



**MIAMI CROSSING**  
JOINT ECONOMIC DEVELOPMENT DISTRICT

# 2022 Annual Report

# Miami Crossing

## Joint Economic Development District (JEDD)

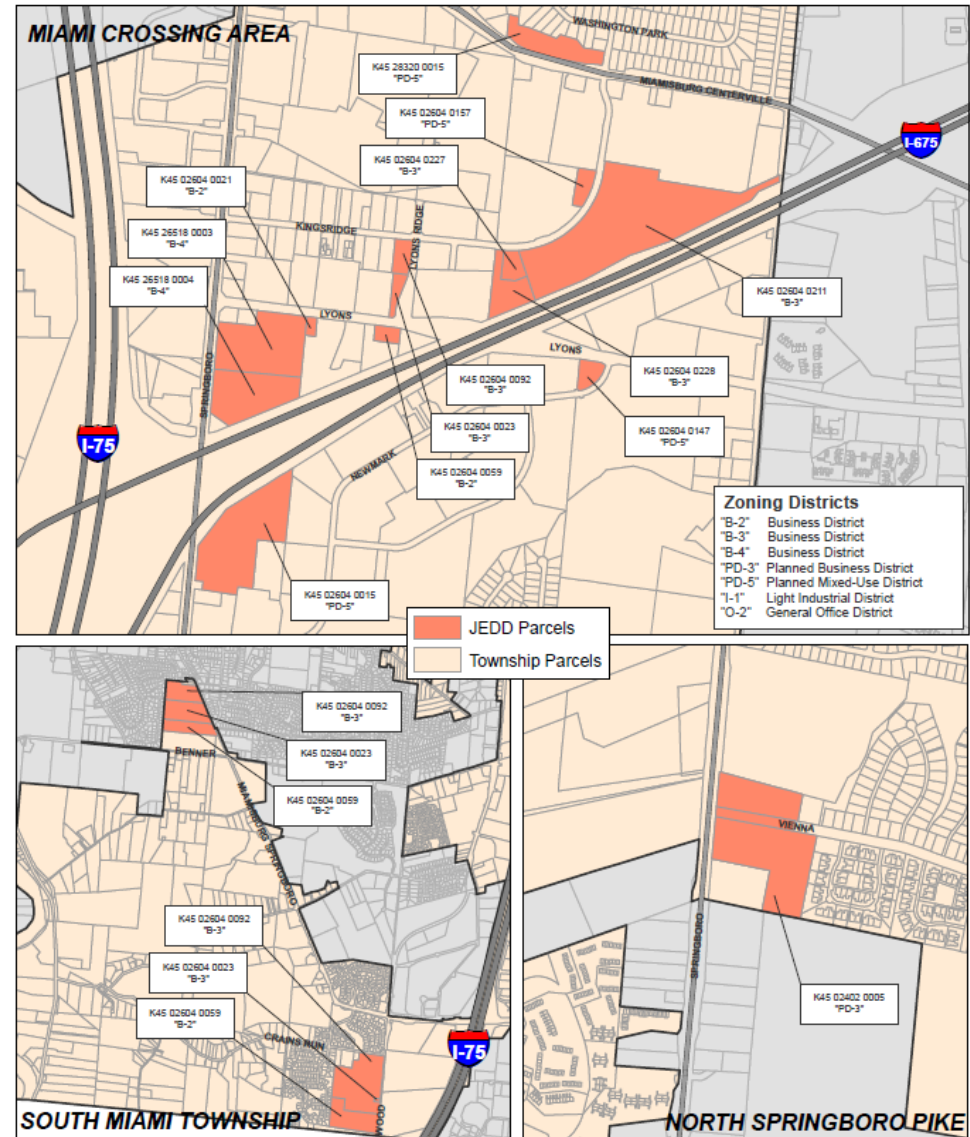
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- 2009: Miami Township-Dayton Mall JEDD formed in June of 2009 to enable construction and development of certain public and private improvements located within and near the territory of the District
- 2010: Master Plan Committee created to draft a 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 26 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

