



Necol Washington, Chair
Shanette Strickland,
Treasurer/Secretary
Shelly Ipacs, Etna Township
Jackie Cotugno, Owners
Rozland McKee, Employees

Etna-Reynoldsburg Joint Economic Development District #3

Etna Township Hall
81 Liberty Street
Etna, OH 43018

Mollie Prasher, Clerk
City of Reynoldsburg

Etna Reynoldsburg Joint Economic Development District #3 Board of Directors Meeting

Friday, March 7, 2025	11:00 AM	Etna Township Hall
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- 1. CALL TO ORDER
- 2. ROLL CALL
- 3. APPROVAL OF AGENDA
- 4. APPROVAL OF MINUTES
 - a. Regular Meeting Minutes of November 22, 2024
- 5. NEW BUSINESS
- 6. OLD BUSINESS
- 7. TREASURER'S REPORT
 - a. Finance and Distribution Report
- 8. ATTORNEY'S REPORT
 - a. Report Regarding Developer Reimbursement
- 9. BOARD MEMBER COMMENTS

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3
November 22, 2024**

CALL TO ORDER

Chair Washington called the meeting to order at 11:37am.

ROLL CALL

PRESENT: Necol Washington, Jackie Cotugno, Rozland McKee, Shanette Strickland, Shelly Ipacs

ABSENT:

GUESTS: John Kennard, Sean McCarter, Chris Shook, Paul Rennick, Rachel Zelazny, Thaah Young, Nita Hanson, Mollie Prasher, and Morgan Syck

APPROVAL OF AGENDA

Ms. Cotugno moved to approve the agenda as submitted. Second by Ms. McKee. Motion carried.

APPROVAL OF MINUTES

Regular Meeting Minutes of August 23, 2024

Board member McKee made moved to approve the regular meeting minutes of August 23, 2024 as submitted. Second by Treasurer Strickland. Motion carried.

NEW BUSINESS

Appointment of New Board Members

Chair Washington welcomed new board member Shelly Ipacs.

OLD BUSINESS

Status of Clerk Agreement

Board member McKee advised that the Township approved the Clerk appointment, but copies of the executed document had not yet been shared.

TREASURER'S REPORT

Finance Report and 2025 Budget

Treasurer Strickland gave the financial report on behalf of Ms. Gischel. She reported that the fiscal reports were included in the Board's packet. Fourth quarter revenue was \$92,701.81. The gross revenue for 2024 was \$717,638.18. The distribution report was also included in the packet. During this reporting period, there were invoices amounting to \$7,804.50, which included professional/paralegal services, Assured Partners Insurance, and BHM CPA Group for financial services.

JEDD #3 was not audited this year.

Treasurer Strickland reported that the projected budget for 2025 was \$500,000. She added that the 2024 budget had a total cash amount of \$330,970.33. Chair Washington questioned if this amount was based on revenues received in 2024. Treasurer Strickland responded in the affirmative.

Board member McKee moved to approve the finance report and 2025 budget. Second by Board member Cotugno. Roll call: Cotugno - Yes; Ipacs- Yes; McKee - Yes; Strickland - Yes; and Washington - Yes. Motion carried.

ATTORNEY'S REPORT

Attorney McCarter advised that JEDD Board members should complete fraud training as all public employees were being requested to complete this training. He requested that each Board member take the eight-minute training and provide Mr. Rennick with a copy of the completion certificate.

Attorney McCarter added that there was concern about the issue that developers had not requested any draws on the BIA account. He believed there was a failure to comply with the provisions of our rules and some action needed to take place to resolve any possible outstanding requests. A review of the specifics for each developer needs to be completed. Each developer would then need to be contacted and noticed about their current options and/or standing. Each JEDD account was set up with start-up funds in advance of the BIA accounts to cover any reimbursements. There was one request made for reimbursement that was denied as the request was signed by an attorney, not the company. Contacting the companies and resolving this issue will allow these funds to be released to the BIA fund.

