



Necol Washington, Chair
Lori Gischel, Treasurer/Secretary
John Kennard, Etna Township
Jackie Cotugno, Owners
Rozland McKee, Employees

**Etna-Reynoldsburg
Joint Economic
Development District #4**

Etna Township Hall
81 Liberty Street
Etna, OH 43018

**Mollie Prasher, Clerk
City of Reynoldsburg**

**Etna Reynoldsburg Joint
Economic Development District
#4
Board of Directors Meeting**

Friday, May 17, 2024

11:50 PM

Etna Township Hall

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- a. Regular Meeting Minutes of February 16, 2024

5. NEW BUSINESS

- a. Amend JEDD Contract to Add Language to Hold Funds Based on Gross Revenue

6. OLD BUSINESS

- a. Status Update of Clerk Agreement

7. TREASURER'S REPORT

- a. Fiscal Report

8. ATTORNEY'S REPORT

9. BOARD MEMBER COMMENTS

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #4
February 16, 2024**

CALL TO ORDER

Chair Washington called the meeting to order at 12:25pm.

ROLL CALL

Board Present: Jackie Cotugno, Lori Gischel, John Kennard, Rozland McKee, Necol Washington

Others: Sean McCarter, Darren Leist, Morgan Syck, and Mollie Prasher

APPROVAL OF MINUTES

Regular Meeting Minutes from November 2023

Board member McKee moved to approve the meeting minutes of November 17, 2023 as submitted. Second by Board member Cotugno. Motion carried.

NEW BUSINESS

There is no New Business.

OLD BUSINESS

City of Reynoldsburg Clerk Services Agreement

The Board was presented with a proposed agreement between the City of Reynoldsburg and JEDD #4 for the City to provide the Board with clerk services.

Chair Washington discussed that there was some concern about Etna Township needing to be a party to this agreement.

Attorney McCarter indicated that Attorney Albers suggested that Etna Township did not need to be a party to this agreement. However, as the agreement was passed by the City of Reynoldsburg including Etna Township, it was not necessary for the agreement to be changed or not approved because of the Township's inclusion.

Board member McKee moved to approve the clerk services agreement. Second by Treasurer Gischel. Roll call vote: Cotugno - Yes; Gischel - Yes; Kennard - Yes; McKee - Yes; Washington - Yes. Motion carried 5-0.

TREASURER'S REPORT

Finance and Distribution Report

Treasurer Gischel reviewed the fiscal information and treasurer's report information provided to the Board. She provided an income tax revenue comparison report for JEDD #4 and the final TPA distribution summary for 2023 by entity. The total revenue for 2023 was \$57,502.57. The total distribution for 2023 was \$81,126.40. Treasurer Gischel advised the Board that a balance sheet was also provided and showed total assets and liabilities.

Treasurer Gischel explained that an overly large payment was received that will likely end up being an over payment. In order to prevent JEDD #4 from going into a deficit, the Regional Income Tax Agency (RITA) will hold the check until there are sufficient revenues to cover any portion of this payment that may need to be refunded.

Appropriations/Budget

Treasurer Gischel advised the Board that money market or CD options would not be available for JEDD #4 yet. She indicated that as of December 2023, the Board account had a balance of \$5,326.64 and the BIA account balance of \$8,683.52. As soon as there are sufficient revenue numbers in the BIA account, Treasurer Gischel would recommend investing funds in either a money market or a CD.

Board member McKee moved to invest 50% of the BIA funds in a CD when it is determined that there are sufficient funds. Second by Board member Cotugno. Roll call vote: Cotugno - Yes; Gischel - Yes; Kennard - Yes; McKee - Yes; Washington - Yes.

Payment of Outstanding Invoices

There were invoices amounting to \$735.00 for Professional/Paralegal services.

Board member McKee moved to approve the Treasurer's Report. Second by Board member Cotugno. Roll call vote: Cotugno - Yes; Gischel - Yes; Kennard - Yes; McKee - Yes; Washington - Yes.

ATTORNEY'S REPORT

There was no Attorney Report submitted.

BOARD MEMBER COMMENTS

As there was no further business, Chair Washington adjourned the meeting at 12:33pm.

