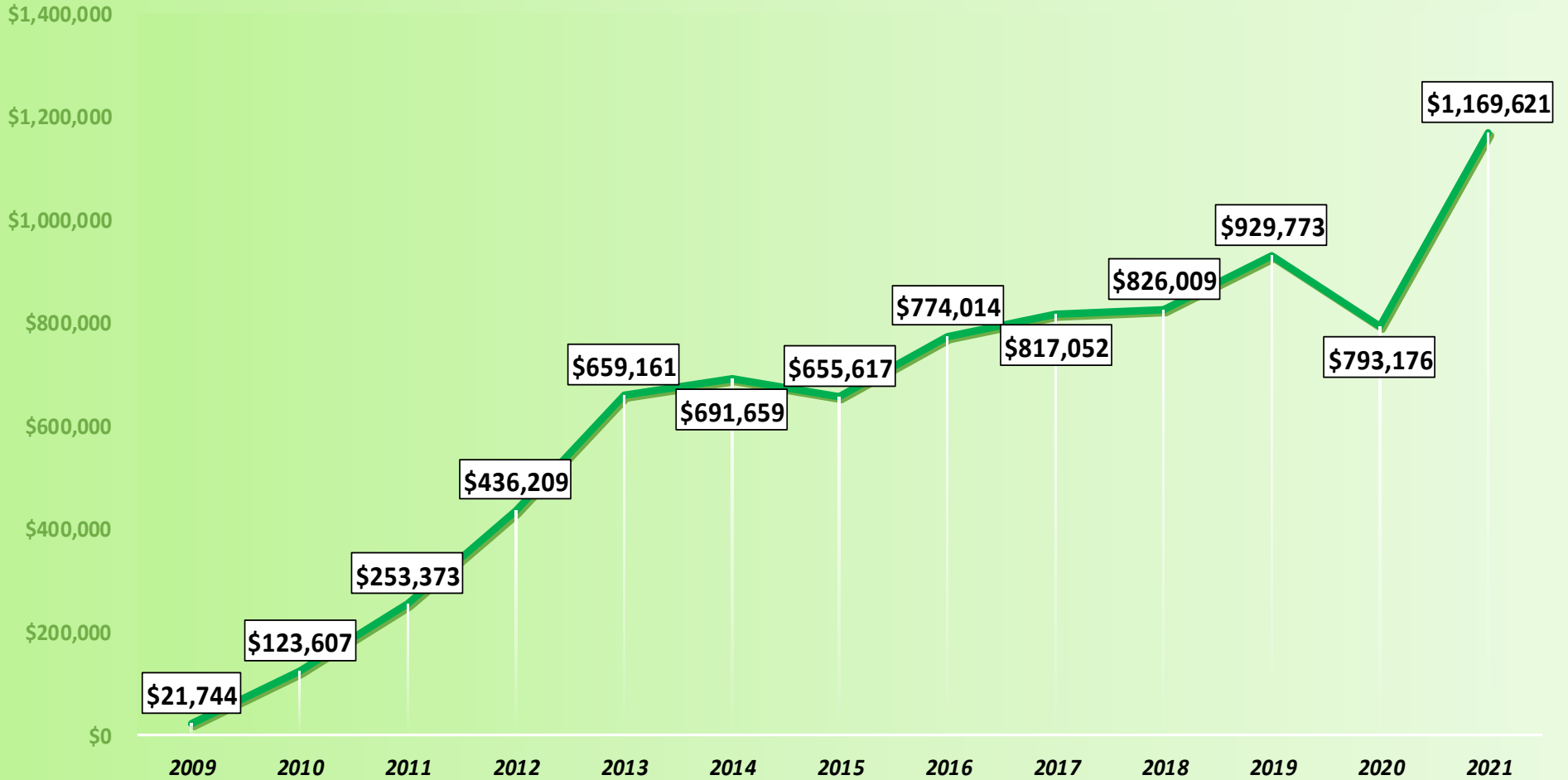


2021 Financial Summary

REVENUE		
Income Tax	\$ 967,480	
Total Revenue:		\$ 967,480
OPERATING EXPENSES		
Liability Insurance	\$ 7,000	
Legal Counsel Fees & Notices	5,100	
Maintenance (ROW, Banners)	4,250	
Audit	-0-	
Meetings/Office Supplies	350	
Bank Fees	-0-	
Miscellaneous	100	
		\$ 16,800
INTER-GOVERNMENT DISTRIBUTIONS		
Miami Township	\$ 507,927	
City of Miamisburg	217,683	
		\$ 725,610
ECONOMIC DEVELOPMENT EXPENDITURES		
Specific Projects	\$ 128,700	
Miami Crossing District Development Fund	50,000	
Economic Development Assistance Payments	20,000	
Development Plans	50,000	
		\$ 248,700
Total Expenditures:	\$ 991,110	\$ 991,110
NET CONTRIBUTION TO ENDING BALANCE:		(\$23,630)
PROJECTED ENDING FUND BALANCE 12/31/2022		\$ 2,300,546



Miami Crossing Revenues



Income Tax Receipts 2009-Present