



Montgomery County Transportation Improvement District Minutes of the July 8, 2019 Board Meeting

The two hundred and twenty-third meeting of the Montgomery County Transportation Improvement District (TID) Board of Trustees convened in Room 1002 of the Montgomery County Administration Building in Dayton, Ohio on July 8, 2019.

Mr. Meyer called the meeting to order at 2:30 PM.

VOTING BOARD

Art Meyer
David Bills
Tom Tatham

STAFF

Steve Stanley, Executive Director
Crystal Corbin, Deputy Director
Nick Endsley, General Counsel, Sebaly, Shillito & Dyer
Sean Fraunfelter, Finance Director
Linda Gum, Project Manager
Veronica Hull, Administrative Assistant
Betty Hull, Rasor Communications
Audrey Owens, TID Intern
Gracie Hull, Rasor Intern

EXCUSED ABSENCE

Stephanie Singer
Walt Hibner

OTHERS IN ATTENDANCE

Erik Collins, Montgomery County Economic Development
Vanessa Glotfelter, Barge Design Solutions
Jeff Koehn, IBI Group
Mark Henderson, Singh
Paul Butt, O.R. Colan
Dan Hoying, LJB Inc.
Kendall Bales, JMT Inc.
Judi Cray, Woolpert
Nathan Fisher, Woolpert
Sandy Roark, TEC Engineering

Mr. Meyer asked that everyone in attendance introduce himself or herself. Self-introductions followed.

■ Minutes of June 10, 2019 {Resolution 2019-57}

At Mr. Stanley's request, Mr. Meyer tabled consideration of the minutes of the June 10, 2019 TID Board meeting to provide more time for Board members and Ms. Shillito to review the account of the June meeting. Mr. Meyer tabled consideration of the minutes.

■ Financial Reports: June 2019 {Resolution 2019-58}

Mr. Meyer referred the Board to Resolution 2019-58 and the Financial Report for June 2019, copies of which were included in the Board Packet.

Mr. Fraunfelter directed the Board to Page 1 of the Report for the Operating Fund (#700). He noted the expenditure of \$45,000.00 associated with the purchase option agreement approved by Resolution 2019-56 in the June meeting.

Mr. Fraunfelter referred the Board to Page 2 of the Report for the Austin Road Fund (#702). He explained that the majority of the revenue entries listed were related to payments from Miami Township, Miamisburg, and Springboro for their respective shares of the debt service for the local share of the Austin Interchange Project.

Mr. Fraunfelter directed the Board to Page 12 of the Report for the 70/75 Development Fund (#707). He pointed out a revenue entry of \$250,000.00 which he explained was the full amount of reimbursement due from the ODOT competitive TID Grant for the Lightner Road Project.

Mr. Fraunfelter referred the Board to Page 19 of the Report and commented on the TID's unrestricted cash balance. He reiterated that—as in the two previous monthly reports—the balance shown reflected checks that had been written in connection with the Lyons Road Pedestrian Access and Lightner Road Projects. He explained that the report reflected expenses of \$322,976.82 for the two projects, but that the checks had not yet been released. Mr. Stanley added that a number of outstanding reimbursements had been delayed by ODOT's end-of-fiscal-year close-out process.

Following discussion and response to Board questions and comments, adoption of Resolution 2019-58, approving the May 2019 Financial Report, as presented, was moved by Mr. Bills, seconded by Mr. Tatham, and unanimously approved.

■ June 2019 Bills & Expenses {Resolution 2019-59}

Mr. Meyer referred the Board to Resolution 2019-59 and the summary of bills and expenses for June 2019, copies of which were included in the Board Packet.

Mr. Stanley highlighted a few bills and expenses. He explained that:

- (1) Release of the \$228,079.40 payment to Civil Solutions Associates for the Lower Miamisburg Project would be affected by reimbursement from the State Infrastructure Bank.
- (2) The \$53,561.64 payment to the Montgomery County Agricultural Society ("MCAS") was the final release of unused funds for the Fairgrounds Facilities Project.

Following discussion and response to Board questions and comments, adoption of Resolution 2019-59, approving the payment of bills and expenses for June 2019, as presented, was moved by Mr. Tatham, seconded by Mr. Bills, and unanimously approved.

■ Butler County TID Agreement {Resolution 2019-60}

Mr. Meyer referred the Board to Resolution 2019-60 and the proposed amendment to the intergovernmental agreement with the Butler County TID, copies of which were included in the Board Packet.

Mr. Stanley reminded the Board that the TID's agreement with the Butler County TID was for basic accounting services performed by Mr. Fraunfelter. He added that Mr. Fraunfelter had been providing those accounting

services for Montgomery County since the inception of the organization. Mr. Stanley explained that the amendment would extend Mr. Fraunfelter's services for an additional 2 years at a cost of \$2,625/month for 25 hours/month.

Following discussion and response to Board questions and comments, adoption of Resolution 2019-60, approving the Butler County TID Amendment, as presented, was moved by Mr. Bills, seconded by Mr. Tatham, and unanimously approved.