Necol Washington, Board Chair

Mollie Prasher, Clerk



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #4

DATE: May 17, 2024

RE: Amend JEDD Contract to Add Language to Hold Funds Based on Gross Revenue

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #4**

DATE: May 17, 2024

RE: Status Update of Clerk Agreement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #4

DATE: May 17, 2024

RE: Fiscal Report

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

INCOME TAX DEPARTMENT

Lori Gischel, Income Tax Administrator and JEDD Treasurer
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
(614) 322-6865 phone
(614) 322-6864 fax



MEMORANDUM

DATE: May 17, 2024
TO: Etna-Reynoldsburg Joint Economic Development District (JEDD) Board 4
RE: Fiscal Information

The reports attached and herein: Income Tax Revenue, Distribution, and Comparison Reports, Period Invoices, along with the Balance Sheet and Receipts and Disbursements as of March 31, 2023. Items to note: Increase stemming from new construction and compliance work.

Income Tax Revenue Comparison Report - JEDD 4

Period Tax Collected	Month Distributed	Calander Year 2024	Calander Year 2023	Calander Year 2022	2024 / 2023 Year Over Year Growth	
4th Qtr 2023/2022/2021	January 2024/2023	\$ 28,795.17	\$ 5,171.34	\$ 3,373.68	\$23,623.83	456.82%
1st Qtr 2024/2023/2022	April 2024/2023	\$ 62,309.16	\$ 3,819.83	\$ 9,682.31	\$58,489.33	1531.20%
2nd Qtr 2024/2023/2022	July 2024/2023		\$ 24,955.63	\$ 10,658.83		
3rd Qtr 2024/2023/2022	October 2024/2023		\$ 23,555.77	\$ 18,074.46		
Net Revenue YTD		\$ 91,104.33	\$ 57,502.57	\$ 41,789.28	\$82,113.16	913.26%

Invoices Submitted Under the Township Reimbursement Agreement this Period

Company	Services Rendered	Date	Amount
Albers and Albers	Professional/Legal	Feb.2024	\$ 522.50
Total			\$ 522.50

Audit Update:
None

**2024 Distribution Summary - JEDD 4
 Combined Petco and CRG Site Distributions**

Vendor	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
SWLSD	\$6,556.77	\$0.00	\$0.00	\$0.00	\$6,556.77
JEDD Board	\$3,115.46	\$0.00	\$0.00	\$0.00	\$3,115.46
CITY (RITA)	\$1,869.28	\$0.00	\$0.00	\$0.00	\$1,869.28
CITY	\$7,615.15	\$0.00	\$0.00	\$0.00	\$7,615.15
JEDD BIA	\$10,153.53	\$0.00	\$0.00	\$0.00	\$10,153.53
Licking County TID	\$2,538.38	\$0.00	\$0.00	\$0.00	\$2,538.38
C-Tec	\$2,538.38	\$0.00	\$0.00	\$0.00	\$2,538.38
Licking County Commissioners	\$3,691.22	\$0.00	\$0.00	\$0.00	\$3,691.22
Etna Township	\$24,230.99	\$0.00	\$0.00	\$0.00	\$24,230.99
	\$62,309.16	\$0.00	\$0.00	\$0.00	\$62,309.16

ETNA-REYNOLDSBURG JEDD 4 Distribution Report
2024 - Cash Basis
Petco Project* Distributions in Accordance with JEDD Contract

2024

	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
Gross Collections					
Petco Project	\$45,102.62				\$45,102.62
Miscellaneous Adjustments +/-					\$0.00
CRG Project	\$17,206.54				\$17,206.54
Miscellaneous Adjustments +/-					\$0.00
Total Gross Collections to Distribute	\$62,309.16	\$0.00	\$0.00	\$0.00	\$62,309.16
Total Petco Project Gross Collections to Distribute	\$45,102.62	\$0.00	\$0.00	\$0.00	\$45,102.62
5% of Gross Revenue payable SWLSD	\$2,255.13	\$0.00	\$0.00	\$0.00	2,255.13
Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3					
5% of Gross Revenue payable to JEDD Board	\$2,255.13	\$0.00	\$0.00	\$0.00	2,255.13
Per JEDD Contract, Section 4.2.1.2					
3% of Gross Revenue payable to City for Tax Administration	\$1,353.08	\$0.00	\$0.00	\$0.00	1,353.08
Per JEDD Contract, Section 4.2.1.3					
Repay Contracting Parties - if necessary; payable to ETNA	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Per JEDD Contract, Section 4.2.1.4					
Net JEDD Collections	\$39,239.28	\$0.00	\$0.00	\$0.00	\$39,239.28
Distribution of Funds Per JEDD Contract (Petco Portion)					
15% of Net Revenue payable CITY	\$5,885.89	\$0.00	\$0.00	\$0.00	\$5,885.89
Per JEDD Contract, Section 4.2.2.1					
20% of Net Revenue payable to BIA	\$7,847.86	\$0.00	\$0.00	\$0.00	\$7,847.86
Per JEDD Contract, Section 4.2.2.2					
5% of Net Revenue payable to Licking County Transportation Improvement District (TID)	\$1,961.96	\$0.00	\$0.00	\$0.00	\$1,961.96
Per JEDD Contract, Section 4.2.2.3					
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec)	\$1,961.96	\$0.00	\$0.00	\$0.00	\$1,961.96
Per JEDD Contract, Section 4.2.2.4					
5% of Net Revenue payable to Licking County Commissioners	\$1,961.96	\$0.00	\$0.00	\$0.00	\$1,961.96
Per JEDD Contract, Section 4.2.2.5					
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.5 payable to ETNA	\$19,619.65	\$0.00	\$0.00	\$0.00	\$19,619.65
Per JEDD Contract, Section 4.2.2.6					
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Petco Parcels include: 010-18138-01.000 (portion of), 010-025596-00.000, 010-021756-00.000, and 010-018132-00.000 (portion of)
 Prepared by JGischel, City of Reynoldsburg
 04/29/2024

