



MIAMI TOWNSHIP

MONTGOMERY COUNTY, OHIO



Community Framework

population
29,131

The Township population has continued to increase each year and has doubled in the last 40 years. The daytime population is much higher, with thousands of people coming into the Township to work and shop on a daily basis. The Township welcomed two new apartment communities in 2015 that will continue to grow our residential base. Based on the 2010 Census, the unincorporated Township population is 29,131, but if you include the incorporated portions of Miamisburg, Carlisle, and Springboro, our total population is 50,735.



TOWNSHIP PARKS

The Miami Township Public Works Department maintains approximately 140 acres of land, which contain ten public parks dedicated to our residents' recreational needs. In addition to these ten parks, Miami Township is also home to Cox Arboretum MetroPark and the Medlar Conservation Area.

201
acres of water
**127 OF THESE
ACRES ARE THE
GREAT MIAMI RIVER**

13,360
ACRES
TOTAL LAND AREA



TOTAL LAND AREA CONSISTS OF:

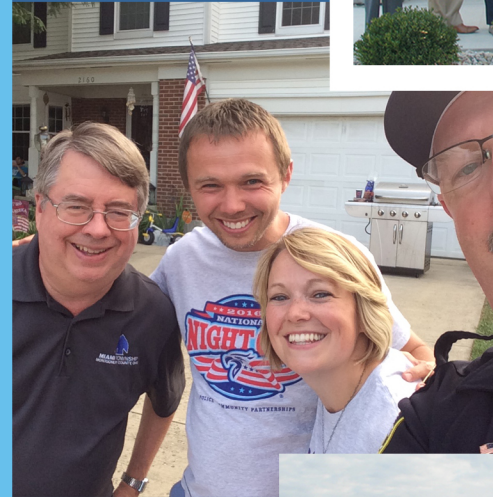
- 43% AGRICULTURAL ZONING
- 24% BUSINESS AND OFFICE ZONING
- 23% INDUSTRIAL AND AIRPORT ZONING
- 18% RESIDENTIAL ZONING
- 12% PLANNED DEVELOPMENT ZONING
- 8% OPEN SPACES AND OTHER ZONING

Community Connections

5th Best Nationally



Nationally recognized for our community's spirited participation at **National Night Out 2016** for a township our size.



Ribbon Cutting Events

- River Oaks - The Exchange
- Universal One - The Exchange
- Caddy's Tap House - The Exchange
- Wal Mart Remodel - Miami Crossing
- Point Blank - Miami Crossing
- Rose & Remington - Miami Crossing
- FYE - Dayton Mall - Miami Crossing
- Barbara Cox Center - Cox Arboretum
- Spavia - Austin Landing
- Bar Louie - Austin Landing
- Brookdale - Miami Crossing

Annual Veterans Breakfast

Miami Township celebrated its 9th Annual Veterans Breakfast in 2016. A delicious breakfast and lovely ceremony was provided for our local heroes to show our support and appreciation for their service and sacrifices. Ohio Secretary of State John Husted was a special guest speaker. A sincere thanks to all the special guests, Township Trustees, and Township personnel who helped make this event special for all our local veterans.



2016 Special Events

- Runway Fest - Dayton Wright Brothers Airport
- 23rd Annual Lebanese Festival
- 9th Annual Veterans Day Breakfast
- National Night Out 2016
- Breakfast with the Board
- Events at The Park - Austin Landing

Community Participation

Elected Officials

The elected officials consist of three Township Trustees and one Fiscal Officer who are all members of the community, elected by the residents of the township. The Board of Trustees regularly meets the second and fourth Tuesday of each month at the township government center to discuss and vote on all township related issues.

Pictured at right (from left to right)

2016 Trustee President, Doug Bary

Trustee, Andrew Papanek

Fiscal Officer, Aaron Newell

2016 Trustee Vice President, Robert Matthews



New Fiscal Officer

Mr. Aaron Newell was elected in November 2015 as the Township's Fiscal Officer. He was sworn in on April 1, 2016 by his father-in-law, Judge Robert Rettich.

Aaron is a local graduate of Valley View High School and earned a Bachelor of Science in accounting from the Indiana Institute of Technology.



The Miami Crossing District

The Miami Crossing District was formed to highlight, identify, and promote economic growth in the area located between State Routes 675 & 75 formerly known as the Dayton Mall Area. In 2016, the Dayton Mall JEDD, adopted and began introducing marketing efforts for the implementation of the Miami Crossing District.



