



BOARD OF TRUSTEES MEETING
 THURSDAY – JUNE 12, 2025 – 9:30 A.M.
 MONTGOMERY COUNTY ADMINISTRATION BUILDING
 10TH FLOOR MEETING ROOM - 1002

BUSINESS MEETING

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PUBLIC COMMENT

EXECUTIVE SESSION

ADJOURN

NEXT MEETING

Thursday, July 10, 2025 @ 9:30 A.M.
 Montgomery County Administration Building
 10th Floor Meeting Room - 1002

**MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT**

RESOLUTION NUMBER 2025-40

**RESOLUTION APPROVING THE MINUTES OF THE REGULAR BOARD MEETING OF MAY 8, 2025
OF THE 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 June 12, 2025; and

WHEREAS, the TID Board has reviewed the minutes of the May 8, 2025, meeting and found them, as prepared, to be a full and accurate account of the 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 on May 8, 2025, are hereby approved as prepared and appended to this resolution.

BE IT FURTHER RESOLVED, copies of this resolution be provided to the Executive Director, Secretary/Treasurer, Finance Director, and TID's General Counsel.

Adopted the 12th day of June, 2025.

Chairperson, Montgomery County Transportation Improvement District

Attest: _____

Secretary/Treasurer



MINUTES OF THE MAY 8, 2025 BOARD MEETING

The two hundred and ninety-second meeting of the Montgomery County Transportation Improvement District ("TID") Board of Trustees convened in Room 1002 on the 10th Floor of the Montgomery County Administration Building in Dayton, Ohio on May 8, 2025.

Mr. Hibner called the meeting to order at 9:35 AM.

VOTING BOARD

Walt Hibner
Rob Beeler
Dave Bills

EXECUSED ABSENCE

Stephanie Keinath
Suzanne Beck

STAFF

Vanessa Glotfelter, Executive Director
Sam Morton, Project Manager
Veronica Hull, Administrative/Operations Mgr.
Mike Eddy, Project Manager
Sean Fraunfelter, Finance Director
Nick Endsley, General Counsel

OTHERS IN ATTENDANCE

Scott Seaman, GPD Group
Alissa Nicholson, TEC Engineering

Craig Eley, Choice One
Andrea Stevenson, DLZ

Business Meeting

■ Minutes of April 10, 2025 {Resolution 2025-33}

Mr. Hibner referred the Board to Resolution 2025-33 and the minutes of April 10, 2025, TID Board of Trustees meetings, copies of which were included in the Board Packet.

Following discussion and response to Board questions and comments, adoption of Resolution 2025-33, approving the minutes of April 10, 2025, as presented, was moved by Mr. Beeler, seconded by Mr. Bills, and unanimously approved.

■ Audit Update

Mr. Fraunfelter provided the Board with a brief update on the status of the 2024 annual audit. He explained that the auditor, Charles E. Harris & Associates, Inc., would complete the review process and prepare to file with the State of Ohio by the end of May. Mr. Fraunfelter stated they must provide him with their opinion before June 30th so he can file the report with the Government Finance Officers Association ("GFOA").

■ Financial Report: April 2025 {Resolution 2025-34}

Mr. Hibner referred the Board to Resolution 2025-34 and the Financial Reports for April 2025, copies of which were included in the Board Packet.

Mr. Fraunfelter highlighted the following items in the April 2025 Financial Report:

- (1) Austin Road Fund (#702) on Packet Page 8 and noted the debt service principal and interest total of \$28,454.92 was for the Lyons Road Pedestrian Access Project and explained the corresponding revenue payment was received in March from Miami Township.
- (2) I-70/75 Development Fund (#707) on Packet Pages 18 and 19 and noted the following:
 - (a) The receipt of \$603,508.33 for the Benchwood Station Improvement Project;

(b) The receipt of \$788,192.95 for a portion of the Union Tax Increment Financing (“TIF”) revenues would be applied to the debt service payments for the Dayton/Montgomery County Port Authority and State Infrastructure Bank (“SIB”) loan for the City of Union related to the Proctor & Gamble Dayton Mixing Facility Project; and

(c) The receipt of \$119,104.00 from the City of Union for the Wastewater Treatment Phase 2 Project.

(3) The bank reconciliation summary on Packet Page 40 and noted the unrestricted cash balance of \$1,772,244.64 as of April 30, 2025.

Following discussion and response to Board questions and comments, adoption of Resolution 2025-34, approving the April 2025 Financial Reports, as presented, was moved by Mr. Bills, seconded by Mr. Beeler, and unanimously approved.

■ Bills & Expenses: April 2025 {Resolution 2025-35}

Mr. Hibner referred the Board to Resolution 2025-35 and the summary of bills and expenses for April 2025, copies of which were included in the Board Packet.

Ms. Glotfelter highlighted expenditures from April 2025 authorized by the TID staff, identified routine project expenses, and recommended approval.

Following discussion and response to Board questions and comments, adoption of Resolution 2025-35, approving the payment of bills and expenses for April 2025, as presented, was moved by Mr. Beeler, seconded by Mr. Bills, and unanimously approved.

Woodman Gateway Project

■ Local-Let Agency Project Agreement {Resolution 2025-36}

Mr. Hibner referred the Board to Resolution 2025-36, approving the Local-Let Agency Project Agreement with the Ohio Department of Transportation (“ODOT”) for the Woodman Gateway Project, copies of which were included in the Board Packet.

Ms. Glotfelter provided a brief history of the planning and development of infrastructure projects along Woodman Drive between US-35 and Springfield Street. She reminded the Board they had authorized the TID to enter into a Project Management & Financing Agreement (“PMFA”) with the City of Riverside for the Woodman Gateway Project. Ms. Glotfelter explained that the agreement defines the TID as the designated Local Public Agency (“LPA”) representing the City of Riverside as defined in the agreement. She stated that this is ODOT’s standard agreement and recommended approval.

Following discussion and response to Board questions and comments, adoption of Resolution 2025-36, approving the Local-Let Agency Agreement with ODOT for the Woodman Gateway Project, as presented, was moved by Mr. Bills, seconded by Mr. Beeler, and unanimously approved.

Old Springfield Road/Peters Pike Improvement Project

Ms. Glotfelter provided the Board with a brief overview and history of the Dayton Freight Development and explained that the Old Springfield Road/Peters Pike Improvement Project would move quickly now that Streams Edge Properties, LLC and Dayton Freight Lines, Inc. had agreed to move forward with the Development Agreement. Mr. Endsley highlighted key elements of the Development Agreement. Ms. Glotfelter shared a map of the Ring Road Completion Project that includes the Old Springfield Road/Peters Pike Improvement Project and explained the work would be done in phases as funding becomes available (see attached).

■ Dayton Freight Development Agreement {Resolution 2025-37}

Mr. Hibner referred the Board to Resolution 2025-37, approving a development agreement with the City of Union, Streams Edge Properties, LLC, and Dayton Freight Lines, Inc. for the Old Springfield Road/Peters Pike Improvement Project, copies of which were included in the Board Packet.

Following discussion and response to Board questions and comments, adoption of Resolution 2025-37, approving the Development Agreement with the City of Union, Streams Edge Properties, LLC, and Dayton Freight Lines, Inc. for the Old Springfield Road/Peters Pike Improvement Project, as presented, was moved by Mr. Beeler, seconded by Mr. Bills, and unanimously approved.

■ City of Union Project Management & Financing Agreement {Resolution 2025-38}

Mr. Hibner referred the Board to Resolution 2025-38, approving a Project Management & Financing Agreement ("PMFA") with the City of Union for the Old Springfield Road/Peters Pike Improvement Project, copies of which were included in the Board Packet.

Following discussion and response to Board questions and comments, adoption of Resolution 2025-38, approving the Project Management & Financing Agreement with the City of Union for the Old Springfield Road/Peters Pike Improvement Project, as presented, was moved by Mr. Bills, seconded by Mr. Beeler, and unanimously approved.

■ Balsbaugh Excavating Construction Agreement {Resolution 2025-39}

Mr. Hibner referred the Board to Resolution 2025-39, authorizing a construction agreement with Balsbaugh Excavating for the Old Springfield Road/Peters Pike Improvement, copies of which were included in the Board Packet.

Following discussion and response to Board questions and comments, adoption of Resolution 2025-39, approving the Construction Agreement with Balsbaugh Excavating Construction in an amount not to exceed \$2,000,000.00 for the Old Springfield Road/Peters Pike Improvement Project, as presented, was moved by Mr. Beeler, seconded by Mr. Bills, and unanimously approved.

■ Public Comments

No public comments were offered.

■ Next Meeting

Mr. Hibner confirmed that the next regularly scheduled Montgomery County TID Board meeting would be held in Room 1002 on the 10th floor of the Montgomery County Administration Building on Thursday, June 12, 2025, at 9:30 AM.

■ Executive Session

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

Mr. Endsley explained that an executive session would be necessary to (1) consider confidential negotiations with other political subdivisions with respect to requests for economic development assistance involving public infrastructure improvements directly related to economic development projects, and (2) discuss personnel matters.

Mr. Bills moved that the Board recess to executive session for the purposes indicated by Mr. Endsley. Mr. Beeler seconded the motion. Mr. Bills voted for the motion. Mr. Hibner voted for the motion. Mr. Beeler voted for the motion.

The Board recessed to executive session at 10:10 AM. Mr. Endsley, Ms. Glotfelter, Mr. Morton, and Mr. Fraunfelter joined the Board in executive session.

■ Adjourn

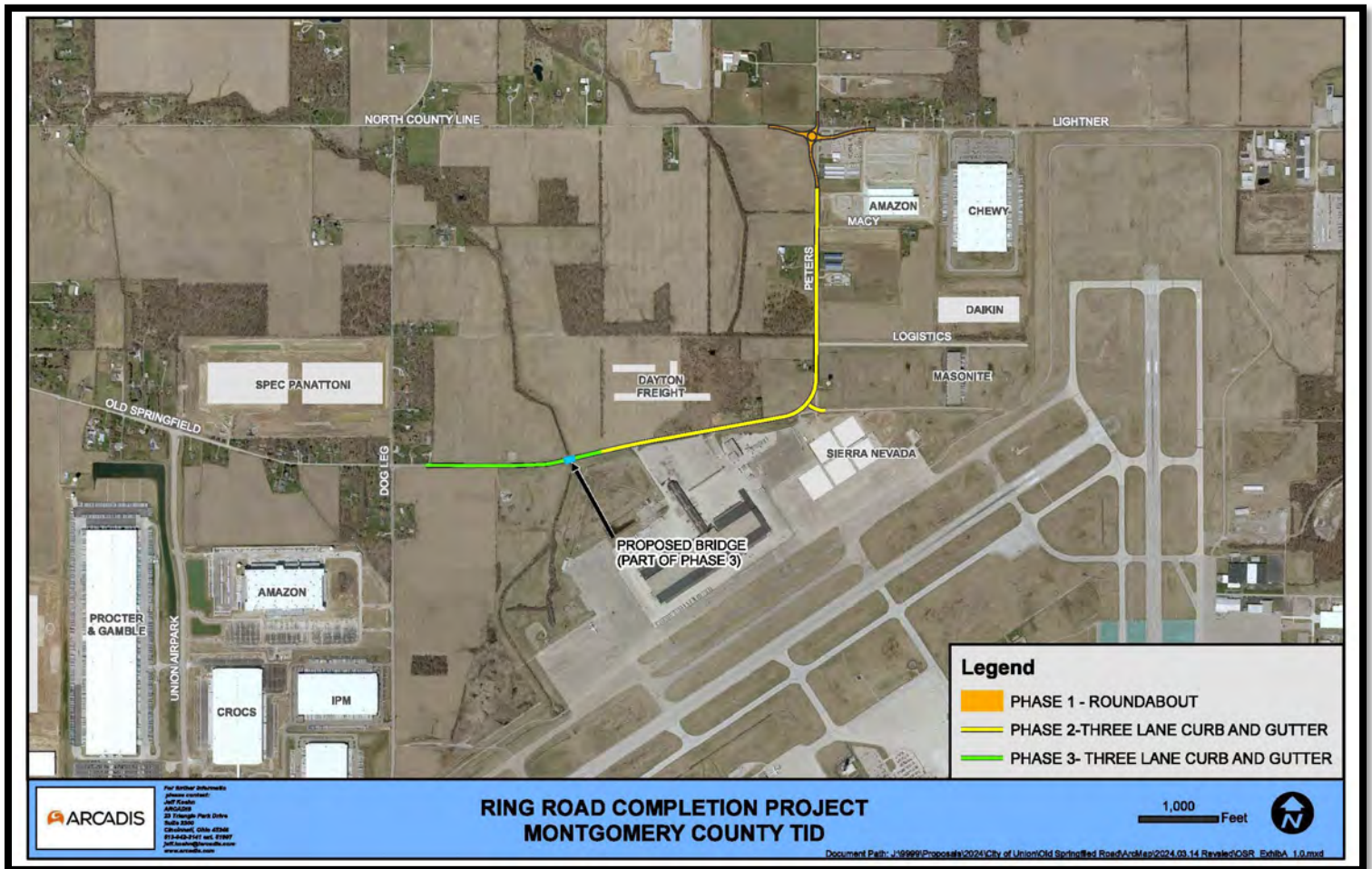
With no further business, the meeting was adjourned.

