



MIAMI CROSSING
JOINT ECONOMIC DEVELOPMENT DISTRICT

2024 Annual Report

Primary Benefits

- Regional Cooperation
 - Use of Municipal Charter Powers to regulate speed limits, provide business assistance, etc.
 - Contributes funding to projects of importance to the JEDD geography
- 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

Range USA

Mazda of Dayton

Vienna Center

Vienna Springs Health
Campus

Village on 725

Bella Nail Bar
Cookie Cutters
GameStop
Jimmy John's
So Pizza
Shawnee Optical
Smashburger
Smoothie King
Sport Clips
Thai Kitchen
Vitamin Shoppe
Waxxpot

Wal-Mart Supercenter

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
 - Andrew Rodney, City of Miamisburg
 - Alex Carlson, Miami Township
 - Max McConnell, Miami Township
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- (Treasurer) – Clay McCord, Miami Township



| **Board**

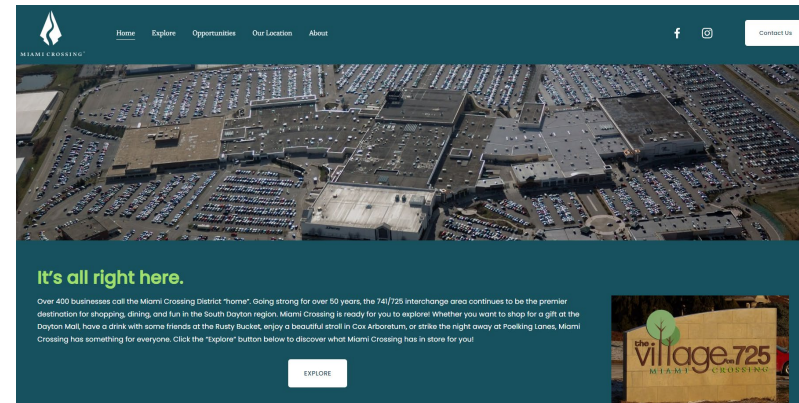
2024 Accomplishments

- Commencement of pedestrian and traffic signal improvements at Exit 44. Project completion anticipated in Fall 2025.
- Updated marketing materials and attended Village at 725 Block Party to distribute
- Updated website with updated businesses and contact information for JEDD
- Formalized Business Assistance Program and linked applications on updated website
- Assisted in funding a permanent home for Safety Village at Jane Chance Elementary



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2025 Plans for District

- Promote Business Assistance Program to JEDD members
- Conduct targeted BR&E visits with JEDD and non-JEDD businesses
- Supervise completion of Exit 44 improvements in coordination with the TID, City of Miamisburg, and ODOT.
- 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
- Evaluate Dayton Mall Master Plan for updates in response to changes in community

REVENUES	
Income Tax (Q3 collections have not been received from City of Miamisburg)	\$ 1,242,517
Interest Income (StarOhio)	92,477
Total Revenues:	\$ 1,334,993
EXPENDITURES	
Inter-Government Disbursement to Miami Township <i>(based on Prior Year collections)</i>	\$ 563,142
Inter-Government Disbursement to Miamisburg <i>(based on Prior Year collections)</i>	241,347
Liability Insurance	6,974
Legal Fees & Notices	12,160
Audit/Bank Fees	1,380
Meetings/Marketing/Office Supplies/Misc.	151
District Development Assistance Activities	321,657
District Maintenance Activities (ROW Landscaping)	13,234
Total Expenditures:	\$ 1,160,044
Net Contribution: (Revenues Less Expenditures)	\$ 174,949
Fund Balance (01/01/2024)	\$ 2,851,446
Projected Fund Balance (12/31/2024) before Reserves	3,348,052
RESERVES (Projected at 12/31)	
Inter-Government Disbursement to Miami Township <i>(based on Current Year collections)</i>	\$ 732,407
Government Disbursement to Miamisburg <i>(based on Current Year collections)</i>	313,888
Local Match Contribution for ODOT Exit #44 Redesign Project	19,343
Economic Development Assistance Activities	70,000
Total Reserves:	\$ 1,135,638
FUND BALANCE AFTER RESERVES (Projected to 12/31)	\$ 2,212,414