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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% 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**  
 Range USA Dayton

**Vienna Center**  
 Vienna Springs Health  
 Campus

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

**Wal-Mart Supercenter**  
 Smart Style  
 Subway  
 Jackson Hewitt  
 Woodforest Bank

# Miami Crossing JEDD Board of Directors

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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
- Andrew Rodney (part year), City of Miamisburg
- Chris Fine (part year), City of Miamisburg
- Alex Carlson (part year), Miami Township
- Ron Hess (part year), Miami Township



| **Board**

# 2022 Accomplishments

- Landscaping near Vienna Springs Health Campus
- Incorporation of the Miami Crossing branding within the Dayton Mall
- Continued marketing and branding of area as the Miami Crossing District
- Executed Agreement with Kleingers Group for Professional Design Services
- Executed Agreement with Choice Engineering for Kingsridge Feasibility Study



# 2023 Plans for District

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- 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



<b>REVENUES</b>	
Income Tax (Q3 collections have not been received from City of Miamisburg)	<b>\$ 1,035,416</b>
<b>Total Revenues:</b>	<b>\$ 1,035,416</b>
<b>EXPENDITURES</b>	
Inter-Government Disbursement to Miami Township <i>(based on Prior Year collections)</i>	\$ 507,927
Inter-Government Disbursement to Miamisburg <i>(based on Prior Year collections)</i>	217,683
Liability Insurance	6,580
Legal Fees & Notices	2,418
Audit	1,599
Meetings/Office Supplies/Misc.	149
Bank Fees	-
Miami Crossing District Development Fund	14,828
Landscaping (ROW)	8,570
<b>Total Expenditures:</b>	<b>\$ 759,754</b>
<b>Net Contribution: (Revenues Less Expenditures)</b>	<b>\$ 275,662</b>
Fund Balance (01/01/2022)	\$ 2,324,210
Fund Balance (12/31/2023) before Reserves	2,623,270
<b>RESERVES</b>	
Inter-Government Disbursement to Miami Township <i>(based on Current Year collections)</i>	\$ 709,363
Government Disbursement to Miamisburg <i>(based on Current Year collections)</i>	304,013
Local Match Contribution for ODOT Exit #44 Redesign Project	128,700
Economic Development Assistance Activities	50,000
<b>Total Reserves:</b>	<b>\$ 1,192,076</b>
<b>FUND BALANCE AFTER RESERVES</b>	<b>\$ 1,431,194</b>

