



Montgomery County Transportation Improvement District Minutes of the October 10, 2017 Board Meeting

The two hundredth meeting of the Montgomery County Transportation Improvement District (TID) was convened in Room 1002 of the Montgomery County Administration Building in Dayton, Ohio on October 10, 2017.

Secretary-Treasurer Tatham called the meeting to order at 2:03 PM.

VOTING BOARD

Tom Tatham
Walt Hibner
David Bills

STAFF

Steve Stanley, Executive Director
Sean Fraunfelter, Finance Director
Crystal Corbin, Deputy Director
Mike Eddy, Project Manager
Bev Shillito, General Counsel
Ken Conaway, Construction Manager

EXCUSED ABSENCE

Stephanie Singer
Art Meyer

OTHERS IN ATTENDANCE

Michael Norton-Smith, Montgomery County C&ED

Business Meeting

■ Minutes of September 11 & 25, 2017 {Resolution 2017-80}

Mr. Stanley referred Board members to the minutes of the September 11 & 25, 2017 TID Board Meeting, copies of which were included in the Board packets.

Mr. Tatham suggested a correction on Page 3 in the 7th paragraph of the September 11, 2017 Board Meeting minutes to correct "DP&L" to "DPL". Mr. Stanley agreed to revise the minutes to reflect the change.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-80, approving the September 11 & 25, 2017 TID Board Meeting minutes, as presented, was moved by Mr. Bills, seconded by Mr. Hibner and unanimously approved.

■ Financial Reports: September 2017 {Resolution 2017-81}

Mr. Tatham referred the Board to Resolution 2017-81 and the Financial Reports for September 2017 included in the Board packets.

Mr. Fraunfelter pointed out a revenue entry of \$1,500,000 on Page 2 of the report for the Austin Road Fund (Fund 702) and explained that the TID had received payment from the City of Miamisburg for the permanent storm water

easement that resolved the outstanding issue of payment for the regional detention basin otherwise known as the "Big Dig".

Mr. Fraunfelter also referred to Page 13 of the report for the I70/75 Development Fund (707 Fund), noting an revenue entry in the amount of \$888,088.42 which he explained was the "second half" payment of TIF revenue from the City of Union related to Project Walnut. He reminded the Board that the TID was responsible for managing debt service payments for the Dayton-Montgomery County Port Authority loan and the SIB Loan for the project.

Mr. Fraunfelter referred the Board to Page 22 of the report which showed the bank reconciliation for all accounts, noting an unrestricted cash balance of \$1,303,756.45. He explained that that balance did not reflect the full \$1,500,000 received from Miamisburg because the TID had set aside \$650,000 of the payment in a special debt reserve in connection with the Byers Road Connector Project. He also noted that a \$90,000 reserve being held by the TID in connection with the SIB loan for the Austin Interchange Phase 2 Enhancement Project was not reflected as unrestricted cash.

Mr. Stanley added that the Austin JEDD SIB loan reserve of \$90,000 would be held until the end of the debt service schedule or until the JEDD might decide to refinance the SIB loan. He also explained that the \$650,000 reserve held for the City of Miamisburg would be released to unrestricted cash over a five year period in equal increments or until Miamisburg generated sufficient TIF revenue to cover debt service for specific projects.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-81, approving the Financial Reports for September 2017 was moved by Mr. Hibner, seconded by Mr. Bills, and unanimously approved.

■ September 2017 Bills & Expenses {Resolution 2017-82}

Mr. Stanley referred the Board to Resolution 2017-82 and the summary of bills and expenses for September 2017 included in the Board packets.

Mr. Stanley highlighted payments to Yaskawa America, Inc. for right-of-way purchased in connection with the Yaskawa Access Project performed for the City of Miamisburg in 2010 in the amount of \$5,300.00. He explained that it had not been possible to complete the purchase of a small amount of right-of-way from the original holder of the property but that Yaskawa had now acquired the property and had agreed to complete the sale. He noted that the acquisition would allow the TID to formally close the project.

Mr. Stanley commented that all other listed payments were for routine project expenses. He recommended that the resolution be approved.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-82, approving the payment of bills and expenses for September 2017, as presented, was moved by Mr. Hibner, seconded by Mr. Bills, and unanimously approved.

City of Miamisburg Byers Road Connector Project

■ Change Order # 2 – R.B. Jergens Agreement {Resolution 2017-83}

Mr. Tatham referred the Board to Resolution 2017-83 and Change Order # 2 for the R.B. Jergens Agreement included in the Board packets.

Ms. Corbin explained that additional work necessary for the project included locating a water valve necessary for a water system shut down, manhole materials, modification, & dewatering, and the relocation of a Cincinnati Bell cable in the amount of \$16,828.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-83, approving Change Order # 2 for the R.B. Jergens Agreement, as presented, was moved by Mr. Bills, seconded by Mr. Hibner, and unanimously approved.