Area business owners were given information inviting them to promote the district and participate in the first ever Miami Crossing Advisory Group scheduled for January 11, 2017. District business owners were also asked to submit their information to be included on the District website, www.miamicrossingdistrict.com.

For information about how you can help promote area business and economic growth within the District, you may contact Chris Snyder of the Dayton Mall JEDD at 937-433-3426 or send him an email at csnyder@miamitownship.com. You may also email the District at contact@miamicrossingdistrict.com.



10 Zoning Commission Meetings

4 Board of Zoning Appeals Meetings

Final Development Plan: 4

Major Modification: 7

Rezoning Cases: 1

Text Amendment: 2

Variations: 3

Conditional Uses: 1

The members of both the Zoning Commission and the Board of Zoning Appeals are appointed by the Board of Trustees and serve as volunteers. Each member must be a resident of the unincorporated portion of Miami Township during the course of their respective 5 year term. If you are interested in serving on the Zoning Commission or Board of Zoning Appeals, please contact the Deputy Director of the Miami Township Community Development Department at (937) 433-3426.

Community Growth and Development

New Distribution Facility

Miami Township welcomes a new Fed Ex Distribution Facility located off Byers Road across from Benner Road. The new facility is part of a nationwide network expansion to boost daily package volume capacity and further enhance the speed and service capabilities of the FedEx Ground network. The new facility should bring a number of full and part-time job opportunities to the area as well as provide additional revenue for the Township.



ESTIMATED COST OF RESIDENTIAL AND BUSINESS CONSTRUCTION VALUE DECLARED ON PERMITS ISSUED IN 2016

\$33,341,763

183

Zoning Certificates issued for new residential and commercial construction in the Township. 210 were issued in 2015.

\$26,984

ZONING CERTIFICATE FEES COLLECTED



New Businesses

River Oaks - The Exchange
Integrity Audio Video - The Exchange
Universal One - The Exchange
Caddy's Tap House - The Exchange
Land Home Financial - The Exchange
ICA Investment of America - The Exchange
Point Blank - Miami Crossing
Rose & Remington - Miami Crossing
Wing Eye Care - Austin Landing
Viscap - Austin Landing
Spavia - Austin Landing
Bar Louie - Austin Landing
Bar 145 - Austin Landing
Mike's Nashville Hot - Austin Landing

Economic Development

The Community Development Department had another busy year promoting economic development in the Township. Staff worked to encourage township growth while insuring the interests of existing Township businesses. Staff attended the South Metro Regional Chamber of Commerce Business Showcase and also began the process of amending parts of the zoning code to better serve the community. Director Chris Snyder also served on the Dayton Mall JEDD and the Miami Township - Dayton JEDD Boards as the Secretary Treasurer.



Community Services

Administrative Services

The Township sells dog tags on behalf of Montgomery County as a convenience for Township residents December 1st through the 31st of January.

The Township has seven park shelters available for reservation. Residents may reserve park shelters beginning in January through the month of October. Non-residents can reserve a shelter after the 15th of April.

The Township also provides community room rentals for non-profit events and meetings for qualified Township residents and businesses. The room may be reserved throughout the year for a nominal cost and is located at the Administration Building at 2700 Lyons Road.

353 county dog tags issued

156 park shelter reservations

185 community room rentals

2,710

cubic yards of leaves collected

The Board of Trustees generously extended the leaf collection program in 2016 to include a third round for residents. The Public Works department provides leaf collection services to township residents usually twice a year and is committed to providing a high level of service while developing a working plan to control expenditures. Leaf collection expenditures were increased to accommodate the additional services provided this year.



32,192

service calls

There were 33,333 in 2015

A call for service reflects each time an officer responds on a call. Calls for service include activity generated through the Regional Dispatch Center, and officer initiated activity. The number of calls for service decreased slightly from the previous year. It is important to note that a call for service does not necessarily mean that an incident report was generated from that call.



Community Safety



1,837 tons
of rock salt used

90 miles
of linear roadway

91 ash borer
infected trees
removed

140 acres of
recreational park
land maintained

Police Presence

The members of the Miami Township Police Department are committed to excellence in law enforcement and are dedicated to the residents, businesses, and visitors to our community. In order to protect life and property, prevent crime and reduce the fear of crime, they provide service with understanding, respond with compassion, perform with integrity, and enforce the law with professionalism.



Snow Events

Each snow event is addressed with community safety and conservation of salt supplies in mind every step of the way. Crews are dispatched as soon as snow cover on streets begin. It takes about three hours to complete one round of salting. For most snow events, all township streets are cleared including side streets and cul-de-sacs.