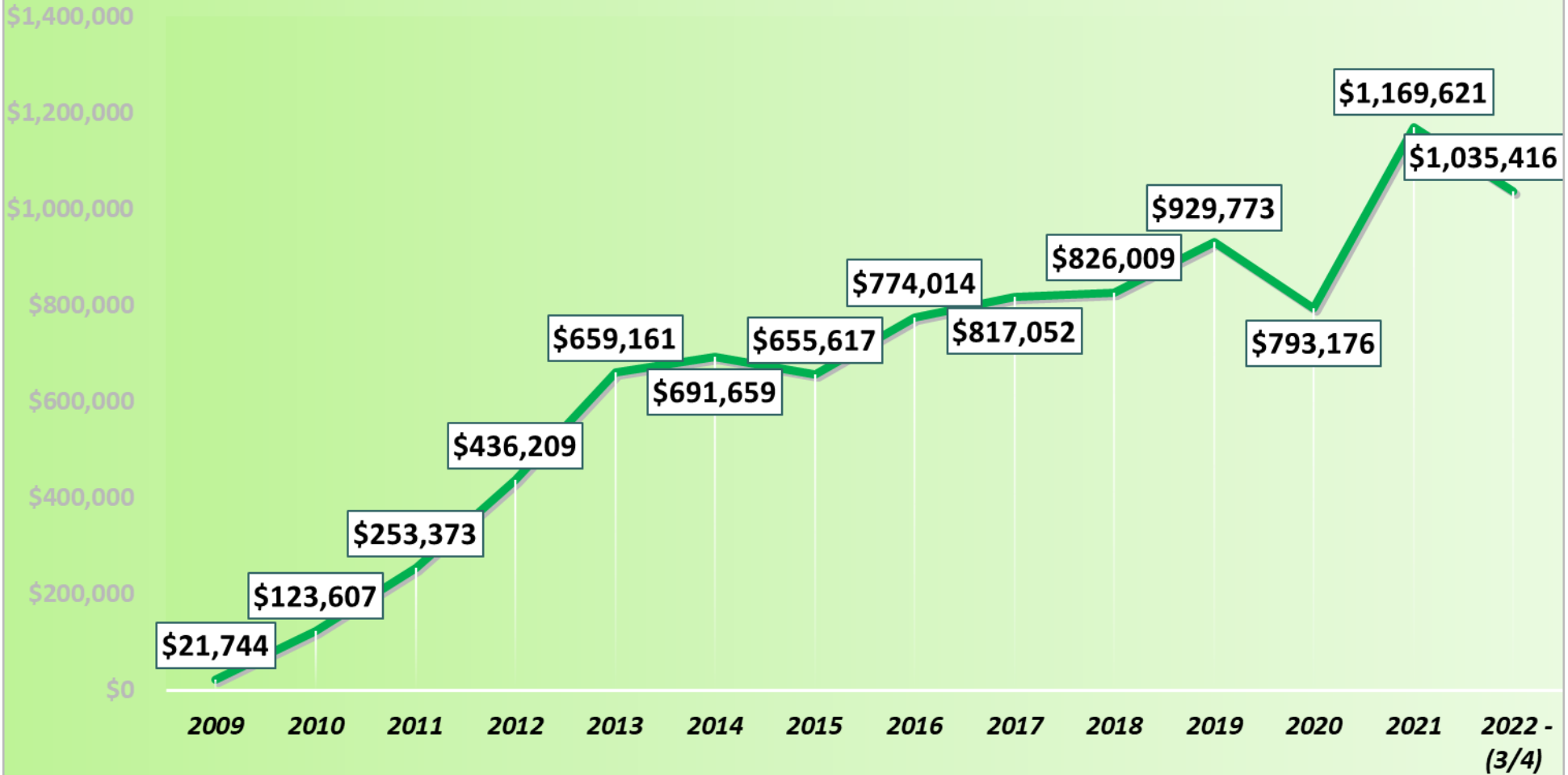


# 2022 YTD Financial Summary

As of 11/30/2022

<b>REVENUE</b>	
Income Tax	\$ 1,216,051
<b>Total Revenue:</b>	<b>\$ 1,216,051</b>
<b>EXPENDITURES</b>	
Inter-Government Disbursement to Miami Township <i>(based on Prior Year collections)</i>	\$ 709,363
Inter-Government Disbursement to City of Dayton <i>(based on Prior Year collections)</i>	304,013
Miami Crossing District Development Fund & Development Assistance Payments	80,000
Economic Development Assistance Payments	20,000
Liability Insurance	7,000
Legal Counsel Fees & Notices	5,100
Maintenance (ROW, Banners)	8,500
Meetings/Office Supplies/Misc.	450
LT Maintenance Reserve Contribution (0.05% of Income) – <i>projected</i>	60,803
<b>Total Expenditures:</b>	<b>\$ 1,195,229</b>
<b>Net Contribution: (Revenue less Expenditures)</b>	<b>\$ 20,822</b>
January 1 - Fund Balance (estimated)	\$ 2,623,270
December 31 – Fund Balance (estimated ) - Before Reserves	2,644,092
<b>RESERVES</b>	
2024 Inter-Government Distribution to Miami Township	709,363
2024 Inter-Government Distribution to the City of Miamisburg	304,013
Specific Projects (including Development Plans)	158,700
Development Assistance Activities	50,000
<b>Total Reserves:</b>	<b>1,222,076</b>
<b>PROJECTED ENDING FUND BALANCE – After Reserves</b>	<b>1,422,016</b>

## Miami Crossing Revenues



## Income Tax Receipts 2009-Present