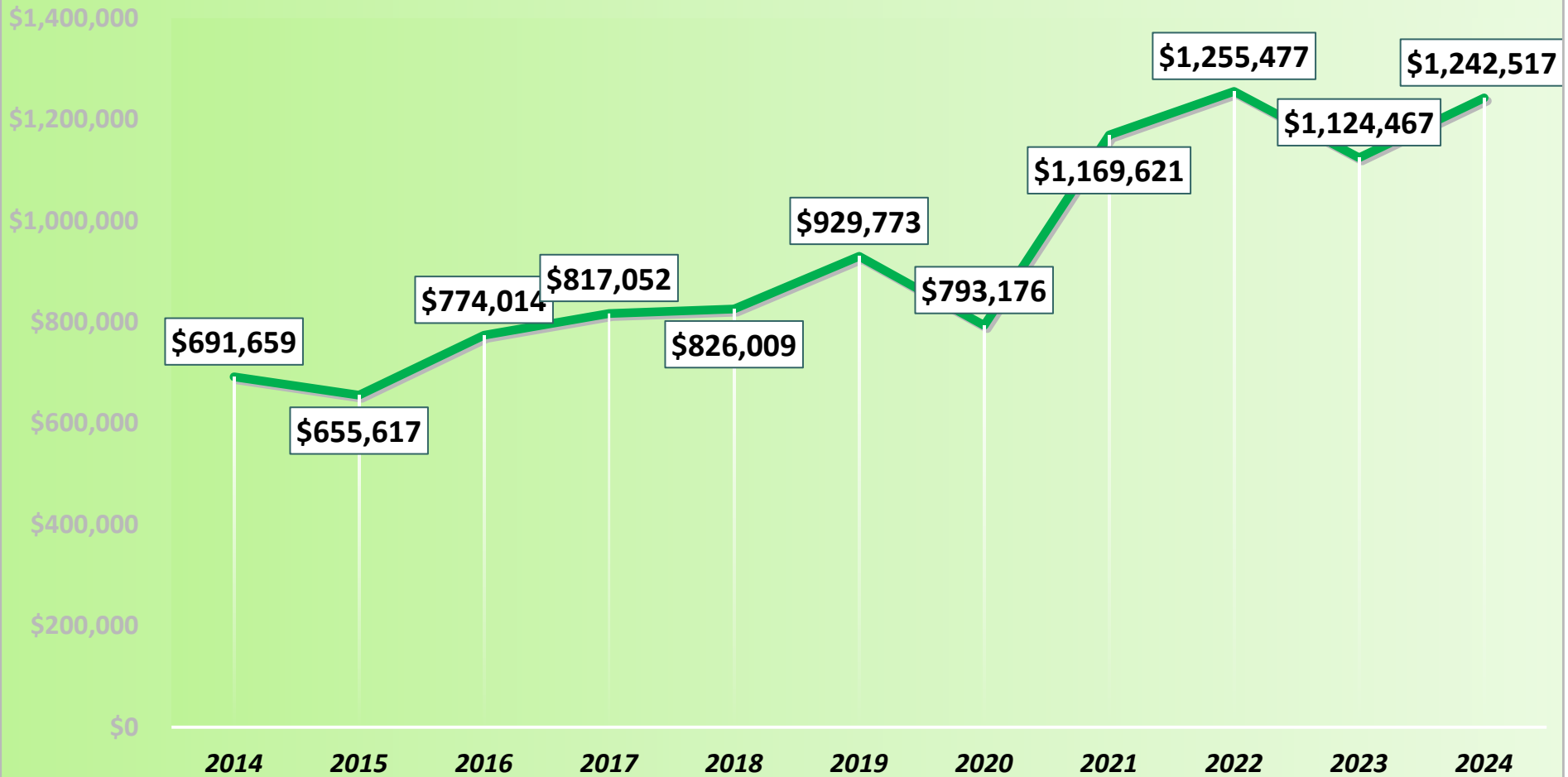


2024 YTD Financial Summary

As of 11/15/2024

REVENUE	
Income Tax	\$ 1,115,300
Interest Income	100,000
Total Revenue:	\$ 1,215,300
EXPENDITURES	
Inter-Government Disbursement to Miami Township <i>(based on Prior Year collections)</i>	\$ 590,000
Inter-Government Disbursement to City of Miamisburg <i>(based on Prior Year collections)</i>	255,000
Miami Crossing District Development Fund & Development Assistance Payments	180,000
Economic Development Assistance Payments	20,000
Liability Insurance	7,000
Legal Counsel Fees & Notices, Accounting, and Audit Fees	7,000
Maintenance (ROW, Banners)	25,000
Meetings/Office Supplies/Misc.	450
LT Maintenance Reserve Contribution (0.05% of Income) – <i>projected</i>	6,077
Total Expenditures:	\$ 1,090,527
Net Contribution: (Revenue less Expenditures)	\$ 124,773
January 1 - Fund Balance (estimated)	\$ 3,348,052
December 31 – Fund Balance (estimated) - Before Reserves	3,597,598
RESERVES	
Inter-Government Distribution to Miami Township	736,807
Inter-Government Distribution to the City of Miamisburg	315,774
Specific Projects (including Development Plans)	19,343
Development Assistance Activities	70,000
Total Reserves:	\$ 1,135,638
PROJECTED ENDING FUND BALANCE – After Reserves	\$ 2,212,414

Miami Crossing Revenues



Income Tax Receipts 2014-Present