



## Montgomery County Transportation Improvement District Minutes of the January 9, 2017 Board Meeting

The one hundred and eighty-eighth meeting of the Montgomery County Transportation Improvement District (TID) was convened in Room 1002 of the Montgomery County Administration Building in Dayton, Ohio on January 9, 2017.

Chairman Meyer called the meeting to order at 2:01 PM.

### VOTING BOARD

Art Meyer  
Eric Cluxton  
Tom Tatham  
David Bills

### STAFF

Steve Stanley, Executive Director  
Crystal Corbin, Deputy Director  
Sean Fraunfelder, Finance Director  
Linda Gum, Project Manager  
Nick Endsley, General Counsel

### EXCUSED ABSENCE

Stephanie Singer

### OTHERS IN ATTENDANCE

Paul Gruner, Montgomery County Engineer  
Erik Collins, Montgomery County CE&D  
Andy Shahan, LJB, Inc.  
Jay Hamilton, Mead & Hunt  
Heather Lacey, Crawford, Murphy & Tilly  
Ralph O'Quinn, PSI  
Vanessa Glotfelter, BWSC  
Joe Espelage, CT Consultants  
Nathan Fischer, Woolpert  
George Moorman, Game Construction  
Earl Moyer, Montgomery County resident  
Sam Morton, Kleingers Group

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

### Business Meeting

#### ■ Minutes of December 12, 2016 {Resolution 2017-01}

Mr. Meyer referred Board members to the minutes of the December 12, 2016 TID Board Meeting, copies of which were included in the Board packets.

Mr. Stanley directed the Board to Page 2 of the minutes and noted that the 3<sup>rd</sup> Paragraph of the Financial Report section had been corrected from the draft version previously sent to the Board. He explained that the revenue entries were corrected to read "Miami Township (\$587,875), Miamisburg (\$240,054), and Springboro (\$216,376)."

Mr. Stanley commented further that the 1<sup>st</sup> line of the 9<sup>th</sup> Paragraph on Page 3 should have the word "in" inserted between the words "case" and "prior." He also noted that in the 6<sup>th</sup> line of the 2<sup>nd</sup> Paragraph on Page 4 should have the word "that" inserted between the words "but" and "he." He concluded by pointing out that the 7<sup>th</sup> line of the 2<sup>nd</sup> Paragraph on Page 5 should have the word "the" inserted between the words "that" and "City." Mr. Stanley agreed to make all the corrections.

Following discussion and response to further Board questions and comments, adoption of Resolution 2017-01, approving the December 12, 2016 TID Board Meeting minutes, as corrected, was moved by Mr. Bills, seconded by Mr. Tatham, and unanimously approved.

#### **■ Financial Report: December 2016 {Resolution 2017-02}**

Mr. Meyer referred the Board to Resolution 2017-02 and financial reports for December 2016 that were included in the Board packets.

Mr. Fraunfelter referred to Page 2 of the report and pointed out a number of entries for receipts from Miami Township, Miamisburg and Springboro. He reminded the Board that the receipts were used for making related debt service payments shown near the bottom of that page of the report for the Austin Interchange Project and the Austin Landing Phase 1 & 2 Projects.

Mr. Fraunfelter also referred to Page 19 of the report and highlighted deposits received from the JobsOhio 629 Grant and the ODOT Jobs & Commerce Grant as reimbursements for the Air Cargo Access Improvement Project. He pointed out entries for payments in excess of \$1,000,000 made for the project near the middle of Page 19.

Mr. Fraunfelter concluded his report by directing the Board to the Bank Reconciliation Statement on Page 27. He pointed out that the TID had ended 2016 with an unrestricted cash balance of just over \$732,000, reflecting additional revenue collected in December, most notably from the City of Springboro, and corrections to the classification of certain funds already in the TID's possession.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-02, approving the financial report for December 2016, as presented, was moved by Mr. Cluxton, seconded by Mr. Tatham, and unanimously approved.

#### **■ December 2016 Bills & Expenses {Resolution 2017-03}**

Mr. Meyer referred the Board to Resolution 2017-03 and the summary of bills and expenses for December 2016 included in the Board packets.

Mr. Stanley noted the payment of 2017 dues to the Government Finance Officers Association and recognized Mr. Fraunfelter for his continued excellence in managing the TID accounts. He noted that the TID had recently received its 14<sup>th</sup> consecutive GFOA Award of Excellence. The Board concurred with Mr. Stanley's recognition of Mr. Fraunfelter.

Mr. Stanley also highlighted a payment of \$10,815 to Midwest Security Services, which he explained was a down payment on a security camera system installed on Union Airpark Boulevard and other roadway locations near Proctor & Gamble's Dayton Mixing Center. He explained that payment would come from City of Union TIF funds.

Mr. Stanley highlighted Payment #3 in the amount of \$1,020,041.55 to R.B. Jergens which he noted would be one of the last payments to the contractor for the Air Cargo Access Improvements Project.

Mr. Meyer asked who would perform the monitoring of the security cameras being installed on Union Airpark Boulevard. Mr. Stanley explained that the City of Union would manage and monitor the camera system.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-03, approving the payment of bills and expenses for December 2016, as presented, was moved by Mr. Tatham, seconded by Mr. Cluxton, and unanimously approved.

