



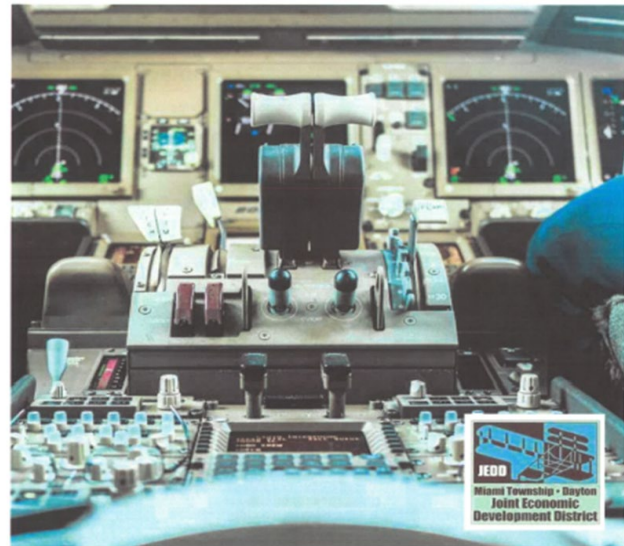
Miami Township • Dayton Joint Economic Development District

2025 Annual Report

Miami Township • Dayton Joint Economic Development District (JEDD)

- The JEDD is in its 20th 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

MIAMI TOWNSHIP - DAYTON JEDD MASTER PLAN



ADOPTED IN 2006 | UPDATED AND RE-ADOPTED 2019

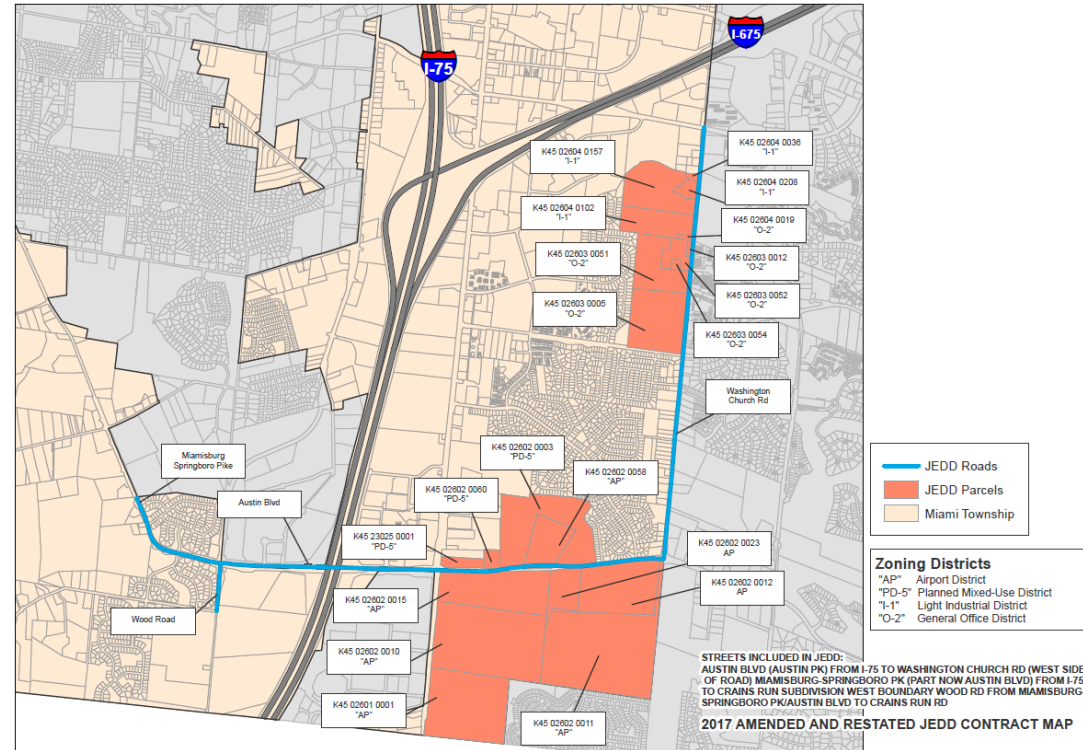


Miami Township • Dayton
Joint Economic Development District

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

- 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. The rate is scheduled to increase 0.5% to 2.25% January 1, 2026.
 - 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**
- Wright B Flyer, Inc**
- Connor Group**
- Humane Society of Greater Dayton**
- Cornerstone Research Group**



