



## Montgomery County Transportation Improvement District Minutes of the November 14, 2016 Board Meeting

The one hundred and eighty-sixth meeting of the Montgomery County Transportation Improvement District (TID) was convened in the 10<sup>th</sup> Floor Community and Economic Development Conference Room of the Montgomery County Administration Building in Dayton, Ohio on November 14, 2016.

Chairman Meyer called the meeting to order at 2:03 PM.

### VOTING BOARD

Art Meyer  
Eric Cluxton  
Tom Tatham  
David Bills  
Stephanie Singer

### STAFF

Steve Stanley, Executive Director  
Crystal Davidson, Deputy Director  
Linda Gum, Project Manager  
Bev Shillito, General Counsel  
Sean Fraunfelder, Finance Director

### EXCUSED ABSENCE

### OTHERS IN ATTENDANCE

Vanessa Glotfelter, BWSC  
Dan Hoying, LJB  
Gwen Eberly, Montgomery County C&ED  
Paul Gruner, Montgomery County Engineer  
Nathan Fischer, Woolpert  
Jay Hamilton, Mead & Hunt  
Jeff Wallace, TranSystems  
Sam Morton, The Kleinger's Group  
Joe Vogel, FTC&H  
Joe Espelage, CT Consultants  
Ralph O'Quinn, Intertek - PSI

### Business Meeting

#### ■ Minutes: August 8, 2016 and October 11, 2016 {Resolution 2016-58}

Mr. Meyer referred Board members to minutes of the August 8 2016 and October 11 2016 TID Board Meetings.

Mr. Meyer noted that a note on Page 2 of the August 8, 2016 Minutes concerning the Financial Report stated that "for which the TID was carrying costs," and asked if more specific financing terms might be more appropriate. Ms. Shillito referred Mr. Meyer to costs reflected within the reports. Mr. Stanley clarified that Mr. Meyer was referring specifically to the language used in the draft minutes. Mr. Fraunfelder explained that those were project costs not yet reimbursed. Mr. Stanley suggested substitute language to read "for which the TID had unreimbursed expenses". Mr. Meyer agreed to the change.

Mr. Meyer also noted that the word "be" should be added between the words "could" and "an" in the third sentence of the last paragraph on Page 2 concerning the TID's commercial insurance program. Mr. Stanley agreed to the addition and further agreed that the word "would" should be removed from the first sentence on Page 3. Mr. Meyer asked for clarification about the proposed premium cost being 4% above the prior year's cost. Mr. Stanley explained that the cost was related to the anticipation of more construction activity in the upcoming 12 months.

Mr. Meyer referred to the fourth paragraph on Page 5 and asked if the words "Ms. Ross" were correct. Mr. Stanley answered that they were correct and reminded the Board that Ally Ross had been an intern who worked for the TID during the summer.

Mr. Meyer referred to Page 2 of the October 11, 2016 Minutes concerning the Report. He suggested that the word "anticipated" be substituted for the word "soon" at the end of the second sentence of the third paragraph. Mr. Stanley agreed to make the change. Mr. Meyer also suggested that the words "account balance" be substituted for the words "current equity" at the end of the third sentence of the same paragraph. Mr. Stanley agreed to the change.

Following further discussion and response to Board questions and comments, adoption of Resolution 2016-58, approving the August 8 2016 and October 11 2016 TID Board Meeting minutes, as corrected, was moved by Mr. Cluxton, seconded by Ms. Singer, and unanimously approved.

#### **Financial Report: October 2016 {Resolution 2016-59}**

Mr. Meyer referred the Board to Resolution 2016-59 and the financial reports for October 2016 that were included with the board packet.

Mr. Fraunfelder directed the Board to the August financial report on page 16 of the 70/75 Development Fund. He noted that the TID had received the second distribution for 2016 of TIF revenue from the City of Union in the amount of \$889,789.39 in connection with Project Walnut and noted that the TID would make debt service payments on behalf of the City to the Dayton Port Authority and to the ODOT SIB Loan.

