

# Austin Center Joint Economic Development District

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ANNUAL MEETING

DECEMBER 10, 2024



# Members

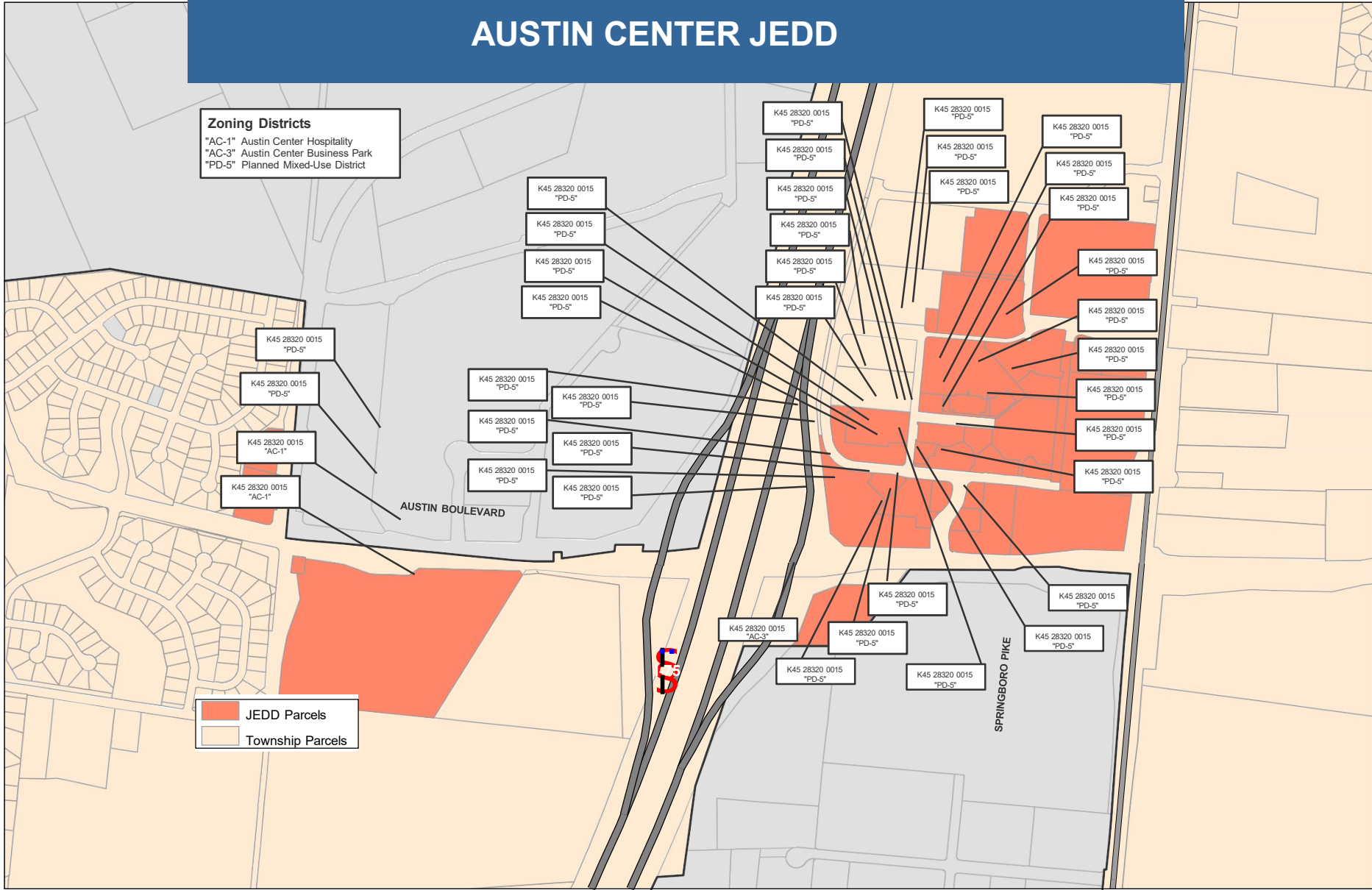
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- ❑ Vanessa Glotfelter (Chair) – Executive Director, MCTID
- ❑ Steve Naas (Vice Chair) – President, County Corp
- ❑ Chris Fine – Development Director, City of Miamisburg
- ❑ Jonathan Hudson – Finance Director, City of Springboro
- ❑ Alex Carlson – Community Development Director, Miami Township
  