■ Audit Update

Mr. Fraunfelter provided brief comments to the Board concerning the TID's 2018 audit. He reported that the final Audit Report had been completed and submitted to the State Auditor's Office.

Kingsridge Drive Project

■ Bond Refinancing {Resolution 2019-61}

Mr. Meyer referred the Board to Resolution 2019-61, authorizing the redemption and related actions of the TID's outstanding special revenue bonds for the Kingsridge Drive Project, copies of which were included in the Board Packet.

Mr. Stanley explained that Miami Township wanted to refinance the debt still outstanding from the bonds issued in 2008 to finance the Kingsridge Drive Project. He explained that the Township would be able to reduce its interest costs and—because Miami Township was now a partial-charter township—that the TID would be able to be removed from holding and administering the bonds in the future. He recommended that the resolution be approved.

Following discussion and response to Board questions and comments, adoption of Resolution 2019-61, authorizing the redemption and related actions of the TID's outstanding special obligation bonds for the Kingsridge Drive Project, was moved by Mr. Tatham, seconded by Mr. Bills, and unanimously approved.

Lyons Road Pedestrian Access Project

■ IBI Construction Inspection Agreement Addendum #2 {Resolution 2019-62}

Mr. Meyer referred the Board to Resolution 2019-63 approving Addendum #2 to the professional services agreement with the IBI Group for construction inspection services for the Lyons Road Pedestrian Access Project, copies of which were included in the Board Packet.

Ms. Corbin explained that R. B. Jergens had initiated work ahead of schedule on the Lyons Road Pedestrian Access Project in late 2018, closed its work during the winter, and returned to work in the spring of 2019. She explained that the early start and a substantial number of weather days had created the need to increase the amount authorized for project construction inspection through the TID's agreement with the IBI Group by \$3,000 for a contract total of \$53,000.

Following discussion and response to Board questions and comments, adoption of Resolution 2019-62, accepting IBI Construction Inspection Addendum #2 to increase the amount of the IBI agreement to an amount not to exceed \$53,000, was moved by Mr. Tatham seconded by Mr. Bills, and unanimously approved.

Lower Miamisburg Road Project

■ Civil Solutions Associates – Change Order #6 {Resolution 2019-63}

Mr. Meyer referred the Board to Resolution 2019-63 and Civil Solutions Associates (“CSA”) Change Order #6, copies of which were included in the Board Packet.

Ms. Corbin explained that the proposed Change Order #6 to CSA’s contract related to necessary additional materials for an underdrain to protect a slope on the west end of the project.

Following discussion and response to Board questions and comments, adoption of Resolution 2019-63 approving CSA Change Order #6 for an underdrain to protect the west end of the Lower Miamisburg Road Project and increasing the amount authorized in the contract by \$13,105.33, was moved by Mr. Tatham, seconded by Mr. Bills, and unanimously approved.

70/75 Airport Logistics Access Project

■ Quality Based Selection Process for Appraisal Services {Resolution 2019-64}

Mr. Meyer referred the Board to Resolution 2019-64 authorizing publication of a quality-based selection process for appraisal services for the 70/75 Airport Logistics Access Project, copies of which were included in the Board Packet.

Mr. Stanley explained that, because the amount of money allocated for right of way acquisition for the project was expected to exceed \$50,000, the TID was required to select all consultants engaged in the right of way appraisal and negotiation process through ODOT’s quality-based selection process.

Mr. Meyer asked if potential firms would be required to have credentials established by ODOT. Mr. Stanley confirmed that only appraisers and consultants prequalified by ODOT for specific services could be considered.

Following discussion and response to Board questions and comments, adoption of Resolution 2019-64, authorizing the Executive Director to advertise a Quality Based Selection Process for Appraisal Services for the 70/75 Airport Logistics Access Project, was moved by Mr. Tatham, seconded by Mr. Bills, and unanimously approved.

■ Public Comments

There were no public comments.

■ **Next Meeting**

Mr. Meyer 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 August 12, 2019 at 2:00 PM.

■ **Executive Session**

Mr. Meyer suggested that the Board recess to executive session.

Mr. Stanley explained that the executive session would be necessary to discuss economic development projects and related infrastructure improvements in northern Montgomery County.

Mr. Tatham moved that the Board recess to executive session for the purposes indicated by Mr. Stanley. Mr. Bills seconded the motion. Mr. Tatham voted for the motion. Mr. Bills voted for the motion. Mr. Meyer voted for the motion.

The Board recessed to executive session at 2:47 PM. Mr. Stanley, Ms. Corbin, Mr. Fraunfelder, Mr. Collins, and Mr. Endsley joined the Board in executive session.

The Board returned to open session at 3:12 PM.

■ **Adjourn**

With no further business, Mr. Meyer adjourned the meeting at 3:13 PM.



Tom Tatham, Secretary-Treasurer

9-9-19

Date