39

Sworn Police Officers

- 1 Chief of Police**
- 2 Police Captains**
- 6 Patrol Sergeants**
- 24 Patrol Officers**
- 1 Sergeant Detective**
- 3 Detectives**
- 2 Special Assignment Officers**



2016 Fiscal Revenues and Expenditures Summary

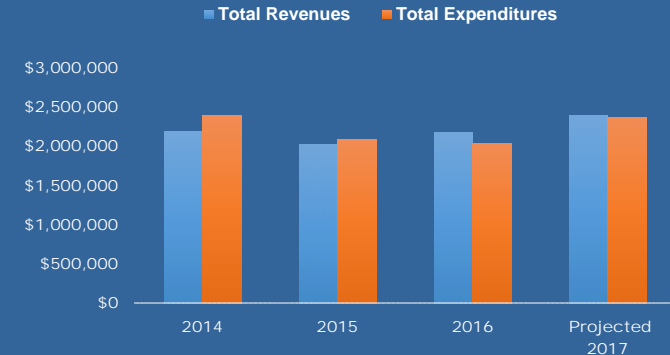
General Fund Revenues/Expenditures

For 2016, General Fund revenues were lower than budgeted despite higher than anticipated collections in areas such as hotel/motel occupancy and franchise fees. The three Joint Economic Development Districts (JEDDs) transferred a total of \$720,000 into the General Fund. The JEDDs were established to help offset lost revenue from estate and personal property taxes eliminated by the state. Going forward the JEDDs are expected to continue to positively contribute to the General Fund.

General Fund appropriations were \$2,283,864 and actual expenditures were \$2,047,911 through year-end. A commitment to responsible investment and expense management and attention to detail enabled the Township to end the year with a positive net operating position (revenue less expenditures) of \$131,421 without having to access any of the \$1.8 million of designated budget stabilization funds.

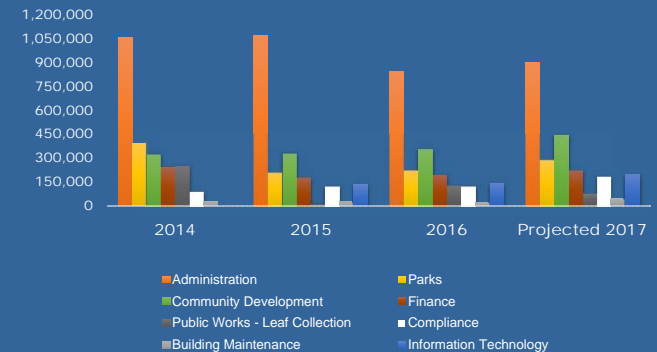
Revenue	2014	2015	Projected	
			2016	2017
General Property Tax	157,577	149,749	154,620	168,700
Tangible Personal Property Tax	14,473	-7,555	12,289	
Estate Tax	56,838	1,993	3,199	
Local Gov't Assistance	181,307	220,784	209,430	185,000
Hotel/Motel Tax	327,501	355,776	377,986	375,000
Liquor Permit Fees	28,148	42,170	38,651	40,000
Cigarette License Fees	302	392	338	400
Interest	130,996	207,912	154,295	160,000
Fines				
Fees	36,827	55,085	36,440	30,000
Rollback & Homestead	31,421	29,880	19,896	
Other	484,816	373,645	44,031	37,500
Franchise Fees			400,133	400,000
Special Assessments	3,835	3,108		
Grant Receipts	2,507	4,429		200,000
Southland Place Project		10,021		
Prosecutor Activities			8,024	0
Parks Revenue				80,000
Transfer-In (JEDD Income)	738,288	585,000	720,000	720,000
Total Revenues	2,194,837	2,032,389	2,179,332	2,396,600