Suzanne Beck, Secretary-Treasurer

06/12/2025

Date

■ MAP: Ring Road Completion Project



MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT

RESOLUTION NUMBER 2025-41

RESOLUTION APPROVING MAY 2025 FINANCIAL REPORTS

WHEREAS, the Finance Director of the Montgomery County Transportation Improvement District (“TID”) presented reports concerning the financial condition of the TID through May 31, 2025 to the Board of Trustees of the TID during the Board’s meeting on June 12, 2025; and

WHEREAS, the TID Board has reviewed the attached financial reports.

BE IT THEREFORE RESOLVED, by the Board of Trustees of the Montgomery County Transportation Improvement District that the attached TID’s financial reports through May 31, 2025, be and are hereby approved as prepared and appended to this resolution.

BE IT FURTHER RESOLVED, copies of this resolution be provided to the Executive Director, Secretary/Treasurer, Finance Director, and TID’s General Counsel.

Adopted the 12th day of June, 2025.

Chairperson, Montgomery County Transportation Improvement District

Attest: _____
Secretary/Treasurer

Montgomery County Transportation Improvement District
Statement of Activity - MTD and YTD by Fund

PACKET PAGE: 8

700 - Operating Fund

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4131.000.00 County	300,000	0.00	300,000.00	300,000.00	0.00
4510.000.00 Interest On Cash Balances	100,000	14,344.63	57,508.12	71,852.75	(28,147.25)
4600.000.00 Charges For Service	116,000	0.00	0.00	0.00	(116,000.00)
4600.024.00 Union Development Fee	0	4,000.00	16,000.00	20,000.00	20,000.00
4600.043.00 Sycamore Trails	184,000	0.00	0.00	0.00	(184,000.00)
4600.045.00 Martindale Phase 2	0	25,000.00	0.00	25,000.00	25,000.00
4600.046.00 Ring Road	0	30,000.00	0.00	30,000.00	30,000.00
4600.047.00 Frederick Pike/OSR	0	12,500.00	0.00	12,500.00	12,500.00
Total Revenues	700,000	85,844.63	373,508.12	459,352.75	(240,647.25)
<u>Expenditures (All non-capitalized costs)</u>					
7110.010.00 Wages	450,000	32,052.08	128,208.32	160,260.40	289,739.60
7110.030.00 Bonuses	0	0.00	61,300.00	61,300.00	(61,300.00)
7120.000.00 PERS	55,000	4,487.29	20,089.70	24,576.99	30,423.01
7130.000.00 Workers Compensation	5,500	0.00	2,190.28	2,190.28	3,309.72
7140.000.00 Medicare	6,000	221.98	2,676.56	2,898.54	3,101.46
7150.000.00 Health Insurance	95,000	7,786.50	29,718.00	37,504.50	57,495.50
7151.000.00 Dental Insurance	0	283.56	1,134.24	1,417.80	(1,417.80)
7160.000.00 Disability Insurance	8,000	337.03	1,348.12	1,685.15	6,314.85
7170.000.00 Holding Account	0	620.00	400.00	1,020.00	(1,020.00)
7310.000.00 Contract Services	15,000	0.00	0.00	0.00	15,000.00
7310.021.00 Contract Services - Eddy (Unallocated)	50,000	1,850.00	4,800.00	6,650.00	43,350.00
7310.022.00 Contract Services - Eddy (Miamisburg)	0	1,950.00	2,700.00	4,650.00	(4,650.00)
7311.000.00 Internet	8,500	0.00	10.00	10.00	8,490.00
7312.000.00 Audit & Accounting	43,000	9,555.00	6,647.25	16,202.25	26,797.75
7312.001.00 Payroll Processing Charges	3,500	45.65	463.15	508.80	2,991.20
7315.000.00 Internet Service	0	542.00	1,975.42	2,517.42	(2,517.42)
7320.000.00 Legal Expenses	50,000	4,605.60	3,355.05	7,960.65	42,039.35
7320.005.00 Legal Expenses-West Carrollton	0	999.35	0.00	999.35	(999.35)
7330.007.00 Web Page Expenses	3,500	0.00	0.00	0.00	3,500.00
7330.014.00 Public Relations	8,500	4,465.50	3,810.00	8,275.50	224.50
7510.000.00 Office Supplies	3,000	0.00	1,198.24	1,198.24	1,801.76
7510.003.00 Cellular Phone	0	300.00	1,200.00	1,500.00	(1,500.00)
7510.006.00 Postage	3,000	8.28	1,644.39	1,652.67	1,347.33
7510.010.00 Dues & Subscriptions	25,000	725.00	10,075.99	10,800.99	14,199.01
7510.011.00 Conference Room Rental	0	0.00	4,267.56	4,267.56	(4,267.56)
7510.012.00 Office Rent	9,000	0.00	0.00	0.00	9,000.00
7510.020.00 Miscellaneous Supplies	5,500	253.09	1,079.50	1,332.59	4,167.41
7520.000.00 Travel	20,000	0.00	1,041.94	1,041.94	18,958.06
7520.020.00 Milage Reimbursment	0	555.56	3,135.08	3,690.64	(3,690.64)
7520.030.00 Meals	0	233.47	1,567.14	1,800.61	(1,800.61)
7520.035.00 Parking	0	74.50	1,749.00	1,823.50	(1,823.50)
7530.000.00 Miscellaneous Supplies	0	0.00	253.09	253.09	(253.09)
7920.000.00 Bank Service Charges	2,000	257.46	813.19	1,070.65	929.35
7930.000.00 Insurance	35,000	0.00	0.00	0.00	35,000.00
8110.000.00 Computers	5,000	0.00	0.00	0.00	5,000.00
8300.000.00 Other	25,000	0.00	0.00	0.00	25,000.00
Total Expenditures	934,000	72,208.90	298,851.21	371,060.11	562,939.89
Excess Revenue Over (Under) Expenditures	(234,000)	13,635.73	74,656.91	88,292.64	322,292.64

Statement of Activity - MTD and YTD by Fund

702 - Austin Road

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
Revenues					
4100.020.24 Township	56,910	0.00	28,454.92	28,454.92	(28,455.08)
4100.020.37 Township	47,000	0.00	0.00	0.00	(47,000.00)
4100.021.08 Township Phase 2	808,806	0.00	0.00	0.00	(808,806.00)
4111.004.13 Church Connector Federal Earmark	549,377	0.00	92,438.05	92,438.05	(456,938.95)
4132.000.13 City of Miamisburg	107,600	0.00	0.00	0.00	(107,600.00)
4132.000.30 City of Miamisburg	146,587	0.00	73,293.58	73,293.58	(73,293.42)
4132.000.42 City of Miamisburg	66,568	0.00	0.00	0.00	(66,568.00)
Total Revenues	1,782,848	0.00	194,186.55	194,186.55	(1,588,661.45)
Expenditures (All non-capitalized costs)					
5110.000.37 Acquisition - Austin East	12,000	0.00	0.00	0.00	12,000.00
5310.000.13 Engineering Services-Church Connector	626,977	0.00	92,438.05	92,438.05	534,538.95
5320.000.13 Project Management - Church Connector	25,000	0.00	0.00	0.00	25,000.00
5320.000.37 Project Management - Austin East	25,000	0.00	0.00	0.00	25,000.00
5521.000.42 Inspection Services-Deer Valley	2,481	393.68	1,107.25	1,500.93	980.07
5530.000.42 Construction - Deer Valley	117,493	0.00	0.00	0.00	117,493.00
6310.000.37 Legal-Austin East	10,000	1,090.20	0.00	1,090.20	8,909.80
6310.001.13 Misc legal exp - Church Conn	5,000	0.00	0.00	0.00	5,000.00
8610.000.24 Debt Service-Principal	49,669	0.00	24,649.52	24,649.52	25,019.48
8610.000.30 Debt Service-Principal	125,404	0.00	62,234.95	62,234.95	63,169.05
8610.001.08 Debt Service-Principal Ph2	570,000	0.00	0.00	0.00	570,000.00
8630.000.24 Debt Service-Interest	7,240	0.00	3,805.40	3,805.40	3,434.60
8630.000.30 Debt Service-Interest	21,184	0.00	11,058.63	11,058.63	10,125.37
8630.001.08 Debt Service-Interest Ph2	238,806	0.00	0.00	0.00	238,806.00
Total Expenditures	1,836,254	1,483.88	195,293.80	196,777.68	1,639,476.32
Excess Revenue Over (Under) Expenditures	(53,406)	(1,483.88)	(1,107.25)	(2,591.13)	50,814.87

PACKET PAGE: 10

Montgomery County Transportation Improvement District

Income and Expense Report by Project

08 - Austin Landing

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.021.08 Township Phase 2	808,806	0.00	0.00	0.00	(808,806.00)
Total Revenues	808,806	0.00	0.00	0.00	(808,806.00)
<u>Expenditures (All non-capitalized costs)</u>					
8610.001.08 Debt Service-Principal Ph2	570,000	0.00	0.00	0.00	570,000.00
8630.001.08 Debt Service-Interest Ph2	238,806	0.00	0.00	0.00	238,806.00
Total Expenditures	808,806	0.00	0.00	0.00	808,806.00
Excess Revenue Over (Under) Expenditures	0	0.00	0.00	0.00	0.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

PACKET PAGE: 11

13 - Church Connector Road

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4111.004.13 Church Connector Federal Earmark	549,377	0.00	92,438.05	92,438.05	(456,938.95)
4132.000.13 City of Miamisburg	107,600	0.00	0.00	0.00	(107,600.00)
Total Revenues	656,977	0.00	92,438.05	92,438.05	(564,538.95)
<u>Expenditures (All non-capitalized costs)</u>					
5310.000.13 Engineering Services-Church Connector	626,977	0.00	92,438.05	92,438.05	534,538.95
5320.000.13 Project Management - Church Connector	25,000	0.00	0.00	0.00	25,000.00
6310.001.13 Misc legal exp - Church Conn	5,000	0.00	0.00	0.00	5,000.00
Total Expenditures	656,977	0.00	92,438.05	92,438.05	564,538.95
Excess Revenue Over (Under) Expenditures	0	0.00	0.00	0.00	0.00

