



MIAMI CROSSING
JOINT ECONOMIC DEVELOPMENT DISTRICT

2025 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 –
 - The JEDD income tax rate was set to 2.25% 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 Max McConnell, Miami Township
 - Andrew Rodney, City of Miamisburg
 - Alex Carlson, Miami Township
 - Chris Fine, City of Miamisburg
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- (Treasurer) – Clay McCord, Miami Township



| **Board**

2025 Accomplishments

- Commencement of pedestrian and traffic signal improvements at Exit 44. Project completion anticipated in Spring 2026.
- 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
- Began process to update the Miami Crossing Master Plan, project completion anticipated in Fall 2026.
- Contracted with Miami Township Public Works for maintenance of Vienna Parkway parcel



2026 Plans for District

- Promote Business Assistance Program to JEDD members
- Conduct targeted BR&E visits with JEDD and non-JEDD businesses
- 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.
- Adopt an updated Miami Crossing Master Plan.
- Coordinate with new Mall ownership to implement the updated Miami Crossing Master Plan.
- Engage private contracted service to address errant shopping carts within district boundary



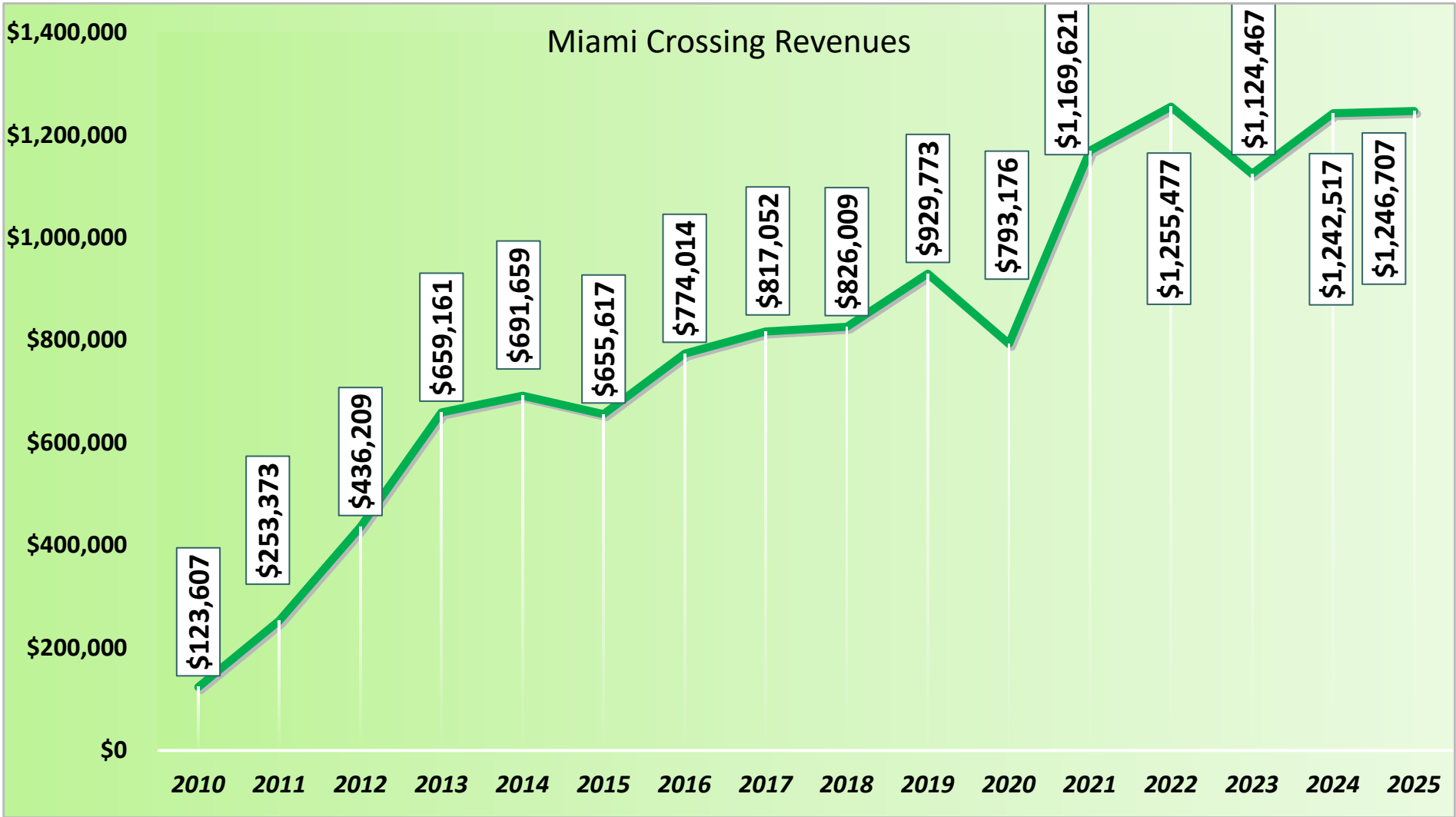
2025 Plans

REVENUES	
Income Tax	\$1,246,707
Interest Income (STAR Ohio)	87,197
Total Revenues:	\$1,333,904
EXPENDITURES	
Inter-Government Disbursement to Miami Township <i>(based on Prior Year collections)</i>	\$709,692
Inter-Government Disbursement to Miamisburg <i>(based on Prior Year collections)</i>	304,154
Liability Insurance	7,000
Legal Fees & Notices	5,741
Audit/Bank Fees	718
Meetings/Marketing/Office Supplies/Misc.	297
District Development Assistance Activities	22,180
District Maintenance Activities (ROW Landscaping)	19,220
Total Expenditures:	\$1,069,002
Net Contribution: (Revenues Less Expenditures)	\$264,902
Fund Balance (01/01/2025)	\$2,851,446
Projected Fund Balance (12/31/2025) before Reserves	3,116,348
RESERVES (Projected at 12/31)	
Inter-Government Disbursement to Miami Township <i>(based on Current Year collections)</i>	\$731,836
Inter-Government Disbursement to Miamisburg <i>(based on Current Year collections)</i>	313,643
Local Match Contribution for ODOT Exit #44 Redesign Project	19,343
Economic Development Assistance Activities	90,000
Total Reserves:	\$1,154,822
FUND BALANCE AFTER RESERVES (Projected to 12/31)	\$1,961,526

REVENUE	
Income Tax	\$1,239,000
Interest Income	84,000
Total Revenue:	\$1,323,000
EXPENDITURES:	
<i>Economic Development:</i>	
Business Assistance Program Contributions	\$20,000
Master Plan Updates and Specific Projects	250,000
<i>Operating :</i>	
Liability Insurance	7,000
Legal & Audit Expenses	10,500
Maintenance	20,000
Marketing/Office Supplies/Misc	2,950
<i>Inter-Government Disbursements (Based on 2025 Collections):</i>	
Miami Township	700,300
City of Miamisburg	300,129
Total Expenditures:	\$ 1,310,879
Net Contribution: (Revenue less Expenditures)	\$ 12,121
January 1 - Fund Balance (estimated)	\$ 3,310,184
December 31 – Fund Balance (estimated) - Before Reserves	3,322,305
RESERVES	
2027 Inter-Government Distribution to Miami Township	\$ 731,836
2027 Inter-Government Distribution to the City of Miamisburg	313,643
Specific Projects (including Development Plans)	19,343
Development Assistance Activities	90,000
Total Reserves:	\$ 1,154,822
PROJECTED ENDING FUND BALANCE – After Reserves	\$ 2,167,483



2026 Budget-Proposed



Income Tax Receipts 2010-Present