General Fund Revenues



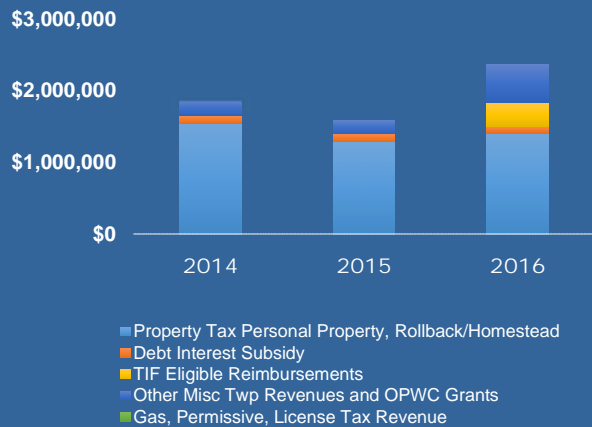
Expenditures	2014	2015	Projected	
			2016	2017
Administration	1,064,204	1,075,194	844,885	904,517
Building Maintenance	24,588	24,036	22,949	45,355
Parks	397,909	210,908	225,605	289,685
Information Technology		134,355	142,560	195,230
Community Development	327,140	332,899	355,487	445,941
Compliance	91,275	125,330	127,102	186,400
Finance	245,087	180,879	196,048	223,525
Public Works - Leaf Collection	252,726	17,228	133,275	80,559
Total Expenditures	2,402,929	2,100,831	2,047,911	2,371,212

Expenditures by Department



Road and Bridge Revenues and Expenditures

A three month Financial, Efficiency and Management Audit of the Public Works Department was completed in the Spring of 2015 by Mosaic Strategic Partners. The independent Audit Analysis determined a 2.0 Mill Roadway Resurfacing Levy was needed to adequately maintain Miami Township's roadway network. Two public input meetings at various locations in the Township, were held by the Board of Trustees regarding the potential placement of a levy on the November 2015 Election Ballot, which did not pass. In January 2016, the Board of Trustees elected to place the levy back on the ballot in the March 2016 Election. The Miami Township Streets, Roads and Bridges 2.0 Mill Levy was again voted down by the residents 3,916 to 3,622 on March 15th. Miami Township will be assessing the Road & Bridge Fund budget due to the lack of financial support, but adjustments in yearly programs and activities must be made in order to balance a budget losing roughly \$450,000 per year in property tax revenue.

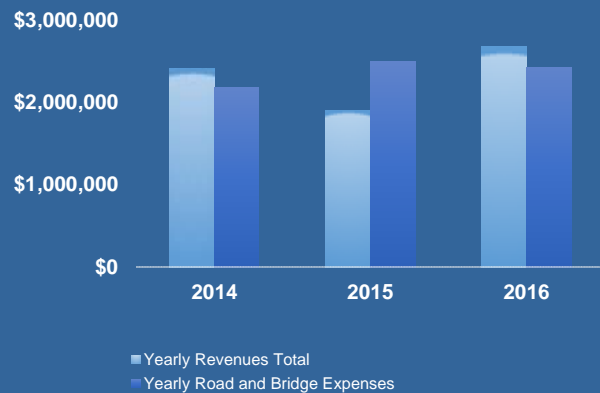


Road and Bridge Revenue

	2014	2015	2016
Property Tax Personal Property, Rollback/Homestead	\$1,545,244	\$1,293,817	\$1,397,699
Debt Interest Subsidy	\$111,732	\$109,369	\$106,541
TIF Eligible Reimbursements			\$335,000
Other Misc Twp Revenues and OPWC Grants	\$201,576	\$187,899	\$521,704
Gas, Permissive, License Tax Revenue	\$552,301	\$310,636	\$313,726
Yearly Revenue Total Total	\$2,410,853	\$1,901,721	\$2,674,670

Road and Bridge Property Tax Fund

Road and Bridge Fund Revenues are contributed to in portion by township property taxes. Property Tax Funds that are used to support select Road and Bridge expenditures (like salaries, equipment, materials, fuel, facilities) have decreased since 2009 by \$450,000 per year.



Total Revenues and Expenditures

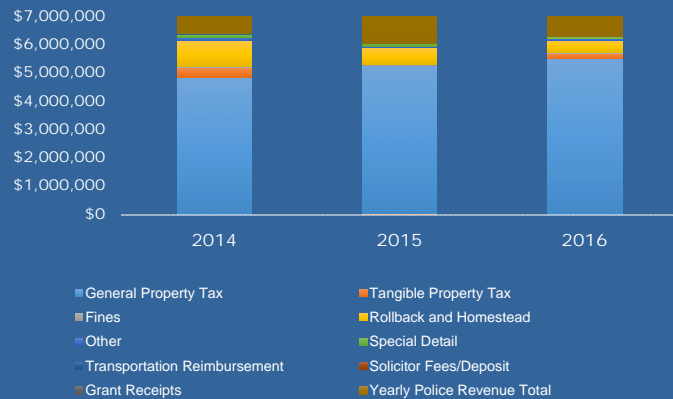
	2014	2015	2016
R&B Property Tax Expenditures	\$1,650,461	\$2,232,242	\$1,863,648
Gas, Permissive, License Expenses	\$525,284	\$257,885	\$559,905
Yearly Road and Bridge Expenses	\$2,175,745	\$2,490,127	\$2,423,553
Yearly Road and Bridge Expenses	\$2,175,745	\$2,490,127	\$2,423,553
Yearly Revenues Total	\$2,410,853	\$1,901,721	\$2,674,670
Overage/Shortage	\$235,108	-\$588,406	\$251,117