24 - Lyons Bridge Project

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.020.24 Township	56,910	0.00	28,454.92	28,454.92	(28,455.08)
Total Revenues	56,910	0.00	28,454.92	28,454.92	(28,455.08)
<u>Expenditures (All non-capitalized costs)</u>					
8610.000.24 Debt Service-Principal	49,669	0.00	24,649.52	24,649.52	25,019.48
8630.000.24 Debt Service-Interest	7,240	0.00	3,805.40	3,805.40	3,434.60
Total Expenditures	56,909	0.00	28,454.92	28,454.92	28,454.08
Excess Revenue Over (Under) Expenditures	1	0.00	0.00	0.00	(1.00)

Income and Expense Report by Project

30 - Lower Miamisburg Road

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4132.000.30 City of Miamisburg	146,587	0.00	73,293.58	73,293.58	(73,293.42)
Total Revenues	146,587	0.00	73,293.58	73,293.58	(73,293.42)
<u>Expenditures (All non-capitalized costs)</u>					
8610.000.30 Debt Service-Principal	125,404	0.00	62,234.95	62,234.95	63,169.05
8630.000.30 Debt Service-Interest	21,184	0.00	11,058.63	11,058.63	10,125.37
Total Expenditures	146,588	0.00	73,293.58	73,293.58	73,294.42
Excess Revenue Over (Under) Expenditures	(1)	0.00	0.00	0.00	1.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

PACKET PAGE: 14

37 - Austin East

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.020.37 Township	47,000	0.00	0.00	0.00	(47,000.00)
Total Revenues	47,000	0.00	0.00	0.00	(47,000.00)
<u>Expenditures (All non-capitalized costs)</u>					
5110.000.37 Acquisition - Austin East	12,000	0.00	0.00	0.00	12,000.00
5320.000.37 Project Management - Austin East	25,000	0.00	0.00	0.00	25,000.00
6310.000.37 Legal-Austin East	10,000	1,090.20	0.00	1,090.20	8,909.80
Total Expenditures	47,000	1,090.20	0.00	1,090.20	45,909.80
Excess Revenue Over (Under) Expenditures	0	(1,090.20)	0.00	(1,090.20)	(1,090.20)

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Montgomery County Transportation Improvement District

Income and Expense Report by Project

42 - Deer Valley

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4132.000.42 City of Miamisburg	66,568	0.00	0.00	0.00	(66,568.00)
Total Revenues	66,568	0.00	0.00	0.00	(66,568.00)
<u>Expenditures (All non-capitalized costs)</u>					
5521.000.42 Inspection Services-Deer Valley	2,481	393.68	1,107.25	1,500.93	980.07
5530.000.42 Construction - Deer Valley	117,493	0.00	0.00	0.00	117,493.00
Total Expenditures	119,974	393.68	1,107.25	1,500.93	118,473.07
Excess Revenue Over (Under) Expenditures	(53,406)	(393.68)	(1,107.25)	(1,500.93)	51,905.07

Montgomery County Transportation Improvement District

Statement of Activity - MTD and YTD by Fund

703 - 725/741 Development Fund

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.030.31 Township - Other	265,219	132,609.68	0.00	132,609.68	(132,609.32)
4132.000.52 JEDD Revenue	101,853	0.00	0.00	0.00	(101,853.00)
4132.001.52 City of Miamisburg	101,853	0.00	0.00	0.00	(101,853.00)
Total Revenues	468,925	132,609.68	0.00	132,609.68	(336,315.32)
<u>Expenditures (All non-capitalized costs)</u>					
5500.000.52 Construction - 70/725 Ped Acc	200,690	0.00	0.00	0.00	200,690.00
6310.001.52 Misc legal exp - 75/725 Ped Acc	3,016	0.00	0.00	0.00	3,016.00
8610.000.31 Debt Service-Principal	232,974	115,619.68	0.00	115,619.68	117,354.32
8620.000.31 Debt Service-Interest	32,245	16,990.00	0.00	16,990.00	15,255.00
Total Expenditures	468,925	132,609.68	0.00	132,609.68	336,315.32
Excess Revenue Over (Under) Expenditures	0	0.00	0.00	0.00	0.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

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31 - Vienna Parkway

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.030.31 Township - Other	265,219	132,609.68	0.00	132,609.68	(132,609.32)
Total Revenues	265,219	132,609.68	0.00	132,609.68	(132,609.32)
<u>Expenditures (All non-capitalized costs)</u>					
8610.000.31 Debt Service-Principal	232,974	115,619.68	0.00	115,619.68	117,354.32
8620.000.31 Debt Service-Interest	32,245	16,990.00	0.00	16,990.00	15,255.00
Total Expenditures	265,219	132,609.68	0.00	132,609.68	132,609.32
Excess Revenue Over (Under) Expenditures	0	0.00	0.00	0.00	0.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

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52 - 75/725 Pedestrian Access

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4132.000.52 JEDD Revenue	101,853	0.00	0.00	0.00	(101,853.00)
4132.001.52 City of Miamisburg	101,853	0.00	0.00	0.00	(101,853.00)
Total Revenues	203,706	0.00	0.00	0.00	(203,706.00)
<u>Expenditures (All non-capitalized costs)</u>					
5500.000.52 Construction - 70/725 Ped Acc	200,690	0.00	0.00	0.00	200,690.00
6310.001.52 Misc legal exp - 75/725 Ped Acc	3,016	0.00	0.00	0.00	3,016.00
Total Expenditures	203,706	0.00	0.00	0.00	203,706.00
Excess Revenue Over (Under) Expenditures	0	0.00	0.00	0.00	0.00

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Montgomery County Transportation Improvement District
Statement of Activity - MTD and YTD by Fund

707 - I70/75 Development

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.012.41 EDGE	500,000	0.00	0.00	0.00	(500,000.00)
4100.015.56 OPWC Funding Ring Rd	2,500,000	0.00	0.00	0.00	(2,500,000.00)
4100.020.47 Township	963,084	0.00	661,450.93	661,450.93	(301,633.07)
4100.030.26 County	104,834	0.00	52,417.14	52,417.14	(52,416.86)
4100.030.49 County	43,850	0.00	0.00	0.00	(43,850.00)
4100.031.49 County Engineer	131,500	0.00	0.00	0.00	(131,500.00)
4110.000.15 City of Union TIF Deposit	2,562,275	0.00	735,775.81	735,775.81	(1,826,499.19)
4110.000.49 City of Union	0	383.13	0.00	383.13	383.13
4110.001.32 SIB Draw - OSR/DL paid from code 32	0	0.00	7,470.00	7,470.00	7,470.00
4110.001.41 SIB Draw - OSR/DL paid from code 41	0	0.00	15,525.00	15,525.00	15,525.00
4110.001.45 SIB Draw - OSR/DL paid from code 45	0	0.00	3,500.00	3,500.00	3,500.00
4110.001.49 SIB Draw - Fred/OSR paid from code 49	3,439,739	0.00	0.00	0.00	(3,439,739.00)
4110.001.54 SIB Draw - MD Ph2 paid from code 54	45,215	11,712.75	57,144.79	68,857.54	23,642.54
4110.001.56 SIB Draw - Ring paid from code 56	1,500,000	110,670.47	101,728.04	212,398.51	(1,287,601.49)
4110.002.15 Union Projects Agreement	48,000	0.00	0.00	0.00	(48,000.00)
4110.002.38 SIB Draw - OSR/DL paid from code 38	461,875	0.00	0.00	0.00	(461,875.00)
4110.002.56 TID Grant - Ring Rd	1,000,000	0.00	0.00	0.00	(1,000,000.00)
4110.003.15 City of Union Project Deposit	1,000,000	0.00	0.00	0.00	(1,000,000.00)
4110.003.32 City of Union - Ligthner/Peters	0	0.00	5,151.00	5,151.00	5,151.00
4110.003.51 City of Union Project Deposit	667,850	93,805.00	482,234.00	576,039.00	(91,811.00)
4110.005.44 SBIG 629 Grant-Douglas	124,073	0.00	0.00	0.00	(124,073.00)
4110.005.56 SBIG 629 Grant-Ring Rd	362,309	0.00	0.00	0.00	(362,309.00)
4110.010.15 SIB Draw - Martindale Rd Phase 1	2,933	0.00	2,932.50	2,932.50	(0.50)
4132.000.36 City of Dayton - Maintenance payment	25,000	0.00	25,000.00	25,000.00	0.00
4132.001.26 City Union	104,834	0.00	52,417.14	52,417.14	(52,416.86)
4132.002.26 City of Vandalia	29,252	0.00	14,626.20	14,626.20	(14,625.80)
Total Revenues	15,616,623	216,571.35	2,217,372.55	2,433,943.90	(13,182,679.10)
<u>Expenditures (All non-capitalized costs)</u>					
5110.000.56 Acquisition Costs	7,500	0.00	0.00	0.00	7,500.00
5310.000.47 Engineering Services-Benchwood Station	11,160	0.00	3,010.35	3,010.35	8,149.65
5310.001.41 Engineering Services-OSR Curve	0	0.00	15,525.00	15,525.00	(15,525.00)
5310.001.54 Engineering Services-Martindale Ext Ph 2	6,713	0.00	11,712.75	11,712.75	(4,999.75)
5310.001.56 Engineering Services-Ring Road Ph 1	198,691	53,196.15	141,693.50	194,889.65	3,801.35
5310.003.38 Engineering Services-DLR/OSR	13,565	0.00	0.00	0.00	13,565.00
5310.005.32 Engineering Services- Lightner/Peters	5,150	0.00	5,151.00	5,151.00	(1.00)
5330.000.47 ROW/Appraisals-Benchwood Station	55,000	0.00	0.00	0.00	55,000.00
5330.000.56 Right Of Way - Ring Road Appraisal Svcs	0	0.00	8,250.00	8,250.00	(8,250.00)
5521.000.36 Support Services - Dayton Maintenance Pmt	25,000	0.00	25,000.00	25,000.00	0.00
5521.000.47 Inspection Svcs-Benchwood	100,249	9,305.00	77,495.00	86,800.00	13,449.00
5530.000.44 Construction-Douglas Way Ext	276,237	0.00	0.00	0.00	276,237.00
5530.000.47 Construction-Benchwood Station	804,145	98,661.25	949,650.95	1,048,312.20	(244,167.20)
5530.000.49 Construction - FP/OSR Peters/OSR	3,439,689	0.00	0.00	0.00	3,439,689.00
5530.001.38 Construction - DLR/OSR	453,912	0.00	0.00	0.00	453,912.00
5530.008.15 Construction - Union Paving	984,500	0.00	0.00	0.00	984,500.00
5530.008.51 Construction - Ph2 WWTP	663,735	93,805.00	482,234.00	576,039.00	87,696.00
5540.001.49 Project Management Fee - Fred/OSR	160,400	0.00	0.00	0.00	160,400.00
5540.001.54 Project Management Fee - Martindale Ph2	25,000	0.00	0.00	0.00	25,000.00