Miami Township • Dayton
Joint Economic Development District

Members

The Miami Township • Dayton JEDD Board of Directors

The JEDD is governed by a five-member Board:

- Chair – Gwen Eberly, Montgomery County
- Vice Chair – Chris Snyder, Miami Township
- Treasurer - Clay McCord, Miami Township
- Keith Klein, City of Dayton
- David Saleme, City of Dayton



2025 Projects

- The City Airport Administration and Township staff collaborated to define a pathway for development of Airport
- Township staff met with Dayton Christian Schools to discuss long term site planning and growth of the school
- First Flight Commerce Center Building #1 Ribbon Cutting
- Secured ED/GE grant awards for CRG and Accelelevation
- Explored financing via All Ohio Future Fund
- Funded Dayton Christian School zone sign upgrades



2026 Plan

- 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 income tax rate and split for parity between JEDDs and to further economic development throughout the district
- Utilize CESO safety analysis to pursue grant funding for recommended improvements



| REVENUES | |
|---|-------------------|
| Income Tax (Collections for Q4-2024, Q1 & Q2 2025 only) | \$ 610,426 |
| Interest Income (STAR Ohio) | 53,759 |
| Total Revenues: | 664,185 |
| EXPENDITURES | |
| Inter-Government Disbursement to Miami Township <i>(based on Prior Year collections)</i> | \$ 285,889 |
| Inter-Government Disbursement to City of Dayton <i>(based on Prior Year collections)</i> | 285,889 |
| Economic Development Assistance Expenditures | 45,000 |
| Liability Insurance | 6,154 |
| Legal Fees & Legal Notices | 15,130 |
| Audit/Banking Fees/Meetings/Office Supplies | 923 |
| Meetings & Office Supplies | -0- |
| Maintenance Activities (net of insurance reimbursements) | -0- |
| Total Expenditures: | \$ 638,995 |
| Net Contribution: (Revenue less Expenditures) | \$ 25,200 |
| January 1 - Fund Balance (actual) | \$ 1,712,085 |
| December 31 - Fund Balance before Reserves (projected) | 1,737,286 |
| Reserves: | |
| CY+1 Inter Government Disbursement to Miami Township <i>(based on Current Year collections)</i> | 340,200 |
| CY+1 Inter Government Disbursement to City of Dayton <i>(based on Current Year collections)</i> | 288,657 |
| Economic Development Assistance & Activities | 105,000 |
| Long Term Maintenance (excludes interest income) <i>(based on Current Year collections)</i> | 20,051 |
| TOTAL RESERVES: | \$753,908 |
| Unreserved Fund Balance | \$983,378 |