Gas, Permissive, License Expenses

A portion of Road and Bridge Funds is collected from gasoline, permissive, and license taxes, grants (if applicable), and the rest is funded by township property taxes. Gasoline, Permissive, License Tax revenues were over \$20,000 less than tax receipts from 2014 primarily due to the decline in Gasoline Tax revenues. Gasoline Tax revenues do not increase with the rise in fuel prices at the pump.

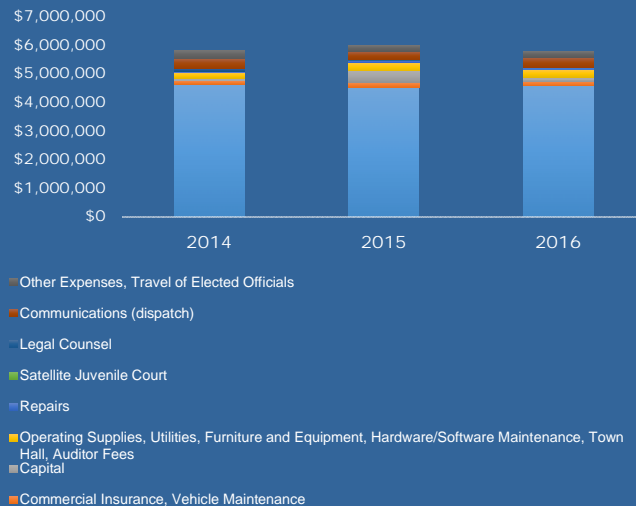
Police Revenues and Expenditures

Chief Hess has and continues to balance departmental revenues with department goals and objectives. He has expanded the work force, focused on community oriented policing, implemented efficient software systems, introduced in-house training concepts for career development and re-ignited efforts towards police accreditation, all within the fiscal limitations of the current Police budget.



Police Revenue

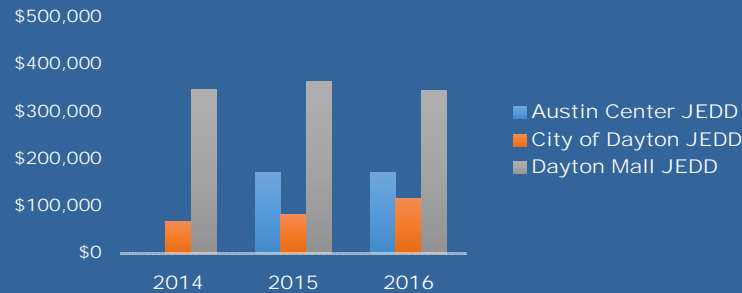
	2014	2015	2016
General Property Tax	\$4,831,593	\$5,261,852	\$5,494,221
Tangible Property Tax	\$367,041	-\$167,837	\$203,148
Fines	\$23,739	\$24,940	\$28,491
Rollback and Homestead	\$920,602	\$626,681	\$427,777
Other	\$115,318	\$29,237	\$78,374
Special Detail	\$104,114	\$101,000	\$64,818
Transportation Reimbursement	\$13,671	\$0	\$0
Solicitor Fees/Deposit	\$150	\$75	\$75
Grant Receipts	\$500	\$0	\$0
Yearly Police Revenue Total	\$6,376,727	\$5,875,948	\$6,296,904



Police Expenditures

	2014	2015	2016
Salaries and Wages, Pension, Workers Compensation, Insurance, Accrued Leave, Training	\$4,607,574	\$4,517,964	\$4,592,276
Commercial Insurance, Vehicle Maintenance	\$171,621	\$175,528	\$153,424
Capital	\$62,138	\$429,140	\$117,258
Operating Supplies, Utilities, Furniture and Equipment, Hardware/Software Maintenance, Town Hall, Auditor Fees	\$202,936	\$277,218	\$297,182
Repairs	\$43,951	\$47,370	\$49,390
Satellite Juvenile Court	\$8,500	\$8,500	\$8,500
Legal Counsel	\$99,872	\$24,428	\$9,432
Communications (dispatch)	\$328,565	\$321,523	\$358,491
Other Expenses, Travel of Elected Officials	\$292,539	\$188,905	\$192,553
Yearly Police Expenditure Total	\$5,817,696	\$5,990,576	\$5,778,506