Statement of Activity - MTD and YTD by Fund

707 - I70/75 Development

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
5540.001.56 Project Management Fee - Ring Rd	30,000	0.00	0.00	0.00	30,000.00
5540.002.15 Project Management Fee - Paving	15,000	0.00	0.00	0.00	15,000.00
5540.003.15 Project Management Fee - Proj Agrmt	48,000	0.00	0.00	0.00	48,000.00
6300.000.15 Legal Expenses	50,000	0.00	0.00	0.00	50,000.00
6310.000.43 Misc Legal-Miller Lane	0	0.00	(1,875.00)	(1,875.00)	1,875.00
6310.000.49 Misc Legal-FP/OSR Peters/OSR	13,468	0.00	0.00	0.00	13,468.00
6310.000.51 Misc Legal-WWTP Ph 2	4,115	0.00	0.00	0.00	4,115.00
6310.000.54 Misc Legal-Martindale Ph 2	13,502	726.80	862.50	1,589.30	11,912.70
6310.001.15 Union Project Mgmt/Development	63,000	0.00	0.00	0.00	63,000.00
6310.001.43 Misc Legal-Benchwood Station	0	19,677.46	1,875.00	21,552.46	(21,552.46)
6310.001.47 Misc Legal-Benchwood Station	20,000	0.00	1,875.00	1,875.00	18,125.00
6310.001.56 Misc Legal-Ring Road Ph 1	23,183	0.00	0.00	0.00	23,183.00
6310.003.41 Misc Legal-Dayton Freight-OSR	0	0.00	2,070.00	2,070.00	(2,070.00)
6310.005.15 Misc Legal-Union Paving Project	500	0.00	0.00	0.00	500.00
8400.000.54 Return of Project Reimburseables-Martindale Ph 2	0	9,000.00	0.00	9,000.00	(9,000.00)
8400.001.00 TIF Reimburseables	0	6,300.10	0.00	6,300.10	(6,300.10)
8400.006.15 Return of SIB Reimburseables-Martindale	150,000	0.00	0.00	0.00	150,000.00
8610.000.15 Debt Service-Principal	1,402,665	696,116.67	0.00	696,116.67	706,548.33
8610.000.26 Debt Service-Principal	199,259	0.00	98,887.74	98,887.74	100,371.26
8610.001.15 Debt Service-Principal (DP Bond Fund)	100,000	50,000.00	0.00	50,000.00	50,000.00
8630.000.15 Debt Service-Interest	69,121	39,776.61	0.00	39,776.61	29,344.39
8630.000.26 Debt Service-Interest	39,661	0.00	20,572.75	20,572.75	19,088.25
8630.001.15 Debt Service-Interest (DP Bond Fund)	3,637	2,299.67	0.00	2,299.67	1,337.33
Total Expenditures	9,475,757	1,078,864.71	1,843,990.54	2,922,855.25	6,552,901.75
Excess Revenue Over (Under) Expenditures	6,140,866	(862,293.36)	373,382.01	(488,911.35)	(6,629,777.35)

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Montgomery County Transportation Improvement District
Income and Expense Report by Project

15 - Airpark Boulevard

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
Revenues					
4110.000.15 City of Union TIF Deposit	2,562,275	0.00	735,775.81	735,775.81	(1,826,499.19)
4110.002.15 Union Projects Agreement	48,000	0.00	0.00	0.00	(48,000.00)
4110.003.15 City of Union Project Deposit	1,000,000	0.00	0.00	0.00	(1,000,000.00)
4110.010.15 SIB Draw - Martindale Rd Phase 1	2,933	0.00	2,932.50	2,932.50	(0.50)
Total Revenues	3,613,208	0.00	738,708.31	738,708.31	(2,874,499.69)
Expenditures (All non-capitalized costs)					
5530.008.15 Construction - Union Paving	984,500	0.00	0.00	0.00	984,500.00
5540.002.15 Project Management Fee - Paving	15,000	0.00	0.00	0.00	15,000.00
5540.003.15 Project Management Fee - Proj Agrmt	48,000	0.00	0.00	0.00	48,000.00
6300.000.15 Legal Expenses	50,000	0.00	0.00	0.00	50,000.00
6310.001.15 Union Project Mgmt/Development	63,000	0.00	0.00	0.00	63,000.00
6310.005.15 Misc Legal-Union Paving Project	500	0.00	0.00	0.00	500.00
8400.006.15 Return of SIB Reimbursables-Martindale	150,000	0.00	0.00	0.00	150,000.00
8610.000.15 Debt Service-Principal	1,402,665	696,116.67	0.00	696,116.67	706,548.33
8610.001.15 Debt Service-Principal (DP Bond Fund)	100,000	50,000.00	0.00	50,000.00	50,000.00
8630.000.15 Debt Service-Interest	69,121	39,776.61	0.00	39,776.61	29,344.39
8630.001.15 Debt Service-Interest (DP Bond Fund)	3,637	2,299.67	0.00	2,299.67	1,337.33
Total Expenditures	2,886,423	788,192.95	0.00	788,192.95	2,098,230.05
Excess Revenue Over (Under) Expenditures	726,785	(788,192.95)	738,708.31	(49,484.64)	(776,269.64)

Montgomery County Transportation Improvement District
Income and Expense Report by Project

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26 - SR40 Project

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.030.26 County	104,834	0.00	52,417.14	52,417.14	(52,416.86)
4132.001.26 City Union	104,834	0.00	52,417.14	52,417.14	(52,416.86)
4132.002.26 City of Vandalia	29,252	0.00	14,626.20	14,626.20	(14,625.80)
Total Revenues	238,920	0.00	119,460.48	119,460.48	(119,459.52)
<u>Expenditures (All non-capitalized costs)</u>					
8610.000.26 Debt Service-Principal	199,259	0.00	98,887.74	98,887.74	100,371.26
8630.000.26 Debt Service-Interest	39,661	0.00	20,572.75	20,572.75	19,088.25
Total Expenditures	238,920	0.00	119,460.49	119,460.49	119,459.51
Excess Revenue Over (Under) Expenditures	0	0.00	(0.01)	(0.01)	(0.01)

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Montgomery County Transportation Improvement District

Income and Expense Report by Project

32 - Lightner Road

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.001.32 SIB Draw - OSR/DL paid from code 32	0	0.00	7,470.00	7,470.00	7,470.00
4110.003.32 City of Union - Ligthner/Peters	0	0.00	5,151.00	5,151.00	5,151.00
Total Revenues	0	0.00	12,621.00	12,621.00	12,621.00
<u>Expenditures (All non-capitalized costs)</u>					
5310.005.32 Engineering Services- Lightner/Peters	5,150	0.00	5,151.00	5,151.00	(1.00)
Total Expenditures	5,150	0.00	5,151.00	5,151.00	(1.00)
Excess Revenue Over (Under) Expenditures	(5,150)	0.00	7,470.00	7,470.00	12,620.00

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Montgomery County Transportation Improvement District

Income and Expense Report by Project

36 - Vandalia Maintenance Agreement

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
Total Revenues	0	0.00	0.00	0.00	0.00
<u>Expenditures (All non-capitalized costs)</u>					
5521.000.36 Support Services - Dayton Maintenance Pmt	25,000	0.00	25,000.00	25,000.00	0.00
Total Expenditures	25,000	0.00	25,000.00	25,000.00	0.00
Excess Revenue Over (Under) Expenditures	(25,000)	0.00	(25,000.00)	(25,000.00)	0.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

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38 - Dogleg

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.002.38 SIB Draw - OSR/DL paid from code 38	461,875	0.00	0.00	0.00	(461,875.00)
Total Revenues	461,875	0.00	0.00	0.00	(461,875.00)
<u>Expenditures (All non-capitalized costs)</u>					
5310.003.38 Engineering Services-DLR/OSR	13,565	0.00	0.00	0.00	13,565.00
5530.001.38 Construction - DLR/OSR	453,912	0.00	0.00	0.00	453,912.00
Total Expenditures	467,477	0.00	0.00	0.00	467,477.00
Excess Revenue Over (Under) Expenditures	(5,602)	0.00	0.00	0.00	5,602.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

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41 - Springfield-Peters Pike

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.012.41 EDGE	500,000	0.00	0.00	0.00	(500,000.00)
4110.001.41 SIB Draw - OSR/DL paid from code 41	0	0.00	15,525.00	15,525.00	15,525.00
Total Revenues	500,000	0.00	15,525.00	15,525.00	(484,475.00)
<u>Expenditures (All non-capitalized costs)</u>					
5310.001.41 Engineering Services-OSR Curve	0	0.00	15,525.00	15,525.00	(15,525.00)
6310.003.41 Misc Legal-Dayton Freight-OSR	0	0.00	2,070.00	2,070.00	(2,070.00)
Total Expenditures	0	0.00	17,595.00	17,595.00	(17,595.00)
Excess Revenue Over (Under) Expenditures	500,000	0.00	(2,070.00)	(2,070.00)	(502,070.00)

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Montgomery County Transportation Improvement District

Income and Expense Report by Project

43 - BT - Miller Lane

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
Total Revenues	0	0.00	0.00	0.00	0.00
<u>Expenditures (All non-capitalized costs)</u>					
6310.000.43 Misc Legal-Miller Lane	0	0.00	(1,875.00)	(1,875.00)	1,875.00
6310.001.43 Misc Legal-Benchwood Station	0	19,677.46	1,875.00	21,552.46	(21,552.46)
Total Expenditures	0	19,677.46	0.00	19,677.46	(19,677.46)
Excess Revenue Over (Under) Expenditures	0	(19,677.46)	0.00	(19,677.46)	(19,677.46)

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Montgomery County Transportation Improvement District

Income and Expense Report by Project

44 - Douglas Way

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.005.44 SBIG 629 Grant-Douglas	124,073	0.00	0.00	0.00	(124,073.00)
Total Revenues	124,073	0.00	0.00	0.00	(124,073.00)
<u>Expenditures (All non-capitalized costs)</u>					
5530.000.44 Construction-Douglas Way Ext	276,237	0.00	0.00	0.00	276,237.00
Total Expenditures	276,237	0.00	0.00	0.00	276,237.00
Excess Revenue Over (Under) Expenditures	(152,164)	0.00	0.00	0.00	152,164.00

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Montgomery County Transportation Improvement District

Income and Expense Report by Project

45 - Union Airpark Blvd Ext

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.001.45 SIB Draw - OSR/DL paid from code 45	0	0.00	3,500.00	3,500.00	3,500.00
Total Revenues	0	0.00	3,500.00	3,500.00	3,500.00
<u>Expenditures (All non-capitalized costs)</u>					
Total Expenditures	0	0.00	0.00	0.00	0.00
Excess Revenue Over (Under) Expenditures	0	0.00	3,500.00	3,500.00	3,500.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

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47 - Benchwood Station

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.020.47 Township	963,084	0.00	661,450.93	661,450.93	(301,633.07)
Total Revenues	963,084	0.00	661,450.93	661,450.93	(301,633.07)
<u>Expenditures (All non-capitalized costs)</u>					
5310.000.47 Engineering Services-Benchwood Station	11,160	0.00	3,010.35	3,010.35	8,149.65
5330.000.47 ROW/Appraisals-Benchwood Station	55,000	0.00	0.00	0.00	55,000.00
5521.000.47 Inspection Svcs-Benchwood	100,249	9,305.00	77,495.00	86,800.00	13,449.00
5530.000.47 Construction-Benchwood Station	804,145	98,661.25	949,650.95	1,048,312.20	(244,167.20)
6310.001.47 Misc Legal-Benchwood Station	20,000	0.00	1,875.00	1,875.00	18,125.00
Total Expenditures	990,554	107,966.25	1,032,031.30	1,139,997.55	(149,443.55)
Excess Revenue Over (Under) Expenditures	(27,470)	(107,966.25)	(370,580.37)	(478,546.62)	(451,076.62)

Income and Expense Report by Project

49 - Frederick Pike/OSR Imp Proj

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.030.49 County	43,850	0.00	0.00	0.00	(43,850.00)
4100.031.49 County Engineer	131,500	0.00	0.00	0.00	(131,500.00)
4110.000.49 City of Union	0	383.13	0.00	383.13	383.13
4110.001.49 SIB Draw - Fred/OSR paid from code 49	3,439,739	0.00	0.00	0.00	(3,439,739.00)
Total Revenues	3,615,089	383.13	0.00	383.13	(3,614,705.87)
<u>Expenditures (All non-capitalized costs)</u>					
5530.000.49 Construction - FP/OSR Peters/OSR	3,439,689	0.00	0.00	0.00	3,439,689.00
5540.001.49 Project Management Fee - Fred/OSR	160,400	0.00	0.00	0.00	160,400.00
6310.000.49 Misc Legal-FP/OSR Peters/OSR	13,468	0.00	0.00	0.00	13,468.00
Total Expenditures	3,613,557	0.00	0.00	0.00	3,613,557.00
Excess Revenue Over (Under) Expenditures	1,532	383.13	0.00	383.13	(1,148.87)