ETNA-REYNOLDSBURG JEDD 4 Distribution Report
2024 - Cash Basis
CRG Project ** Distributions in Accordance with JEDD Contract

	2024				Year-to-Date
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Gross CRG Project Collections	\$17,206.54	\$0.00	\$0.00	\$0.00	\$17,206.54
Miscellaneous Adjustments +/- (see page 1)					\$0.00
Total CRG Project Collections to Distribute	\$17,206.54	\$0.00	\$0.00	\$0.00	\$17,206.54
Distribution of Funds Per JEDD Contract (CRG Portion)					
25% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3	\$4,301.64	\$0.00	\$0.00	\$0.00	4,301.64
5% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$860.33	\$0.00	\$0.00	\$0.00	860.33
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$516.20	\$0.00	\$0.00	\$0.00	516.20
Repay Contracting Parties - if necessary; payable to ETNA Per JEDD Contract, Section 4.2.1.4	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Net JEDD Collections	\$11,528.37	\$0.00	\$0.00	\$0.00	11,528.37
Distribution of Funds Per JEDD Contract (CRG Portion)					
15% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1	\$1,729.26	\$0.00	\$0.00	\$0.00	1,729.26
20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2	\$2,305.67	\$0.00	\$0.00	\$0.00	2,305.67
5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.3	\$576.42	\$0.00	\$0.00	\$0.00	576.42
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec) Per JEDD Contract, Section 4.2.2.4	\$576.42	\$0.00	\$0.00	\$0.00	576.42
15% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.5	\$1,729.26	\$0.00	\$0.00	\$0.00	1,729.26
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.5 payable to ETNA Per JEDD Contract, Section 4.2.2.6	\$4,611.34	\$0.00	\$0.00	\$0.00	4,611.34
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** CRG Parcels include: 010-018132-00.000 (portion of: 128 acres)

ETNA REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT 4

Balance Sheet and Receipts and Disbursements

As of and for the Three Month Period Ended March 31, 2024

	<u>March 31, 2024</u>	
ASSETS		
Checking/Savings		
Heartland-BIA Account	\$ 13,507.15	
Heartland-Board Account	6,766.40	
Total Checking/Savings	<u>20,273.55</u>	
JEDD-Combined Fund 944-City	61,199.18	(1)
Total Current Assets	<u>81,472.73</u>	
TOTAL ASSETS	<u><u>\$ 81,472.73</u></u>	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	6,766.40	
Fund Balance-BIA Account	13,507.15	
Fund Balance-Restricted for Distribution	61,199.18	(1)
Total Equity	<u>81,472.73</u>	
TOTAL LIABILITIES & EQUITY	<u><u>\$ 81,472.73</u></u>	
Board Account-Beginning Balance 01/01/24	\$ 5,326.64	
Board Account - Receipts 2024	1,439.76	
Board Account - Disbursements 2024	-	
Board Account-Ending Balance 03/31/24	<u>6,766.40</u>	
BIA Account - Beginning Balance 01/01/24	\$ 8,683.52	
BIA Account - Receipts 2024	4,823.63	
BIA Account - Disbursements 2024	-	
BIA Account-Ending Balance 03/31/24	<u>13,507.15</u>	

(1) These monies are not available for JEDD purposes but must be distributed to various entities per the distribution formulas that are set. Both the JEDD Board and the JEDD BIA will receive their proportional share in the subsequent distributions.