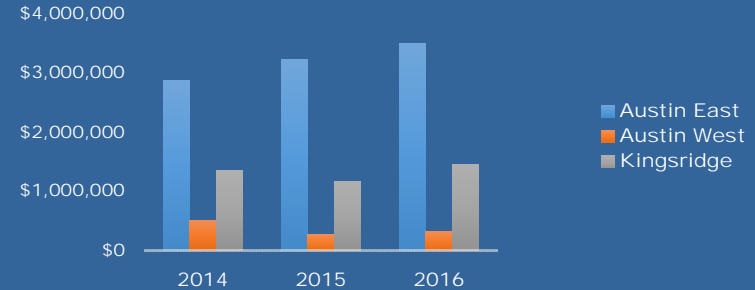
Joint Economic District's Revenue (JEDDs)



Miami Township has three JEDD districts which require collection of an income tax from the workers located within those businesses districts. The purpose of this tax is to use revenue to promote economic development within the community. The City of Dayton JEDD and the Dayton Mall JEDD Boards receive 25% of the revenues generated and of the remaining collection Miami Township receives 50% of the City of Dayton JEDD and 70% of the Dayton Mall JEDD. Township Revenues from the Austin Center JEDD are decided each year by the JEDD Board after all expenditures and revenues are reviewed.

	2014	2015	2016
Austin Center JEDD	\$0	\$171,498	\$171,498
City of Dayton JEDD	\$68,084	\$83,407	\$114,826
Dayton Mall JEDD	\$346,126	\$363,492	\$344,594

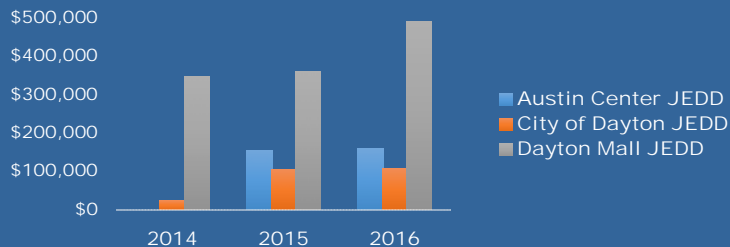
Tax Incremental Financing (TIF) Revenues



Miami Township has three TIF districts that were created as a developmental tool that can be used to help finance infrastructure and assist in economic development. There is the Austin West TIF, Austin East TIF, and the Dayton Mall Kingsridge TIF. The Austin West and Austin East TIF collect funds from the property taxes within the district to make debt service payments on the interchange and all public associated infrastructure. The Dayton Mall Kingsridge TIF projects are funded by the Montgomery County Transportation Improvement District via special bond obligations and the property owners within the district are taxed in amounts equal to meet the debt service requirements of the bonds issued.

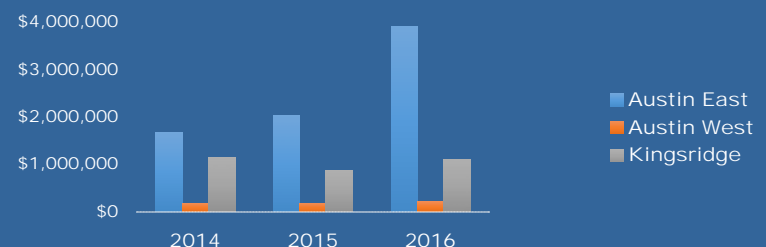
	2014	2015	2016
Austin East	\$2,874,896	\$3,229,124	\$3,507,050
Austin West	\$504,344	\$265,966	\$317,100
Kingsridge	\$1,353,786	\$1,163,589	\$1,458,110

JEDD Expenses



	2014	2015	2016
Austin Center JEDD	\$0	\$155,000	\$160,000
City of Dayton JEDD	\$24,158	\$105,196	\$106,673
Dayton Mall JEDD	\$346,000	\$360,000	\$490,000

TIF Expenses



	2014	2015	2016
Austin East	\$1,676,087	\$2,026,722	\$3,922,583
Austin West	\$179,361	\$179,361	\$215,616
Kingsridge	\$1,147,021	\$872,307	\$1,110,341