Income and Expense Report by Project

51 - Wastewater Treatment Plant

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.003.51 City of Union Project Deposit	667,850	93,805.00	482,234.00	576,039.00	(91,811.00)
Total Revenues	667,850	93,805.00	482,234.00	576,039.00	(91,811.00)
<u>Expenditures (All non-capitalized costs)</u>					
5530.008.51 Construction - Ph2 WWTP	663,735	93,805.00	482,234.00	576,039.00	87,696.00
6310.000.51 Misc Legal-WWTP Ph 2	4,115	0.00	0.00	0.00	4,115.00
Total Expenditures	667,850	93,805.00	482,234.00	576,039.00	91,811.00
Excess Revenue Over (Under) Expenditures	0	0.00	0.00	0.00	0.00

Montgomery County Transportation Improvement District
Income and Expense Report by Project

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54 - Martindale Phase 2

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.001.54 SIB Draw - MD Ph2 paid from code 54	45,215	11,712.75	57,144.79	68,857.54	23,642.54
Total Revenues	45,215	11,712.75	57,144.79	68,857.54	23,642.54
<u>Expenditures (All non-capitalized costs)</u>					
5310.001.54 Engineering Services-Martindale Ext Ph 2	6,713	0.00	11,712.75	11,712.75	(4,999.75)
5540.001.54 Project Management Fee - Martindale Ph2	25,000	0.00	0.00	0.00	25,000.00
6310.000.54 Misc Legal-Martindale Ph 2	13,502	726.80	862.50	1,589.30	11,912.70
8400.000.54 Return of Project Reimburseables-Martindale Ph 2	0	9,000.00	0.00	9,000.00	(9,000.00)
Total Expenditures	45,215	9,726.80	12,575.25	22,302.05	22,912.95
Excess Revenue Over (Under) Expenditures	0	1,985.95	44,569.54	46,555.49	46,555.49

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Montgomery County Transportation Improvement District
Income and Expense Report by Project

56 - Ring Road

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4100.015.56 OPWC Funding Ring Rd	2,500,000	0.00	0.00	0.00	(2,500,000.00)
4110.001.56 SIB Draw - Ring paid from code 56	1,500,000	110,670.47	101,728.04	212,398.51	(1,287,601.49)
4110.002.56 TID Grant - Ring Rd	1,000,000	0.00	0.00	0.00	(1,000,000.00)
4110.005.56 SBIG 629 Grant-Ring Rd	362,309	0.00	0.00	0.00	(362,309.00)
Total Revenues	5,362,309	110,670.47	101,728.04	212,398.51	(5,149,910.49)
<u>Expenditures (All non-capitalized costs)</u>					
5110.000.56 Acquisition Costs	7,500	0.00	0.00	0.00	7,500.00
5310.001.56 Engineering Services-Ring Road Ph 1	198,691	53,196.15	141,693.50	194,889.65	3,801.35
5330.000.56 Right Of Way - Ring Road Appraisal Svcs	0	0.00	8,250.00	8,250.00	(8,250.00)
5540.001.56 Project Management Fee - Ring Rd	30,000	0.00	0.00	0.00	30,000.00
6310.001.56 Misc Legal-Ring Road Ph 1	23,183	0.00	0.00	0.00	23,183.00
Total Expenditures	259,374	53,196.15	149,943.50	203,139.65	56,234.35
Excess Revenue Over (Under) Expenditures	5,102,935	57,474.32	(48,215.46)	9,258.86	(5,093,676.14)

Montgomery County Transportation Improvement District

Statement of Activity - MTD and YTD by Fund

708 - City of Brookville

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.000.00 City of Brookville	146,874	0.00	0.00	0.00	(146,874.00)
Total Revenues	146,874	0.00	0.00	0.00	(146,874.00)
<u>Expenditures (All non-capitalized costs)</u>					
8610.000.00 Debt Service-Principal	99,208	0.00	0.00	0.00	99,208.00
8630.000.00 Debt Service-Interest	47,666	0.00	0.00	0.00	47,666.00
Total Expenditures	146,874	0.00	0.00	0.00	146,874.00
Excess Revenue Over (Under) Expenditures	0	0.00	0.00	0.00	0.00

Statement of Activity - MTD and YTD by Fund

710 - 675 Development Fund

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4110.000.00 City of Centerville	7,629	0.00	18,914.57	18,914.57	11,285.57
4111.002.00 SIB Draws for 675/Wilmington Interchange	81,183	0.00	1,110.31	1,110.31	(80,072.69)
4111.003.00 TRAC Funding	61,032	0.00	36,674.97	36,674.97	(24,357.03)
4111.004.00 SIB Draws paid with Trac submissions Ph2	7,629	4,034.34	0.00	4,034.34	(3,594.66)
4112.000.00 Greene County	0	0.00	2,363.15	2,363.15	2,363.15
Total Revenues	157,473	4,034.34	59,063.00	63,097.34	(94,375.66)
<u>Expenditures (All non-capitalized costs)</u>					
5310.000.00 Engineering Services	22,635	0.00	0.00	0.00	22,635.00
5310.001.00 675/Wilm Eng Serv	76,290	40,343.40	34,734.53	75,077.93	1,212.07
6300.000.00 Legal Expenses-675/Wilmington	200	0.00	0.00	0.00	200.00
8610.000.00 Debt Service-Principal	81,894	6,475.91	34,133.23	40,609.14	41,284.86
8630.000.00 Debt Service-Interest	20,938	1,908.26	8,857.32	10,765.58	10,172.42
Total Expenditures	201,957	48,727.57	77,725.08	126,452.65	75,504.35
Excess Revenue Over (Under) Expenditures	(44,484)	(44,693.23)	(18,662.08)	(63,355.31)	(18,871.31)

Montgomery County Transportation Improvement District

Statement of Activity - MTD and YTD by Fund

712 - Miamisburg Downtown Projects

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4132.000.50 City of Miamisburg	3,951,938	405,058.19	710,237.44	1,115,295.63	(2,836,642.37)
Total Revenues	3,951,938	405,058.19	710,237.44	1,115,295.63	(2,836,642.37)
<u>Expenditures (All non-capitalized costs)</u>					
5530.000.50 Construction - Sycamore Trails	3,951,938	405,058.19	710,237.44	1,115,295.63	2,836,642.37
5540.000.50 Project Management Fee - Sycamore Trails	309,000	0.00	0.00	0.00	309,000.00
Total Expenditures	4,260,938	405,058.19	710,237.44	1,115,295.63	3,145,642.37
Excess Revenue Over (Under) Expenditures	(309,000)	0.00	0.00	0.00	309,000.00

715 - Riverside

For 5/31/2025

	Current Budgeted Amounts	Current Month to Date Actual 05/31/2025	Prior Periods Year to Date Actual	Year to Date Actual	Budget Variance Positive (Negative)
<u>Revenues</u>					
4131.000.00 City of Riverside (or earmarks)	544,930	0.00	176,571.59	176,571.59	(368,358.41)
Total Revenues	544,930	0.00	176,571.59	176,571.59	(368,358.41)
<u>Expenditures (All non-capitalized costs)</u>					
5310.001.00 Engineering Svcs-SS4A Study	509,930	0.00	38,658.57	38,658.57	471,271.43
5540.000.00 Project Management Fee - Riverside	25,000	0.00	0.00	0.00	25,000.00
6300.000.58 Legal Expenses-Woodman Gateway	10,000	0.00	1,380.00	1,380.00	8,620.00
Total Expenditures	544,930	0.00	40,038.57	40,038.57	504,891.43
Excess Revenue Over (Under) Expenditures	0	0.00	136,533.02	136,533.02	136,533.02

**Montgomery County TID
Bank Reconciliation
All Accounts**

As Of May 31, 2025

Key Bank Checking	138,787.58
Less Outstanding Checks	(145.00)
Key Bank Savings	16,331.77
Star Ohio	3,974,464.93
US Bank - Austin Landing	-
Reconciliation issue	(0.01)
Adjusted balance	<u>4,129,439.27</u>

Reconciliation of TID Unrestricted Cash Balance

Adjusted Bank Balance	4,129,439.27
Less Funds held for other:	
Sycamore Trails	(309,000.03)
Austin Landing Trust	-
Church Connector	(4,095.74)
Air Cargo (Concord)	(22,743.84)
675 Development	25,397.85
Terrington PS/Deer Valley	(52,692.51)
Union	<u>(2,126,068.28)</u>

Fund	700 Operating Fund	1,784,072.36
	702 Austin Road	
	TID Deficit Carry on unreimbursed (b/c reserves)	-
	Austin East	(10,451.65)
	Miamisburg Funds:	
	Church Connector	4,095.74
	Austin Landing Phase 1/2 Trust	-
	Terrington PS/Deer Valley	52,692.51
	703 725/741 Development Fund	(689.98)
	707 I70/I75 Development Fund	(0.00)
	City of Union TIF Deposits (used for others)	979,348.30
	City of Union - Other Projects	1,146,719.98
	City of Union - Lightner	-
	Benchwood Station	(128,235.51)
	Air Cargo (Concord)	22,743.84
	710 675 Development Fund	(25,397.85)
	712 Downtown Miamisburg	
	Riverfront Park Phase 2	-
	Sycamore Trails	309,000.03
	715 Riverside	(4,580.00)
	716 Clay Twp/Clayton	121.50
	Total	<u>4,129,439.27</u>
	Variance	<u>-</u>

Unrestricted TID Cash Balance for operations - CM	1,640,236.72
Unrestricted TID Cash Balance for operations - PM	<u>1,772,244.64</u>

Project Carrying Costs

Austin East	10,452
Riverside	4,580
725/741 Pedestrian Access	690
Benchwood	128,236
675 Wilmington Pike	25,398
	<u>169,355</u>

TID Fees 2025 year to date:

Union Development Fees	20,000
Frederick/OSR Intersection	12,500
Martindale Phase 2	25,000
Ring Road	30,000
Other Operating Revenue - Montgomery County	<u>300,000</u>

**MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT
RESOLUTION NUMBER 2025-42**

**RESOLUTION APPROVING MAY 2025
CHANGE ORDERS, CONTRACTS & AGREEMENTS, PAYMENT OF BILLS AND EXPENSES
APPROVED BY THE EXECUTIVE DIRECTOR AND TID STAFF**

WHEREAS, the Executive Director of the Montgomery County Transportation Improvement District (TID) has presented to the Board of Trustees of the TID, on behalf of the Secretary/Treasurer, the attached report to be approved for payment; and

WHEREAS, the TID Board has reviewed the attached report and found it appropriate for payment or to enter into agreement.

BE IT THEREFORE RESOLVED by the Board of Trustees of the Montgomery County Transportation Improvement District that the attached list of Change Orders, Contracts and Agreements including Bills and Expenses of May 2025 be and is hereby approved for payment.

BE IT FURTHER RESOLVED by the board that copies of this resolution be provided to the Executive Director, Secretary/Treasurer, Finance Director, and TID's General Counsel.

Adopted the 12th day of June, 2025.