Mr. Fraunfelder then directed the Board to page 25 and explained additions to his report in response to the Board's request during the July Board meeting. He referred to the entries resulting in a line item labeled "Unrestricted TID Cash Balance for Operations" and asked if the additions to the report provided the Board with the request for more information. Board members thanked Mr. Fraunfelder for the additions. Mr. Stanley explained that the additional reporting would be refined over time, noting that more funds should be classified as unrestricted than reflected in the October report. He commented, for example, that the \$112,000 fee received from the City of Dayton for managing the Phase 2 Air Cargo Access Improvements Project should be in added to the unrestricted balance show in the report. Mr. Fraunfelder added that fees from the Austin Center JEDD and other sources would also improve the unrestricted balance and would be reflected in the November report.

Mr. Meyer requested the amount of fees that are still owed at this point. Mr. Stanley explained that he expected nearly \$1.1 million to be received in fees in 2016. Mr. Fraunfelder noted that Page 1 included line items for fees and anticipated fees. Mr. Meyer suggested adding a line item to indicate unrestricted cash balance per month and an anticipated fee structure for the year. Mr. Stanley and Mr. Fraunfelder agreed.

Following discussion and response to Board questions and comments, adoption of Resolution 2016-59, approving the October 2016 Financial Report, as presented, was moved by Mr. Tatham, seconded by Mr. Cluxton, and unanimously approved.

#### **■ October 2016 Bills & Expenses {Resolution 2016-60}**

Mr. Meyer referred the Board to Resolution 2016-60 and the summary of bills and expenses for October 2016 included in the Board packets.

Mr. Stanley directed the Board to a payment in the amount of \$59,286.25 to Balsbaugh Excavating for the last construction payment for the Old Springfield Intersection Improvement Project. He also pointed out the final retainage payment to Bansal Construction in the amount of \$7,215.96 for work done to install the final signal on SR 741 in conjunction with the Austin Landing Project. Mr. Stanley noted that the majority of October payments were for routine project expenses.

Following discussion and response to Board questions and comments, adoption of Resolution 2016-60, approving the payment of bills and expenses for October 2016, as presented, was moved by Mr. Bills, seconded by Ms. Singer, and unanimously approved.

#### **■ Austin Phase 2 Enhancements 2017 Bid Solicitation {Resolution 2016-61}**

Mr. Meyer referred the Board to Resolution 2016-61 and the Austin Phase 2 Enhancements 2017 Bid Advertisement, included in the Board packets.

Mr. Stanley explained that the TID had been working with the Austin Center JEDD Board on securing the ODOT SIB Loan for the Phase 2 Enhancements Project and that the JEDD Board had approved the terms of the Term Sheet offered by ODOT for financing the Project. Mr. Stanley reminded the Board that the TID was under contract with the Austin Center JEDD for managing the improvement of landscaping and other enhancements in the public right-of-way around the Austin Interchange as designed by the Kleinger's Group. Mr. Stanley recommended moving forward to seek bids now in order to present a recommendation to the JEDD Board at its next meeting so that the project implementation could begin in early 2017.

Following discussion and response to Board questions and comments, adoption of Resolution 2016-61, approving the Austin Phase 2 Enhancements 2017 Bid Advertisement, as presented, was moved by Ms. Singer, seconded by Mr. Bills, and unanimously approved.

#### **■ Public Comments**

There were no public comments.

#### **■ Next Meeting**

Mr. Meyer confirmed that the next Montgomery County TID Board Meeting would be held at Jay's Seafood Restaurant for the Annual Meeting on December 12, 2016.

#### **■ Executive Session**

Ms. Shillito suggested that the Board recess to executive session to discuss the compensation of the Executive Director and employee agreement for 2016-2019, as well as consider discussions with the City of Miamisburg and other jurisdictions with respect to economic development assistance, related infrastructure improvements, and potential related asset transfers.

Mr. Meyer moved that the Board recess to executive session, as indicated by Ms. Shillito. Mr. Tatham seconded the motion. Mr. Bills voted for the motion. Ms. Singer voted for the motion. Mr. Cluxton voted for the motion. Mr. Tatham voted for the motion. Mr. Meyer voted for the motion.

The Board recessed to executive session at 2:24pm. Mr. Stanley, Ms. Shillito, Mr. Fraunfelter and Ms. Corbin joined the Board in executive session.

Mr. Fraunfelter and Ms. Corbin left executive session at 3:10pm. Mr. Stanley left executive session at 3:25pm.

The Board returned to open session at 4:15pm.

**■ Adjourn**

With no further business, Mr. Meyer adjourned the meeting the meeting at 4:16pm.

  
Eric Cluxton, Secretary-Treasurer

12/12/16  
Date