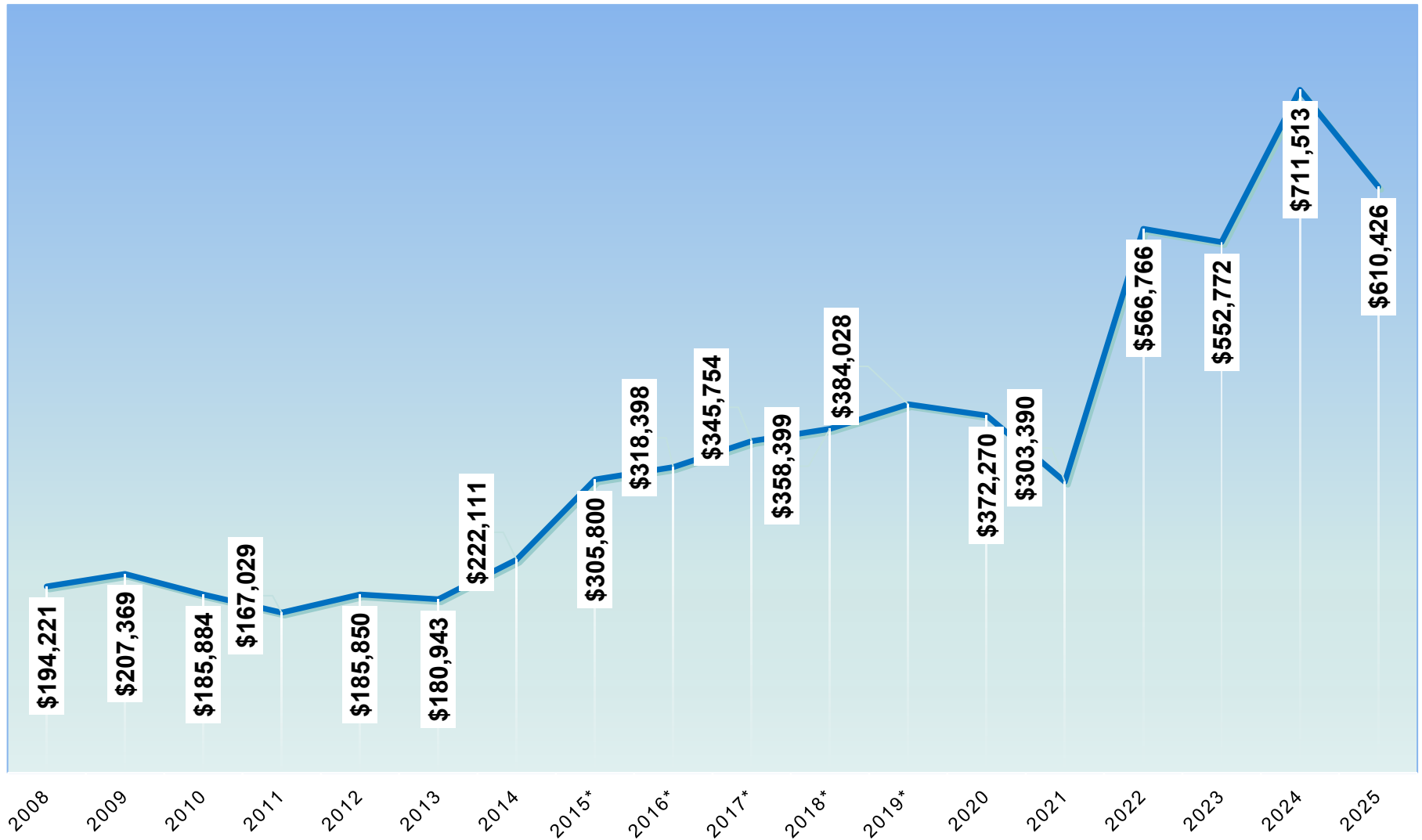


| REVENUES | |
|--|---------------------|
| Income Tax | \$ 1,003,000 |
| Interest Income | 57,000 |
| Total Revenues: | \$ 1,060,000 |
| EXPENDITURES | |
| Intergovernmental Disbursement to Miami Township | 340,200 |
| Intergovernmental Disbursement to City of Dayton | 288,657 |
| Economic Development Assistance Payments | 100,000 |
| Economic Development Activities – Runway Fest | 40,000 |
| Economic Development Activities – Engineering Study Grants | 21,975 |
| Liability Insurance | 7,000 |
| Legal Fees/Notices | 7,500 |
| Meetings/Office Supplies | 1,300 |
| Total Expenditures: | \$806,632 |
| Net Contribution: (Revenue less Expenditures) | \$ 253,368 |
| January 1 - Fund Balance (estimated) | \$ 1,781,526 |
| December 31 – Fund Balance (estimated) - Before Reserves | 2,034,624 |
| RESERVES | |
| 2027 Inter-Government Distribution to Miami Township | 457,233 |
| 2027 Inter-Government Distribution to the City of Dayton | 338,814 |
| Economic Development Assistance & Activities | 100,000 |
| Long-Term Maintenance: excludes interest income | 21,000 |
| TOTAL RESERVES: | \$ 917,047 |
| Projected Fund Balance – After Reserves | \$ 1,117,577 |



