

Open for Business!



## Minutes of November 20, 2020

Board Meeting of the Clay Township - City of Clayton JEDD  
Clayton Government Center Offices  
November 20, 2020

*Due to the Governor's orders on limited size of meetings and Montgomery County being under the level four alert for COVID-19, the Clay Township-City of Clayton JEDD Board conducted its regularly scheduled Board meeting on Friday November 20, 2020 via the Zoom meeting format.*

### ATTENDANCE

Mike Stevens, representing Employers in the JEDD  
Bill Kindred, representing Employees in the JEDD  
Kevin Schweitzer, representing the City of Clayton  
Erik Collins, representing Montgomery County  
Barbara Seim, Clerk of Council, City of Clayton

### CALL TO ORDER

Collins called the meeting to order 2:30 PM. Present were Erik Collins, Mike Stevens, Bill Kindred and Kevin Schweitzer.

### CLERK'S REPORT

Collins presented the minutes of the JEDD Board Meeting held October 30, 2020. Motion by Stevens to approve the minutes as presented, second by Kindred. All yeas, motion carried.

### TREASURER'S REPORT

Schweitzer presented the Treasurer's Report for November 2020, advising that all income tax settlements are now caught up since Covid. Motion by Kindred to approve the report as presented, second by Stevens. All yeas, motion carried.

### OLD BUSINESS

Schweitzer advised Miami Valley Lighting has agreed to take care of the damage at M&L Electric, even though they are technically not responsible for the damage as it was done by a sub-contractor, they will assume responsibility and pay for the repairs. As for the three lights out on Pleasant Plain, Miami Valley Lighting will be repairing the wiring and Schweitzer has updated Jim McGrath.

### NEW BUSINESS

Schweitzer advised the board members received the 2021 proposed budget at the October 30<sup>th</sup> meeting to review and asked if there were any comments. Hearing none, Schweitzer made a motion to approve the 2021 JEDD budget, motion was second by Stevens. All yeas, motion carried.

The board reviewed the proposed 2021 meeting dates and hearing no objections approved the dates of January 15<sup>th</sup>, April 16<sup>th</sup>, July 16<sup>th</sup>, October 15<sup>th</sup> and November 19<sup>th</sup> with all meetings scheduled for 2:30 p.m.

Collins proposed a brainstorm session to discuss the types of initiatives we would like to do going into 2021 and asked for board member thoughts.

Stevens agreed that we need to have something that we're working on but is hesitant until we see how the pandemic plays out.

Collins stated it may not be something capital intensive, it could be more visionary, we are going to get out of this thing at some point. If we start a dialogue, perhaps infrastructure enhancements for 2022-2023, maybe some new initiatives, cooperation with other jurisdictions, marketing, it could a lot of different things.

Stevens suggested possibly looking at some of the abandoned buildings within the JEDD, for example the old Timberland Bowling Alley. We could reach out to owner to figure out what's going on with the property, there is also a half-built pole barn across the street, and Williams has been trying to sell for some time.

Kindred stated the same owner owns all the properties, the pole barns were built without permits and they cut the field tiles, etc.

Schweitzer stated at one point Englewood Towing was looking for additional land. We can see what's going on with these parcels, and I know Blackthorn is wanting to expand his footprint.

Collins advised he would like to schedule a work session in late January or early February, and topics could include:

- Building acquisition or improvements
- Marketing to JEDD members
- Spotlight businesses in a public forum
- Solicit knowledge base experts to educate us on how to be more effective, they could discuss issues, for example:
  - Land Use Planning
  - Financing, someone who works with JEDDs
  - Federal Dollars for demolition, street scapes or infrastructure
  - Care Acts Funds

We can bring in experts that could educate us, from a JEDD standpoint, help us be more creative.

Stevens stated something that perked my attention was federal dollars. If there is such a thing, could we get money, maybe be the middleman, to tear down the Timberlane building? Not to bail out the owner, the bottom line is if I'm a businessman and I'm looking to build or expand, I don't want to be across from that building.

Collins stated that's were bringing in the experts will help us with these issues and what are our options.

#### **ADJOURNMENT**

Motion by Borland to adjourn the meeting, second by Schweitzer. The meeting adjourned at 3:00 PM.

The next Board meeting is scheduled on January 15, 2021.