- ❑ Jennifer Johns (Treasurer) – Finance Director, City of Miamisburg

# AUSTIN CENTER JEDD

## Zoning Districts

"AC-1" Austin Center Hospitality  
"AC-3" Austin Center Business Park  
"PD-5" Planned Mixed-Use District



 JEDD Parcels  
 Township Parcels

# 2024 In Review

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- ❑ Formally adopted Business Assistance Program
- ❑ Marketing of economic opportunities
- ❑ Continued success of the interchange maintenance program
- ❑ Capital items – replaced entry sign letters, irrigation repairs
  - ❑ Additional \$18,000 approved to repair 3 irrigation system controllers
- ❑ Conducted a BusinessFirst! Business Walk event
- ❑ Appointed Vanessa Glotfelter as Board Chair



<b>REVENUES</b>	<b>2022 ACTUAL</b>	<b>2023 ACTUAL</b>	<b>2024 PROJECTED</b>	<b>2025 BUDGET</b>
Income Tax	\$1,214,793	\$1,107,696	\$1,170,000	\$1,140,000
Hotel/Motel Tax	244,492	254,957	250,000	250,000
Interest/Other	875	27,119	55,000	50,000
<b>TOTAL REVENUES</b>	<b>\$1,460,160</b>	<b>\$1,389,772</b>	<b>\$1,475,000</b>	<b>\$1,440,000</b>
Balance January 1	\$1,489,096	\$1,525,810	\$1,556,194	\$1,880,934
<b>Resources Available</b>	<b>\$2,949,256</b>	<b>\$2,915,582</b>	<b>\$3,031,194</b>	<b>\$3,320,934</b>
<b>EXPENDITURES</b>				
Operating Expenses	\$244,716	\$229,115	\$235,680	\$290,000
Economic Development	0	0	0	200,000
Capital Improvements	0	0	14,580	50,000
SIB Loan Princ & Int	278,730	230,273	0	0
Miami Township	514,494	514,494	514,494	514,494
City of Miamisburg	200,403	200,403	200,403	200,403
City of Springboro	185,103	185,103	185,103	185,103
<b>TOTAL EXPENDITURES</b>	<b>\$1,423,446</b>	<b>\$1,359,388</b>	<b>\$1,150,260</b>	<b>\$1,440,000</b>
<b>Balance December 31</b>	<b>\$1,525,810</b>	<b>\$1,556,194</b>	<b>\$1,880,934</b>	<b>\$1,880,934</b>
Reserve-LT Maint.	\$41,131	\$46,881	\$52,520	\$58,220
Reserve-Debt Service	\$90,000	\$0	\$0	\$0
<b>Unreserved Balance</b>	<b>\$1,394,679</b>	<b>\$1,509,313</b>	<b>\$1,828,414</b>	<b>\$1,822,714</b>

Top 10 Withholders

Robert Baird	12%
Kroger	10%
Midmark	9%
Hilton Garden Inn	4%
BJ'S Restaurant	4%
Firebirds	4%
Chuy's	3%
Kohl's	3%
Synchrony Bank	3%
Jungle Red Salon	3%
	<u>53%</u>

# ~~2025 Plans for the District~~

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- ❑ 1<sup>st</sup> class enhancement maintenance program
  - ❑ Landscape contract expires 2/25 to be rebid
- ❑ Assist member jurisdictions and economic development as needed
- ❑ Continue marketing
- ❑ Continue to address and plan for capital maintenance needs
  - ❑ Develop capital plan

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