MT/Dayton JEDD Revenues

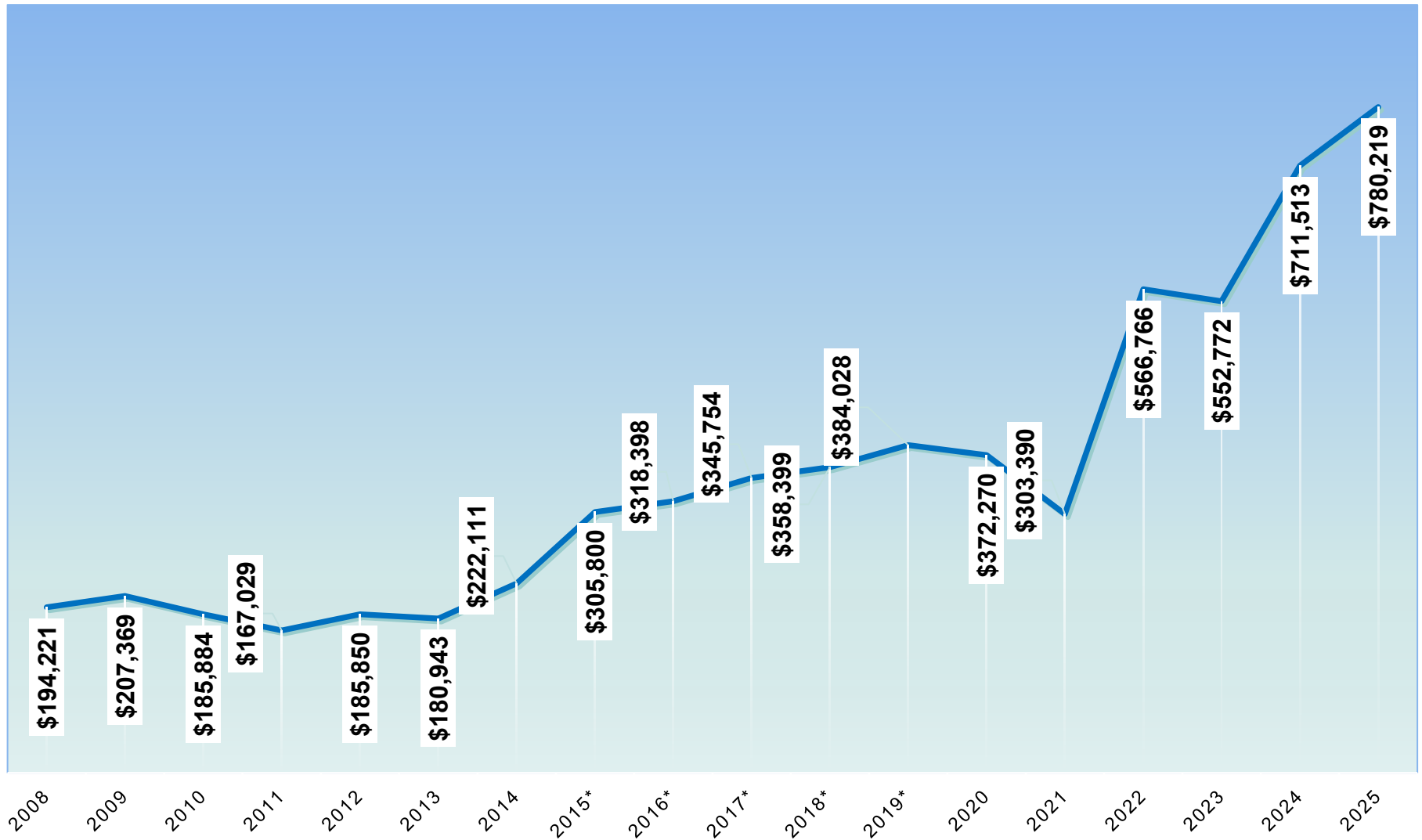
Through Nov. 30, 2025



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

MT/Dayton JEDD Revenues

ESTIMATE



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