Chairperson, Montgomery County Transportation Improvement District

Attest: _____
Secretary/Treasurer

MONTGOMERY COUNTY TID**Bills & Expenses for Board Approval, Expense Report Approved by Board Members, Expenses Approved by the TID Staff
For May 1 - 31, 2025**

OPERATIONS		
ACCE	\$ 337.03	Disability Benefits
Back To Business IT (The GreenTree Group)	\$ 542.00	Managed / On Call Services - March
Charles E. Harris & Associates	\$ 7,140.00	Independent Auditor Services
Dayton Area Chamber of Commerce	\$ 80.00	Breakfast Briefing (V. Glotfelter, S. Morton)
Dayton Area Chamber of Commerce	\$ 540.00	Annual Membership Dues
Fraunfelter Accounting Services	\$ 2,415.00	Accounting Services - April
Vanessa Glotfelter	\$ 768.93	Expense Report -April/ Credit Card - May
Veronica Hull	\$ 123.45	Expense Report - April
Mike Eddy, Consultant	\$ 3,899.16	Professional Services - April
Microsoft	\$ 245.10	Monthly Licenses/Subscription Fees
Montgomery County Human Services	\$ 7,884.00	Health Benefits - March
Montgomery County Purchasing	\$ 64.28	Parking/Validations/Postage
Sam Morton	\$ 367.75	Expense Report - April
Springhill Suites - Columbus, Ohio	\$ 269.04	Lodging-Ohio Active Transportation Conf. (V. Glotfelter, S. Morton)
Office Supplies/Misc.	\$ 107.27	Office / Paper / Printing Supplies / Parking
Public Employees Retirement System	\$ 4,487.29	Monthly Contribution
Rasor	\$ 4,465.50	Public Outreach / Communications - March
Rotary Club of Dayton	\$ 145.00	Quarterly Membership Dues (S. Morton)
Sebaly, Shillito + Dyer	\$ 5,604.95	Legal Services - January to March 2025
Superior Dental	\$ 283.56	Dental Benefits
675/WILMINGTON INTERCHANGE		
LJB, Inc.	\$ 40,343.40	Professional Services - AER / TRAC Funded Tasks
AUSTIN EAST		
Sebaly, Shillito + Dyer	\$ 1,090.20	Legal Services - January to March 2025
DEER VALLEY DEVELOPMENT		
William Schindler	\$ 393.68	Lift Station Observation/Inspections
SYCAMORE TRAILS		
Double Jay Construction	\$ 405,058.19	Construction - Pay Application #13
BENCHWOOD STATION		
Brumbaugh Construction	\$ 98,661.25	Construction - Pay Application #12
CTL Engineering, Inc.	\$ 9,305.00	Inspections Services
Sebaly, Shillito + Dyer	\$ 19,677.46	Legal Services (ROW) - January to March 2025
CITY OF UNION PROJECT DEVELOPMENT		
City of Union	\$ 6,300.10	2025 TIF Reimbursement
MARTINDALE RD EXTENSION		
City of Union	\$ 9,000.00	Project Reimbursements - Phase 2
Sebaly, Shillito + Dyer	\$ 726.80	Legal Services (Phase 2) - January to March 2025
RING ROAD PROJECT		
Arcadis Engineering Services	\$ 53,196.15	Engineering Services
WASTEWATER TREATMENT PHASE 2		
Balsbaugh Excavating	\$ 93,805.00	Construction - Pay Application #15

**MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT**

RESOLUTION NUMBER 2025-43

**RESOLUTION AUTHORIZING INITIAL
FISCAL YEAR 2026 BUDGET**

WHEREAS, the Montgomery County Transportation Improvement District (MCTID) has created an initial budget for fiscal year 2026; and

WHEREAS, it is necessary to establish appropriations for 2026 to properly account for expenditures of the MCTID and to comply with budgetary requirements of the Ohio Revised Code.

NOW, THEREFORE BE IT RESOLVED, by the Board of Trustees of the Montgomery County Transportation Improvement District that the attached preliminary budget for 2026 be and is hereby approved in order to create the estimated revenues and expenses for the year.

BE IT FURTHER RESOLVED that the Finance Director transmit the approved budget to the Ohio Auditor of State.

Adopted the 12th day of June, 2025.

Chairperson, Montgomery County Transportation Improvement District

Attest:

Secretary/Treasurer

**MONTGOMERY COUNTY TID
INITIAL BUDGET 2026
FUND #700 - OPERATING FUND**

Fund Description: The primary purpose of this fund is to account for the administrative and operational costs of the TID. A positive fund balance is anticipated in this fund at the end of 2026. This balance will be required in order to fund the operations of the TID into the future.

Account Category	Current	Initial	
	2025 Budget	2026 Budget	
Revenues: Interest	\$ 100,000	\$ 75,000	(25,000)
Montgomery County Supplemental Projects Agmt	300,000	300,000	-
Charges For Services:			
Union Projects - Dev Fee	48,000	48,000	
Sycamore Trails	259,000	-	
Mound Connector	25,000	-	
Austin East (Miami Twp)	25,000	100,000	
Martindale Ph 2 / 3	25,000	200,000	
Ring Road Ph 1 / 2 / 3	30,000	300,000	
Frederick/OSR	160,400	-	
Woodman Gateway	25,000	-	
Union 2025 Paving Project	15,000	-	
Unspecified Projects	-	-	
Other revenues	-	-	
Total Revenues	1,012,400	1,023,000	10,600
Estimated Cash Balance (12/31/2X bal)*			
Total Funds Available	1,012,400	1,023,000	
Expenses:			
Wages and Salary Related	450,000	472,500	22,500
Retirement	55,000	57,750	2,750
Health/Dental Insurance	95,000	96,900	1,900
Medicare	6,000	6,000	-
Disability/Life Benefits	8,000	8,160	160
Worker's Compensation	5,500	5,500	-
Employee Reimbursements	20,000	20,000	-
Professional Services			-
Advertising/Printing/Courier Services/Postage	3,000	3,000	-
Subscriptions/Dues	25,000	25,000	-
IT Support / Internet	12,000	8,400	(3,600)
Legal	50,000	50,000	-
Other			-
Bank Charges/Payroll	5,500	5,500	-
Insurance	35,000	37,800	2,800
Office Supplies	3,000	3,000	-
Office Rent	9,000	9,000	-
Miscellaneous	5,500	5,500	-
Office Equipment	5,000	5,000	-
Contractual Services			-
Fraunfelter Acct. Services	20,000	20,000	-
Mike Eddy engineering	50,000	50,000	-
Other consultants	15,000	15,000	-
Audit includes GFOA filing fees	23,000	23,000	-
Public Relations	8,500	8,500	-
Other	25,000	25,000	-
Total Expenses	934,000	960,510	26,510
Year End Balance (budget basis)	78,400	62,490	(15,910)

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**MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT**

RESOLUTION NUMBER 2025-44

**RESOLUTION AUTHORIZING CHANGE ORDERS #11 THROUGH #15 FROM DOUBLE JAY
CONSTRUCTION, INC. FOR ADDITIONAL MATERIALS AND LABOR COSTS
FOR THE SYCAMORE TRAILS PROJECT,
INCREASING THE AUTHORIZED CONTRACT PRICE BY \$75,594.25**

WHEREAS, the Board of Trustees ("Board") of the Montgomery County Transportation Improvement District ("TID"), by action of Resolution 2024-18, entered into a construction agreement with Double Jay Construction, Inc. ("DJC") for the construction of the Sycamore Trails Project; and

WHEREAS, by Resolution 2024-53, the Board approved Change Order Request #1 for the removal of approximately 300 tree stumps and a cost of \$26,100.00, increasing the contract price to \$7,278,806.95.

WHEREAS, by Resolution 2024-73, the Board approved (1) Change Order Request #2 for the construction of the pond and an increase of \$360,288.00, and (2) Change Order Request #3 for the construction of the disc golf course and an increase of \$80,670.00, increasing the contract price to \$7,719,764.95.

WHEREAS, by Resolution 2024-85, the Board approved (1) Change Order Request #4 for the performance of standalone aggregate base not included in the original bid items and an increase of \$9,831.00, and (2) Change Order Request #5 for the revision of ArmorFlex quantities related to the bridge and an increase of \$20,704.50, increasing the contract price to \$7,750,300.45; and

WHEREAS, by Resolution 2024-91, the Board approved (1) Change Order Request #6 for the installation of a waterline on the northern area of the park from the east side of Heincke Road not included in the original bid items and an increase of \$184,658.00, and (2) Change Order Request #7 for placement and maintenance of 6 feet of temporary chain link fence surrounding the proposed playground areas and an increase of \$5,040.00, increasing the contract price to \$7,939,998.45; and

WHEREAS, by Resolution 2024-101, the Board approved (1) Change Order #8 for revisions in the electrical scope and plans for the south restroom and an increase of \$2,407.00, and (2) Change Order #9 for electric service from an AES transformer to go behind the south restroom and shelter building and an increase of \$17,215.00, increasing the contract price to \$7,959,620.45; and

WHEREAS, by Resolution 2025-08, the Board approved Change Order Request #10 for installation of two cantilver shelters on the south sports court plaza area and an increase of \$6,900.00, increasing the contract price to \$7,966,520.45; and

WHEREAS, DJC has provided (1) Change Order Request #11 to install storm and yard drains under the south shelter and an increase of \$2,280.00, (2) Change Order Request #12 to provide and install water heaters for each restroom and shelter and an increase of \$7,420.00, (3) Change Order Request #13 to eliminate mill and overlay and replace with the removal and replacement to existing aggregate base by adding full depth asphalt and an increase of \$52,955.25, (4) Change Order Request #14 to raise catch basins as directed by the City of Miamisburg and an increase of \$1,669.00, and (5) Change Order Request #15 to install storm pipe from detention basin to the catch basin and an increase of \$11,270.00, increasing the contract price to \$8,042,114.70; and

WHEREAS, the Executive Director, the TID Project Manager, and the City of Miamisburg have reviewed the attached Change Order Requests #11 through #15 from DJC and recommended approval.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Montgomery County Transportation Improvement District that the attached Change Orders #11 through #15 with Double Jay Construction, Inc. for the Sycamore Trails Project be and is hereby approved, with a net increase of \$75,594.25, increasing the total contract price to \$8,042,114.70.

BE IT FURTHER RESOLVED by the Board that the Executive Director be and is hereby authorized to take such actions and to execute such instruments as are necessary to accomplish the actions and transactions contemplated by this Resolution, including the actions and transactions contemplated by Change Orders #11 through #15.

BE IT FURTHER RESOLVED by the Board that copies of this Resolution be provided to the Executive Director, Secretary/Treasurer, Finance Director, TID's General Counsel, City of Miamisburg, and Double Jay Construction, Inc.

Adopted the 12th day of June, 2025.

Chairperson, Montgomery County Transportation Improvement District

Attest: _____
 Secretary/Treasurer



MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT

CONTRACT CHANGE ORDER

Project Name: Sycamore Trails

Implementer: Montgomery County Transportation Improvement District

Contractor: Double Jay Construction, Inc.

Agreement Date: February 12, 2024

Awarded Contract: \$7,252,706.95

DESCRIPTION	AMOUNT
CO #11: Install 4" storm under south shelter to east side and install (2) 12" yard drains	\$ 2,280.00
CO #12: Add 30 gallon tank electric water heaters to both shelters, as per Montgomery County plumbing code.	\$ 7,420.00
CO #13: Eliminate mill/overlay; replace with removal/replacement to existing aggregate base.	\$ 52,955.25
CO #14: Force Accounts costs associated with raising catch basins as directed by Miamisburg.	\$ 1,669.00
CO #15: Install 6" storm pipe from detention basin to catch basin.	\$ 11,270.00
CHANGE ORDER TOTAL:	\$ 75,594.25

The original awarded contract amount:	\$ 7,252,706.95
The contract price adjustment: CO #1	\$ 26,100.00
The contract price adjustment: CO #2 - #3	\$ 440,958.00
The contract price adjustment: CO #4 - #5	\$ 30,535.50
The contract price adjustment: CO #6	\$ 189,698.00
The contract price adjustment: CO #8 - #9	\$ 19,622.00
The contract price adjustment: CO #10	\$ 6,900.00
The contract price adjustment: CO #11 - #15	\$ 75,594.25

The New Estimated Contract Price: \$ 8,042,114.70

This Change Order is a complete settlement of all claims including, but not limited to, the cost of the Change Order, the extension of time, if any, and all cost and delay claims up to and including the date of this Change Order. Upon execution of this Change Order by Owner and Contractor, the above-referenced change shall become a valid and binding part of the original Contract without exception or qualification, unless noted in this Change Order. Except as modified by this Change Order, all other terms and conditions of the Contract shall remain in full force and effect. This Change Order is executed by each of the parties' duly authorized representatives.