City of Miamisburg Riverfront Park Project

■ Change Order # 1 – Double Jay Construction {Resolution 2017-84}

Ms. Corbin referred the Board to Resolution 2017-84 and Change Order # 1 for the Double Jay Construction Agreement, copies of which were included in the Board packets.

Ms. Corbin explained that a previously unknown 4" sanitary lateral pipe was discovered during construction and that it had to be removed and replaced in connection with the construction of a new 24" storm water line. The price for the additional work, she added, had been negotiated with Double Jay Construction in the amount of \$9,727.15 increasing the contract amount to \$1,429,148.15 for the Riverfront Park Project. She recommended approval of the resolution.

Mr. Stanley added that this project would likely include a larger change order in 2018 to add work which could not be committed now due to Miamisburg's 2017 budget constraints for the project. He explained that the original design for the project had included \$150,000 for dumpsters with expensive concealing gates which had to be eliminated from the current contract in order to stay within budget. He commented that he expected the City to add money to the project needed for the dumpsters in some form prior to its bicentennial celebration in the summer o 2018.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-84, approving the Double Jay Construction Change Order # 1, as presented, was moved by Mr. Hibner, seconded by Mr. Bills, and unanimously approved.

Fairgrounds Relocation Project

■ Selecting Frye Mechanical as Lowest and Best Bidder for Mechanical Package {Resolution 2017-85}; Selecting Saturn Electric as Lowest and Best Bidder for Electrical Package {Resolution 2017-86}; Selecting Central Fire Protection as Lowest and Best Bidder for Fire Protection Package {Resolution 2017-87}

Mr. Stanley suggested that consideration of the next three resolutions be addressed together since they all concerned construction of the Main Event Center and the Small Animal Barn for the Fairgrounds Facilities Project. He reviewed a PowerPoint presentation summary of the bidding process for the mechanical, electrical, and fire protection contracts for the two buildings (copy attached).

Mr. Stanley reported that the TID, working the Executive Director of the Montgomery County Agricultural Society ("MCAS"), had requested bids for the three construction packages from firms determined to have successful experience with construction of the related work.

Mr. Stanley explained that three contractors (Applied Mechanical, Frye Mechanical, and Korrekt Plumbing, Heating and Air Conditioning) had been invited to bid the mechanical package. He reported that Applied Mechanical and Frye Mechanical submitted bids and that Frye was the lowest and best bidder in the amount of \$573,735.00.

Mr. Stanley explained that three contractors (Kyne & Son Electric, Saturn Electric Inc., and All-Win Electric, LLC) had been invited to bid the electrical package. He reported that Kyne & Son and Saturn Electric had submitted bids and that Saturn was the lowest and best bidder in the amount of \$1,273,880.00.

Mr. Stanley explained that four contractors (Ohio Valley Fire Protection, Inc., Koorsen Fire and Security, A-1 Sprinkler Company, and Central Fire Protection Company, Inc.) had been invited to bid the fire protection package. He reported that all but A-1 Sprinkler submitted bids and that Central Fire Protection was the lowest and best bidder in the amount of \$73,960.00.

Mr. Stanley added that the site civil contractor, D&M Excavating, was making great progress with preparing the site and constructing initial building pads.

Mr. Stanley recommended that Resolutions 2017-85, 2017-86 and 2017-87 be approved and suggested that they could be approved in one action.

Mr. Stanley also thanked the Board for attending special Board meetings that had to be called often in September and October. He also thanked Mr. Conaway for his hard work and dedication while managing the project and thanked Ms. Corbin for her efforts in Linda Gum's absence.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-85, selecting Frye Mechanical as lowest and best bidder for the mechanical package, Resolution 2017-86 selecting Saturn Electric as lowest and best bidder for the electrical package and Resolution 2017-87, selecting Central Fire Protection Company as lowest and best bidder for the fire protection package, as presented, and authorizing the Executive Director to negotiate and execute contracts with the selected firms based on their respective bids, was moved by Mr. Bills, seconded by Mr. Hibner, and unanimously approved.

■ **Public Comments**

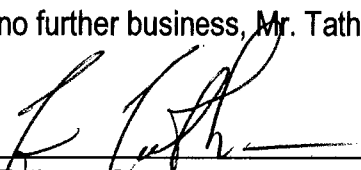
There were no public comments.

■ **Next Meeting**

Mr. Tatham confirmed that the next regular Montgomery County TID Board Meeting would be held in room 1002 on the 10th floor of the Montgomery County Administration Building on November 13, 2017 at 2:00 PM.

■ **Adjourn**

With no further business, Mr. Tatham adjourned the meeting at 2:40 PM.



Tom Tatham, Secretary-Treasurer

11/13/17
Date