

**Resolution 2015 – 57**

MONTGOMERY COUNTY  
TRANSPORTATION IMPROVEMENT DISTRICT

**RESOLUTION APPROVING  
THE MINUTES OF BOARD MEETINGS OF  
NOVEMBER 9, 2015 MONTGOMERY COUNTY  
TRANSPORTATION IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES**

**WHEREAS**, the Board of Trustees of the Montgomery County Transportation Improvement District (TID) did meet in the regular board meeting on November 9, 2015; and

**WHEREAS**, the TID Board has reviewed the minutes of each said meeting and found them, as prepared, to be a full and accurate account of mentioned meeting.

**BE IT THEREFORE RESOLVED**, by the Board of Trustees of the Montgomery County Transportation Improvement District that the minutes of the regular board meeting of November 9, 2015 are hereby approved as prepared and appended to this resolution.

**BE IT FURTHER RESOLVED** copies of this resolution be provided to the TID Secretary-Treasurer and the Executive Director.

Adopted the 14th day of December, 2015.

  
\_\_\_\_\_  
Chairperson, Montgomery County Transportation Improvement District

Attest:   
\_\_\_\_\_  
Secretary/Treasurer

Upon motion of Ms. Singer.  
Seconded by Mr. Tatham.  
Excused absence: Mr. Bills.  
Motion carried unanimously.



## Montgomery County Transportation Improvement District Minutes of the November 9, 2015 Board Meeting

The one hundred and seventy-fourth meeting of the Montgomery County Transportation Improvement District (TID) was convened in Room 208 of the Dayton Convention Center in Dayton, Ohio on November 9, 2015.

Chairman Mr. Meyer called the meeting to order at 2:04 PM.

### VOTING BOARD

Art Meyer  
Tom Tatham  
Stephanie Singer  
David Bills @ 2:10 PM

### STAFF

Steve Stanley, Executive Director  
Crystal Davidson, Project & Development Director  
Sean Fraunfelter, Finance Director  
Linda Gum, Project Manager  
Bev Shillito, General Counsel  
Anna Deitz, Communication & Project Manager

### EXCUSED ABSENCE

Eric Cluxton

### OTHERS IN ATTENDANCE

Erik Collins, Montgomery County C&ED  
Paul Gruner, Montgomery County Engineers Office  
Richard Miller, CT Consultants  
Dave Seagraves, IBI Group  
Joe Vogel, AECOM  
Jeff Wallace, Parsons Brinkerhoff  
Vanessa Glotfelter, BWSC  
Marci Snyder, Woolpert  
Dan Hoying, LJB Engineers

Mr. Meyer asked that everyone in attendance introduce themselves. Self-introductions followed.

David Bills joined the meeting at 2:10 PM.

### Business Meeting

#### ■ Minutes of October 13, 2015 {Resolution 2015-53}

Mr. Meyer referred Board members to the minutes of the October 13, 2015 TID Board Meeting, copies of which were included in the Board packets.

Mr. Stanley commented that the October 13 minutes would be the last that Ms. Davidson would draft, further noting that Ms. Deitz, would be the principal drafter in the future.

Ms. Davidson noted that the first sentence of the last paragraph of Page 2 should read "Ms. Davidson reported that Think Patented had completed the initial work to create the TID's website but that is was not yet 'live'," striking the word "created" prior to "completed."

Mr. Meyer requested that future minutes express the discussion of resolutions when relevant, reading "Following discussion and response to Board questions and comments," in lieu of "With no further comments."

Following discussion and response to Board questions and comments, adoption of Resolution 2015-53, approving the October 13, 2015 TID Board Meeting minutes, as corrected, was moved by Ms. Singer, seconded by Mr. Tatham, and unanimously approved.

#### **■ Financial Report: October 2015 {Resolution 2015-54}**

Mr. Meyer referred the Board to Resolution 2015-54 and financial reports for October 2015 that were included in the Board packets.