**MONTGOMERY COUNTY TRANSPORTATION
IMPROVEMENT DISTRICT**

DOUBLE JAY CONSTRUCTION, INC.

(Signature)

(Date)

(Signature)

(Date)

Proposal**Double Jay Construction**

25 Harrisburg Drive
Englewood, Ohio 45322

Phone: (937) 832-3123
Fax: (937) 832-2596
lee@doublejayinc.com

Project: **Sycamore Trails Park**
To: **City of Miamisburg, Ohio**

Attn: **Mr. Mike Eddy**

Date: **04/01/25**

Re: **Install 4" Storm under south shelter to east side and install (2) 12" yard drains per Bulletin #5**

Double Jay Construction proposes to provide labor, equipment, and material to install the 4" storm and (2) yard drains (#1512 & #1513) added in Bulletin #5

Item	Description	Quantity	Unit	Unit Price	Extension
1	4" Storm (extended from 8" downspout line on west side of shelter to east side as per plan sheet C145	65	lf	\$ 22.00	\$ 1,430.00
2	12"x12" Yard Drain	2	ea	\$ 425.00	\$ 850.00
Total					\$ 2,280.00

Notes

Please feel free to call should you have any questions or concerns. We appreciate the opportunity to quote this work.

Thank you,



Lee Overturf, Double Jay Construction

Proposal**Double Jay Construction**

25 Harrisburg Drive
Englewood, Ohio 45322

Phone: (937) 832-3123
Fax: (937) 832-2596
lee@doublejayinc.com

Project: **Sycamore Trails Park**

To: **City of Miamisburg, Ohio**

Attn: **Mr. Mike Eddy**

Date: **04/25/25**

Re: **Montgomery County plumbing code requires tempered hand washing at each lavatory.
Below is proposal to add 30 gal tank electric water heaters to both shelters.**

Double Jay Construction proposes to subcontract with Clearwater Plumbing to provide a complete install of one each 30 gallon water heater and the required plumbing for both the north and south shelters.

Item	Description	Quantity	Unit	Unit Price	Extension
1	North Shelter 1- 30 gallon electric water heater, (4) mixing valves at lavatories, waterline and fittings for complete install	1	ls	\$ 3,710.00	\$ 3,710.00
2	South Shelter 1- 30 gallon electric water heater, (4) mixing valves at lavatories, waterline and fittings for complete install	1	ls	\$ 3,710.00	\$ 3,710.00
Total					\$ 7,420.00

Notes See attached submittal for the proposed water heater.

Please feel free to call should you have any questions or concerns. We appreciate the opportunity to quote this work.

Thank you,



Lee Overturf, Double Jay Construction

Sycamore Trails Improvement Project

33	DEDUCT Mill and Overlay	-1,975	sy	\$	19.45	\$ (38,413.75)
5	ADD Remove Asphalt Pavement	1,975	sy	\$	3.40	\$ 6,715.00
77	ADD Light Duty Asphalt Pavement (Pathway)	635	sy	\$	48.60	\$ 30,861.00
77	DEDUCT Gravel base portion of Light Duty Asphalt Pavement (Reuse existing base material)	-635	sy	\$	12.80	\$ (8,128.00)
32	ADD Standard Duty Asphalt Pavement	1,340	sy	\$	57.05	\$ 76,447.00
32	DEDUCT Gravel base portion of Standard Duty Asphalt Pavement (Reuse existing base material)	-1,340	sy	\$	13.65	\$ (18,291.00)
173	ADD Fine Grade	1,975	sy	\$	1.40	\$ 2,765.00
	General Conditions (Bond / Layout / Etc.)	1	ls	\$	1,000.00	\$ 1,000.00
					Total ADD	\$ 52,955.25

CHANGE ORDER REQUEST

TO:
Montgomery County TID

FROM:
Double Jay Construction, Inc.
25 Harrisburg Drive
Englewood, OH 45322

Attn: Mike Eddy

PROJECT: Sycamore Trail Park

**RE: Add 1' risers to two (2) Catch Basin type CB 2-3
as directed by Miamisburg**

Date: 05/01/25

Bid Item	Description	Quantity	Unit	Unit Price	Extension
<i>The following are the Force Account costs associated with raising CB # 1402 & CB 1405 1' each as directed by Miamisburg</i>					
	<u>LABOR</u>				
	Operator	3	hr	\$ 60.74	\$ 182.22
	Per ODOT 2019 C&MS 38% markup on base rates & fringes	38	%	\$ 182.22	\$ 69.24
	Taxes - Supervisor Base Wages + Fringes = \$60.74 x 22% = \$13.37	3	hr	\$ 13.37	\$ 40.11
	Laborer (2 ea)	6	hr	\$ 50.12	\$ 300.72
	Per ODOT 2019 C&MS 38% markup on base rates & fringes	38	%	\$ 300.72	\$ 114.27
	Taxes - Supervisor Base Wages + Fringes = \$50.12 x 22% = \$11.03	6	hr	\$ 11.03	\$ 66.18
	<u>MATERIAL</u>				
	Encore Precast Invoice # 79601	1	ls	\$ 504.00	\$ 504.00
	Per 2019 ODOT C&MS, 15% markup on materials	15	%	\$ 504.00	\$ 75.60
	<u>EQUIPMENT</u>				
	2016 Komatsu PC 88 MR-10	3	hr	\$ 105.68	\$ 317.04
Total Add					\$ 1,669.39

Proposal**Double Jay Construction**

25 Harrisburg Drive
Englewood, Ohio 45322

Phone: (937) 832-3123
Fax: (937) 832-2596
lee@doublejayinc.com

Project: **Sycamore Trails Park**
To: **City of Miamisburg, Ohio**

Attn: **Mr. Mike Eddy**

Date: **06/05/25**

Re: **Install 6" Storm pipe from Detention Basin #5 to CB #1701**

Double Jay Construction proposes to provide labor, equipment, and material to install a 6" storm pipe and drain from Detention Basin #5 to CB #1701.

Item	Description	Quantity	Unit	Unit Price	Extension
1	6" PVC SDR35 pipe from below Detention basin #5 inlet pipe to CB #1701 (includes tie-in to CB #1701)	310	lf	\$ 35.00	\$ 10,850.00
2	Drain at Detention Basin #5 (will be able to be plugged)	1	ea	\$ 420.00	\$ 420.00
Total					\$ 11,270.00

Notes

Please feel free to call should you have any questions or concerns. We appreciate the opportunity to quote this work.

Thank you,



Lee Overturf, Double Jay Construction

**MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT
RESOLUTION NUMBER 2025-45**

RESOLUTION AUTHORIZING SUBMISSION OF A TRANSPORTATION REVIEW ADVISORY COUNCIL (TRAC) APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE WOODMAN GATEWAY PROJECT, PID# 122972

WHEREAS, the Transportation Review Advisory Council ("TRAC") of the Ohio Department of Transportation ("ODOT") formally announced the solicitation of applications for the allocation of new/additional funding for Major New Capacity projects; and

WHEREAS, by action of Resolution 2025-16, the Board approved the Project Management & Financing Agreement ("PMFA") for the Woodman Gateway Project ("Project") with the City of Riverside to memorialize the respective duties and obligations with respect to financing, preliminary design and engineering services, and Stage 2 submittals for the development of the Project; and

WHEREAS, the Executive Director, with concurrence from the City of Riverside, has recommended that the TID now apply to ODOT's TRAC specifically for Tier II funding for detailed design focused on roadway improvements, address the crumbling infrastructure, support WPAFB, enhance safety measures, and provide opportunities for the region's economic development; and

NOW THEREFORE BE IT RESOLVED, by the Board of Trustees of the Montgomery County Transportation Improvement District that the Executive Director be and is hereby authorized to prepare and submit an application to ODOT's 2025 Transportation Review Advisory Council for Tier II detailed design funding for the Woodman Gateway Project.

BE IT FURTHER RESOLVED, by the Board that copies of this resolution be provided to the Executive Director, Secretary/Treasurer, Finance Director, TID's General Counsel, City of Riverside, and Ohio Department of Transportation District 7.

Adopted the 12th day of June, 2025.

Chairperson, Montgomery County Transportation Improvement District

Attest: _____
Secretary/Treasurer

MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT

RESOLUTION NUMBER 2025-46

RESOLUTION ACCEPTING ARCADIS ENGINEERING SERVICES (USA) INC. PROPOSAL FOR ENGINEERING SERVICES FOR THE RING ROAD COMPLETION PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PROFESSIONAL SERVICES AGREEMENT WITH ARCADIS ENGINEERING SERVICES, INC.

WHEREAS, the Board of Trustees ("Board") of the Montgomery County Transportation Improvement District ("TID") by action of Resolution 2021-29, and the City of Union, Ohio ("Union") authorized the 2021 City of Union Projects Agreement in anticipation of various infrastructure improvement projects to support economic development prospects in Union; and

WHEREAS, the Board, by action of Resolution 2021-34, approved a proposal from Arcadis Engineering Services (USA) Inc. ("Arcadis") related to individual infrastructure improvements identified in the 2021 City of Union Projects Agreement for pending economic development opportunities including the Ring Road Completion Project; and

WHEREAS, by action of Resolution 2024-65, the Board approved a proposal dated May 31, 2024 from Arcadis for engineering and design services for the Ring Road Completion Project – Phase; and

WHEREAS, the Executive Director and the Union City Manager has reviewed and recommended that the proposal from Arcadis Engineering Services (USA) Inc. ("Arcadis") for engineering services related to issuance of construction documents for the Ring Road Completion Project in a lump sum amount not to exceed \$135,400; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Montgomery County Transportation Improvement District that the attached proposal for engineering services related to issuance of construction documents from Arcadis for the Ring Road Completion Project for a lump sum amount not to exceed \$135,400 be and is hereby accepted.

BE IT FURTHER RESOLVED, that the Executive Director be and hereby is authorized to negotiate and execute a Professional Services Agreement with Arcadis for the Ring Road Completion Project, incorporating changes that may be required in final negotiations, provided that the Executive Director and the General Counsel determine that such changes are not materially detrimental to the TID, Union, or the Project.

BE IT FURTHER RESOLVED, that copies of this resolution be provided to the Executive Director, Secretary/Treasurer, Finance Director, TID's General Counsel, City of Union, and Arcadis Engineering Services (USA), Inc.

Adopted the 12th day of June, 2025.

Chairperson, Montgomery County Transportation Improvement District

Attest: _____
Secretary/Treasurer

**PROFESSIONAL SERVICES AGREEMENT
ARCADIS ENGINEERING SERVICES (USA) INC.
RING ROAD PROJECT – CONSTRUCTION DOCUMENTS**

THIS PROFESSIONAL SERVICES AGREEMENT (this “Agreement”) is made and entered into as of the **12th** day of **June**, 2025 (the “Effective Date”), by and between the **MONTGOMERY COUNTY TRANSPORTATION IMPROVEMENT DISTRICT**, an Ohio body politic and corporate (the “TID”), and the **ARCADIS ENGINEERING SERVICES (USA) INC.** (“Consultant”), under the following circumstances:

- A. The TID desires to have Consultant perform Services (as defined below) for, and deliver the Deliverables (as defined below) to, the TID in exchange for the TID’s promise to pay the amounts set forth in this Agreement; and
- B. Consultant desires to provide such Services and deliver such Deliverables to the TID.