### **Miamisburg Austin Roadway & Infrastructure Projects**

#### **■ RBC Capital Markets Engagement {Resolution 2017-04}**

Mr. Meyer referred the Board to Resolution 2017-04 selecting RBC Capital Markets as the investment banker and underwriter for future Miamisburg roadway and infrastructure improvement projects near the Austin Interchange, copies of which were included in the Board packets.

Mr. Stanley explained that the TID had been continuing to assist the City of Miamisburg, Miami Township and the City of Springboro in the implementation of several infrastructure improvement projects related to the Austin Interchange Project, the Byers Road Project, the Motoman Project, and other related infrastructure projects in the vicinity of the Austin Interchange.

He further explained that he had recently been meeting with Miamisburg officials concerning roadway and storm water system improvements planned by the City in connection with its commitments to United Grinding for the development of the company's new facilities near the Austin Interchange. He reported that Miamisburg had already engaged Katie Kleinfelder of RBC Capital Markets to act as its investment banker and underwriter for the renewal of notes issued for the nearby Motoman Roadway Project and preferred that she also assist with any financing that might be undertaken by either Miamisburg or the TID in connection with the additional roadway and infrastructure projects necessary for the City's commitments to United Grinding. Mr. Stanley explained that having the same investment banker working for both parties would enhance collaboration among the City and the TID.

Mr. Stanley recommended that the resolution be approved to engage RBC Capital Markets to accomplish the desired collaboration.

Mr. Cluxton asked if the TID would work with the same individual as Miamisburg. Mr. Stanley explained that staff and attorneys of the TID & Miamisburg would all work with Ms. Kleinfelder and that a first meeting among all those parties had occurred the previous week.

Mr. Meyer asked about the completion date for construction of the United Grinding improvements. Mr. Stanley explained that Miamisburg had committed to construct the road to the United Grinding site by October, a likely reason why the TID might be involved with the fast track project. Mr. Meyer asked if the road would be an extension or a new roadway. Mr. Stanley explained that it would be a new roadway connecting new Byers Road to Old Byers Road near the United Grinding site and that it would include storm water and other utility extensions.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-04, as presented, selecting RBC Capital Markets as the investment banker and underwriter for Miamisburg Roadway and Infrastructure Improvement Projects near the Austin Interchange, was moved by Mr. Bills, seconded by Mr. Cluxton, and unanimously approved.

#### **■ R.B. Jergens Change Order #2 {Resolution 2017-05}**

Mr. Meyer referred the Board to Resolution 2017-05, approving R.B. Jergens Change Order #2 for the Air Cargo Access Improvements Project, copies of which were included in the Board packets.

Mr. Stanley directed the Board to an exhibit attached to the proposed resolution that listed all changes proposed to the RB Jergens contract. He explained that this proposed change order contained an incentive payment to RB Jergens from available contingency funds as provided in the TID's contract with the company. Mr. Stanley explained that he had recommended to the Aviation Director that RB Jergens be awarded a \$50,000 incentive payment for its work on the project. Ms. Corbin further explained that a second element of the proposed change order was for Jergens' water and sewer sub-contractor's work to install utility lines under the neighboring development's detention basin. She noted that the additional work had been necessary to restore that basin. She reported that the DP&L item was related to Jergens' electrical sub-contractor and work related to installing more street lights.

Mr. Tatham asked Ms. Corbin if the DP&L was directly involved with the work or was it a TID contractor. Mr. Stanley clarified that it was Jergens' electrical sub-contractor.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-05, approving R.B. Jergens Change Order #2 for the Air Cargo Access Improvements Project, was moved by Mr. Cluxton, seconded by Mr. Bills. Mr. Tatham recused himself from voting on the resolution. The motion was 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 in room 1002 on the 10<sup>th</sup> floor of the Montgomery County Administration Building on February 13, 2017 at 2:00 PM.

#### **■ Executive Session**

Mr. Stanley suggested that the Board recess to executive session. Mr. Endsley explained that the executive session would be necessary for two reasons: (1) To consider negotiations with Montgomery County and other political subdivisions related to requests for economic development assistance and public infrastructure improvements for projects in northern Montgomery County and southern Montgomery County; and (2) To consider the compensation of the Executive Director.

Mr. Bills moved that the Board recess to executive session, as suggested by Mr. Endsley. Mr. Cluxton seconded the motion. Mr. Bills voted for the motion. Mr. Cluxton voted for the motion. Mr. Tatham voted for the motion. Mr. Meyer voted for the motion.

Mr. Stanley noted that the Board would move to the 10<sup>th</sup> Floor Community & Economic Development Conference Room and no further action by the Board was anticipated following the executive session.

The Board moved to the 10<sup>th</sup> Floor Community & Economic Development Conference Room and recessed to executive session at 2:32 PM. Mr. Stanley, Mr. Endsley, Ms. Corbin, and Mr. Fraunfelter joined the Board in executive session. TID General Counsel Bev Shillito also participated by Skype in the executive session.

**■Adjourn**

The Board returned to open session at 3:51 PM.

With no further business, Mr. Meyer adjourned the meeting at 3:51 PM.

  
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Eric Cluxton, Secretary-Treasurer

3-13-17  
Date