Mr. Fraunfelter noted an entry on Page 2 in the amount of \$102,159.23 reflecting a reimbursement from the Austin JEDD for a balance that the TID had carried from the Austin Interchange Enhancement Project. He also noted an entry on Page 18, explaining that the financing had been closed for the \$700,000 advanced by Montgomery County for the site reduction costs of the P&G Dayton Mixing Center as part of Project Walnut. Mr. Stanley explained that the TID would be responsible under the terms of the recently enacted Payment Services Agreement with the City of Union and Montgomery County to receive and disburse funds in connection with project debt service and reimbursement requirements.

Following discussion and response to Board questions and comments, adoption of Resolution 2015-54, approving the financial report for October 2015, as presented, was moved by Mr. Tatham, seconded by Ms. Singer, and unanimously approved.

#### **■ October 2015 Bills & Expenses {Resolution 2015-55}**

Mr. Meyer referred the Board to Resolution 2015-55 and the summary of bills and expenses for October 2015 included in the Board packets.

Mr. Stanley reported that the 1<sup>st</sup> payment had been made to Balsbaugh Excavating for the improvements to the Old Springfield Road Intersection. Mr. Stanley also noted that the Old Springfield Project was completed as of Friday, November 6, and that the road has been reopened.

Following discussion and response to Board questions and comments, adoption of Resolution 2015-55, approving the payment of bills and expenses for September 2015, as presented, was moved by Mr. Bills, seconded by Mr. Tatham, and unanimously approved.

#### **■ 2<sup>nd</sup> Amendment to SIB Loan #140001 {Resolution 2015-56}**

Mr. Meyer referred the Board to Resolution 2015-56 concerning the authorization of a 2<sup>nd</sup> Amendment to the State Infrastructure Bank Loan Agreement with ODOT for the Dog Leg Road Improvement and Relocation Project, copies of which were included in the Board packets.

Mr. Stanley referred the Board to Tab 4 of the packet. He reminded the Board that it had recently approved an amendment to SIB Loan # 140001 to increase the original amount of the loan from \$11,710,000 to \$12,919,518 to reflect, for ODOT's accounting purposes only, the incorporation into the loan of \$1,209,518 629 from JobsOhio's 629 Grant Program. He explained that the proposed 2<sup>nd</sup> amendment to the loan would actually increase the total amount of the loan by \$450,000 in order to cover the cost of the Old Springfield Road Intersection work that was recently completed and re-paving Old Springfield Road from Kley Road to Dogleg Road. Mr. Stanley noted that there had not been enough money in the original SIB loan to cover the additional Old Springfield costs, but that the size of the loan could now be increased with confidence as a result of the assessed valuation of P&G's Dayton Mixing Center being somewhat higher than original estimates.

Mr. Stanley distributed copies of spreadsheets (attached) comparing his original estimates of potential TIF revenue and regular property taxes from the Dayton Mixing Center and to current estimates based on the final assessed valuation. He highlighted key differences in calculating the two revenue estimates and pointed out that the current estimate predicted total TIF revenue over the 10-year life of Union's TIF legislation of approximately \$18.5 million, compared to the \$16.5 million included in the original estimate. He also reviewed a multi-year cash flow summary showing that, after adding an additional \$450,000 to the SIB loan, approximately \$300,000/year should be available for additional infrastructure investment over the 10-year life of the TIF legislation. He concluded by adding that final terms would need to be negotiated with ODOT and referring the Board to a description of the loan amendment attached to the proposed resolution.

Mr. Meyer asked about ODOT's approval process for the proposed amendment. Mr. Stanley explained that ODOT's SIB Board had already granted preliminary approval to the amendment, but that the TID, Port Authority and ODOT would have to approve and execute final amended term sheets and loan documents. Ms. Shillito added that the proposed amendment would not obligate any financial instrument of the TID.