NOW, THEREFORE, the parties agree as follows:

1. **Retention.** The TID hereby retains Consultant to provide the services (the “Services”) and to deliver the deliverables (the “Deliverables”), if any, pursuant to Scope of Services set forth on Exhibit A attached hereto, and Consultant hereby accepts such retention. In the event of a conflict between the terms of Exhibit A and the terms of this Agreement, the terms of this Agreement shall control.

2. **Fees; Payment of Fees.** Consultant will perform the Services and deliver the Deliverables for a total cost, including all fees, costs and expenses, not to exceed the amount set forth on Exhibit B (the “Contract Price”). Unless a difference procedure is set forth on Exhibit B, payments of the Contract Price shall be made by the TID to Consultant according to the following procedure: Within five (5) business days after the end of each month in which Services are provided or Deliverables delivered, Consultant shall submit to the TID an invoice for payment. The invoice will include a detailed description of the Services completed and Deliverables delivered during the foregoing month in accordance with this Agreement. Within thirty (30) days after receipt of Consultant’s invoice, the TID shall pay the undisputed amount of such invoice. If a different payment procedure is set forth on Exhibit B, the procedure set forth on Exhibit B shall govern.

3. **Representations and Warranties.** Consultant represents and warrants to the TID as follows:

- A. Consultant will comply with all applicable federal, state, county, municipal and other governmental statutes, codes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of any court, board, agency, commission, office or other authority of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise) whether now or hereafter in existence affecting the Services and the Deliverables (collectively, “Laws”).

- B. Consultant will perform the Services in a good and prompt manner with professional skill and care that meets or exceeds industry standards and applicable Laws.

C. Any materials provided by Consultant to the TID, including, without limitation the Deliverables, shall meet or exceed industry standards and applicable Laws.

D. Any materials provided by Consultant to the TID, including, without limitation the Deliverables, shall not violate any intellectual property rights of any third parties, including without limitation copyrights.

E. All Services and Deliverables will comply with all specifications set forth on Exhibit A, if applicable.

The representations and warranties contained in this Section 3 shall survive the expiration or termination of this Agreement.

4. **Indemnification.** Consultant shall defend, indemnify and hold harmless the TID and its officers, trustees, agents, employees, administrators, successors and assigns (collectively, the “Indemnified Parties”) from and against any and all actions, costs, claims, losses, expenses and/or damages, including reasonable attorneys’ fees, arising out of or resulting from the performance of the Services or delivery of the Deliverables, Consultant’s breach of this Agreement, including without limitation the warranties set forth in Section 3 of this Agreement, and/or the negligence or willful misconduct of Consultant or its agents, contractors, employees or anyone for whose acts Consultant may be liable.

5. **“Works Made for Hire”; Work Product Rights.** All work product, including but not limited to any drawings, plans, schematics, surveys, blueprints, and other materials created by Consultant while providing Services to the TID under this Agreement, including but not limited to the Deliverables (collectively, “Work Product”) will be “works made for hire” and shall be the sole and exclusive property of the TID. In the event that any Work Product is deemed not a “work made for hire,” Consultant hereby grants, releases and assigns to the TID, all right, title and interest, including ownership of copyrights, patents and all other intellectual property, in and to any Work Product, which includes all improvements, additions and modifications made by Consultant in the course of developing or preparing Work Product. To the extent that the Work Product contains any pre-existing materials, Consultant grants the TID an irrevocable, worldwide, nonexclusive, paid-up, royalty-free right and license to use, execute, reproduce, perform, display, distribute, and prepare derivative works of such pre-existing material and derivative works, as well as to authorize others to do any or all of the above. Upon the TID’s request, Consultant will provide the TID with such assistance as the TID may reasonably request, including whatever documents, information or materials are in Consultant’s possession or available to Consultant, in order to enable the TID to protect its ownership rights, including copyrights and patents, in any Work Product.

6. **Insurance.**

A. Consultant shall obtain and maintain the following insurance: (i) professional liability insurance with liability limits of at least \$2,000,000; (ii) general

Liability Insurance with liability limits of at least \$2,000,000; and (iii) statutorily required workers compensation.

B. Consultant shall procure and maintain, at all times during the term of this Agreement, at its own cost and expense, the insurance coverage and limits set forth in Section 6.A. above. All such insurance shall be placed with insurance carriers licensed to do business in Ohio. Such policies shall name all subcontractors and the TID as additional insureds with primary noncontributory coverage for liability arising out of Consultant's operations. Consultant hereby waives any rights of recovery for bodily injury or property damage it may otherwise have had against the TID, but only to the extent such loss or damage is covered by the insurance required to be carried by Consultant hereunder (Ohio workers' compensation excepted). Consultant shall ensure its insurers will honor this waiver and shall have such policies endorsed with a waiver of subrogation for the benefit of all such parties.

7. **Licenses and Permits.** Consultant, at its expense, shall duly procure and thereafter maintain any governmental license or permit that is required for the proper and lawful performance of the Services and delivery of the Deliverables. If requested, Consultant, at its expense, shall submit a copy of all such licenses and/or permits to the TID. Consultant, at its sole cost and expense, will at all times comply with the requirements of each such license or permit.

8. **Supplies and Equipment.** Except as may be otherwise agreed in writing by Consultant and the TID, Consultant, at its sole cost and expense, shall furnish all supplies and equipment necessary or appropriate to complete the Services and the Deliverables.

9. **Independent Contractor.** Consultant is an independent contractor and all persons employed and/or appointed to furnish the Services and the Deliverables on behalf of Consultant are not employees or agents of the TID. Consultant shall be solely responsible for the compliance with all applicable Laws with respect to Consultant and its employees and contractors. Any and all payroll taxes, social security benefits, insurance requirements, or employment benefits of any kind whatsoever of Consultant or its employees shall be borne exclusively by Consultant and not the TID, and Consultant shall indemnify the TID for any failure to comply with the foregoing. Neither party shall have the ability to incur any liability or obligation on behalf of the other party.

10. **Assignment.** Consultant shall not assign this Agreement, in whole or in part, without the prior written consent of the TID, and any assignment or purported assignment in contravention of the foregoing is void. The TID may freely assign this Agreement, in whole or in part, without the consent of Consultant.

11. **Notice.** Any notice, communication, request or reply ("Notice") made or accepted by either party to the other must be made in writing and shall be effectively given if addressed to the party to be notified and sent by certified or registered mail, postage prepaid with return receipt requested, or shipped by a recognized overnight delivery service, or delivered in person to such party. Any Notice shall be effective, unless otherwise stated in this Agreement, (a) from and after

the expiration of three (3) business days, if sent by mail, and (b) from and after the expiration of two (2) business days after being sent by recognized overnight delivery services. For purposes of Notice the addresses of the parties shall, until changed as hereinafter provided, be as follows:

To the TID: Montgomery County
 Transportation Improvement District
 451 W. Third St., 10th Floor
 Dayton, Ohio 45422
 Attn: Executive Director

If to Consultant: Arcadis Engineering Services (USA) Inc.
 8101 North High Street, Suite 100
 Columbus, OH 43235
 Attn: Jeff Koehn

or at any other address which may be given by either party to the other in the manner provided above.

12. Termination.

A. This Agreement may be terminated by the TID for any reason or for no reason upon not less than seven (7) days' prior written notice to Consultant.

B. If this Agreement is terminated prior to completion of the Services and delivery of the Deliverables, Consultant shall be compensated for Services adequately performed and Deliverables delivered as of the date of such termination.

13. Discrimination. Consultant will not discriminate, and will use its best efforts to prohibit any subcontractors, consultants or professionals employed or retained by Consultant in connection with this Agreement from discriminating, against any employee or applicant for employment because of race, religion, color, sex, national origin, disability, age, veteran status or ancestry in violation of applicable laws, and use its best efforts to ensure that applicants for employment are considered for employment and that employees are treated during employment without regard to their race, religion, color, sex, national origin, disability, age, veteran status or ancestry as required by applicable laws, and incorporate the requirements of this Section 13 in all of its respective contracts and subcontracts related to the provision of the Services and delivery of the Deliverables hereunder (other than contracts or subcontracts for standard commercial supplies or raw materials).

14. Confidentiality. Consultant agrees that all information provided by the TID to Consultant pursuant to this Agreement (the "Confidential Information") shall not, without the TID's authorization, be disclosed to any other party or used by Consultant for any purpose, except as contemplated by this Agreement or as required by applicable Laws. Consultant shall protect the confidentiality of the Confidential Information using the same measures it takes to protect its

own confidential information, and shall restrict access to the Confidential Information to Consultant's personnel on a need to know basis. The Confidential Information shall be returned (or, at the TID's request, destroyed) upon the TID's request. In the event Consultant receives a subpoena or other validly-issued administrative or judicial order requesting the Confidential Information (an "Order"), Consultant shall promptly notify the TID of such receipt, cooperate with the TID to obtain protective orders or to otherwise resolve the issues related to such Order. Consultant may, thereafter, comply with any such Order as required by law. Consultant shall disclose Confidential Information to third parties as requested by the District.

15. **Miscellaneous.** The section headings used in this Agreement are for reference purposes only and are not to be construed as a part of this Agreement. This Agreement may be amended or modified only by a written instrument executed by the TID and Consultant. This Agreement may be executed in any number of identical counterparts, each of which shall be deemed to be an original for all purposes, but all of which shall constitute one and the same agreement. A failure of either party to insist upon or enforce any term or provision or to exercise any right, option, or remedy of the Agreement, or to require at any time performance of any provision hereof, shall not be construed as a waiver of any such term or provision. No waiver by either party of any term or provision hereof shall be binding unless made in writing and signed by such party. The recitals to this Agreement shall be incorporated into this Agreement as if set forth fully herein. This Agreement will be governed by and construed in accordance with the laws of the State of Ohio. This Agreement, including the exhibits attached hereto, contains the entire agreement between the parties, superseding any prior agreements and writings. All claims, counterclaims, disputes and other matters in question arising out of or relating to this Agreement or its breach will be decided in a court of competent jurisdiction within Montgomery County, Ohio. The provisions of Sections 3, 4, 5, 6, 9, 10, 11, 12, 14, and 15 will survive the expiration or termination of this Agreement.

[Remainder of Page Intentionally Blank. Signature Page Follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the Effective Date.

**MONTGOMERY COUNTY
TRANSPORTATION IMPROVEMENT DISTRICT**

Vanessa A. Glotfelter, Executive Director

ARCADIS ENGINEERING SERVICES (USA) INC.

By:_____

Print Name:_____

Title: _____

Exhibit A

Scope of Services

Issuance of construction documents for the Ring Road Project (Arcadis Project #30282830):

1. Peters/ Lightner/ County Line intersection: This is a traditional intersection set, with minimal work on County Line and Lightner. Peters is improved from County line to the southern limits of the Hannauer property. This deliverable is 99% complete. We understand that this may convert “back” to a RaB and that additional design may be required;
2. The curve: The northern termini is the Hannauer property and the western termini is the approximate east edge of the Dayton Freight property. This project is the re-configuration of the stop-controlled intersection into a continuous curve;
3. Old Springfield East: Three lane widening from east of the Mill Creek to the west end of the curve;
4. Old Springfield West: Three lane widening from extents of prior widening to the west to Old Springfield East;
5. Segments described as 2, 3 and 4 above are roughly 2000 feet each;
6. Scope and price does not include bridge work for the bridge over the Mill Creek, although it is acknowledged that bridge work is necessary.

Lump Sum Amount: \$135,440.00

Pricing includes attending weekly progress meetings through the end of the year.

Exhibit B**Fees; Payment of Fees**

Arcadis Engineering Services (USA) Inc. will be paid on a lump sum basis with a budget not to exceed \$135,440.00.

Should the total cost of the work be greater than the estimated amount, the Arcadis Engineering Services (USA) Inc. will notify the MCTID and provide a revised estimate for review and approval. In this event, continued performance is subject to additional funding, as mutually agreed.