Mr. Tatham suggested a change to the wording of Paragraph 3 of the proposed resolution, noting that it should clearly indicate that the TID was responsible for implementing the project with other parties setting policy. Ms. Shillito proposed alternate language to say that "The County, the Port, and the City of Union requested that the TID work with the SIB to implement the terms of the SIB loan to increase the amount of the loan by \$450,000 in order to accommodate the expanded scope of the project." Mr. Tatham agreed with the revised wording.

Following discussion and response to Board questions and comments, adoption of Resolution 2015-56, approving an Amendment of the TID Bylaws, with Ms. Shillito's alternate language, was moved by Ms. Singer, seconded by Mr. Tatham, and unanimously approved.

**■ Report on Miamisburg Connector Trail – Bike Celebration on November 13**

Ms. Davidson reported that the ODOT-funded Miamisburg Connector Trail Project was completed in October. She indicated that she and Ms. Deitz were working with other stakeholder organizations to expand the ordinary trail ribbon cutting ceremony to a larger celebration recognizing the community partnership that had made the expansion of the regional trail network possible. She referred to a press release prepared by Ms. Deitz that was included in the Board packet and invited the Board to attend the event on Friday, November 13 at 1:30 PM at the bike hub in the Park at Austin Landing. Ms. Singer asked for an electronic copy of the press release and Ms. Davidson agreed to forward it to her. Ms. Deitz added that in addition to Ms. Davidson and Mr. Stanley, the Executive Directors of MVRPC and Five Rivers MetroParks would be speaking at the event.

## ■ Report on Website

Ms. Davidson reported that the TID had a few more project descriptions to complete in order for Think Patented to populate the website that it had prepared for the TID. Ms. Deitz explained that she would be the primary manager of the website, providing updates that address current projects. She mentioned that there would be a trial run of the website for Board review prior to it being publically available. Mr. Stanley commented that the website should make it easier to provide information to the general public about the TID and its project activities.

Mr. Meyer asked if people would be able to interact with the website by sending emails to the TID. Ms. Davidson explained that there would be a template for emailed comments that would be forwarded to staff email inboxes. Mr. Meyer asked about responding to public comments or concerns. Mr. Stanley explained that whether or not responses had to be provided to comments would be governed by the requirements of particular projects, noting that federally funded projects would require more correspondence than locally funded ones. He concluded that the addition of Ms. Deitz to the TID's staff would make timely responses more feasible.

## ■ Next Meeting

Mr. Meyer confirmed that the next Montgomery County TID Board Meeting would be held at Jay's Seafood Restaurant at 2:00 PM on December 14, 2015.

## ■ Executive Session

Mr. Stanley suggested that the Board recess to executive session. Ms. Shillito explained that the executive session would be necessary to consider negotiations with Montgomery County and other political subdivisions related to requests for economic development assistance and public infrastructure projects located in northern and southern Montgomery County.

Mr. Bills moved that the Board recess to executive session to discuss economic development, as suggested by Mr. Stanley and Ms. Shillito. Mr. Tatham seconded the motion. Ms. Singer voted for the motion. Mr. Tatham voted for the motion. Mr. Meyer voted for the motion. Mr. Bills voted for the motion.

Mr. Stanley noted that the Board was not anticipated to take any action following the executive session.

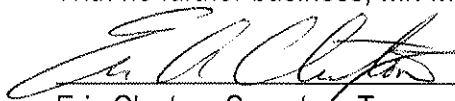
The Board recessed to executive session at 2:36 PM. Mr. Stanley, Ms. Shillito, Mr. Collins, Ms. Davidson, and Mr. Fraunfelter joined the Board in executive session.

Mr. Collins left the meeting at 3:15 PM. Mr. Fraunfelter left the meeting at 3:39 PM.

## ■ Adjourn

The Board returned to open session at 3:43 PM.

With no further business, Mr. Meyer adjourned the meeting at 3:44 PM.

  
Eric Cluxton, Secretary-Treasurer

12/14/15  
Date