Treasurer Strickland asked for clarification as to how the Board should move forward. Should each JEDD account be reviewed to determine what reimbursements might be needed? Attorney McCarter advised that developers have not complied with their obligation to secure reimbursement from the BIA accounts. He was requesting the Board direct his firm to contact the developers and secure a closure to any possible reimbursements.

Board member McKee moved to approve Albers Law Firm to contact each developer

to advise them of their reimbursement status. Second by Board member. Cotugno. Roll call: Ipacs- Yes; McKee - Yes; Cotugno - Yes; Strickland - Yes; Washington - Yes. Motion carried.

BOARD MEMBER COMMENTS

Meeting Dates for 2025

Friday, February 14, 2025	11:00am
Friday, May 16, 2025	11:00am
Friday, August 22, 2025	11:00am
Friday, November 21, 2025	11:00am

The proposed dates for the JEDD meetings were presented to the Board. Attorney McCarter advised that the Albers firm would not be available on November 21st, but the 14th would work. The Board commented that they wanted to see what the JEDDZ Board set as their meeting dates.

ADJOURNMENT

Board member Cotugno made a motion to adjourn at 11:42am. Second by Board member McKee. Motion carried

Necol Washington, Board Chair

Mollie Prasher, Clerk



**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3**

DATE: March 7, 2025

RE: Finance and Distribution Report

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

INCOME TAX DEPARTMENT
Lori Gischel, Tax Financial Manager
7232 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
(614) 322-6865 phone
(614) 322-6864 fax



MEMORANDUM

DATE: February 25, 2025

TO: Etna-Reynoldsburg Joint Economic Development District (JEDD) Board 3

RE: Fiscal Information

The attached reports include the Income Tax Revenue, Distribution and Comparison Reports, Period Invoices, as well as the Balance Sheet and Receipts and Disbursements documentation.

Income Tax Revenue Comparison Report - JEDD 3

Period Tax Collected	Month Distributed	Calander Year 2025	Calander Year 2024	Calander Year 2023	2025 / 2024 Year Over Year Growth	
4th Qtr 2024/2023/2022	January 2025/2024	\$ 139,259.80	\$ 92,701.81	\$ 157,091.18	\$ 46,557.99	50.22%
1st Qtr 2025/2024/2023	April 2025/2024					
2nd Qtr 2025/2024/2023	July 2025/2024					
3rd Qtr 2025/2024/2023	October 2025/2024					
Net Revenue YTD		\$ 139,259.80	\$ 92,701.81	\$ 157,091.18	\$ 46,557.99	50.22%

Invoices Submitted Under the Township Reimbursement Agreement this Period

Company	Services Rendered	Date	Amount
Albers and Albers	Professional/ Paralegal	Oct-24	\$ 500.00
Albers and Albers	Professional/ Paralegal	Nov-24	\$ 1,687.50
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Total			\$ 1,687.50

**2024 Distribution Summary - JEDD 3
 Combined CRG and Cohen Project Site Distributions**

Vendor	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
SWLSD	\$56,819.17	\$46,372.93	\$21,795.17	\$27,851.96	\$152,839.23
JEDD Board	\$5,681.92	\$4,637.29	\$2,179.52	\$2,785.20	\$15,283.93
CITY (RITA)	\$8,522.88	\$6,955.94	\$3,269.27	\$4,177.79	\$22,925.88
CITY	\$31,960.78	\$26,084.78	\$12,259.78	\$15,666.73	\$85,972.07
JEDD BIA	\$42,614.37	\$34,779.70	\$16,346.38	\$20,888.97	\$114,629.42
Licking County TID	\$10,653.59	\$8,694.92	\$4,086.59	\$5,222.24	\$28,657.34
C-Tec	\$10,653.59	\$8,694.92	\$4,086.59	\$5,222.24	\$28,657.34
Licking County Commissioners	\$31,960.78	\$26,084.78	\$12,259.78	\$15,666.73	\$85,972.07
Etna Township	\$74,575.16	\$60,864.50	\$28,606.19	\$36,555.70	\$200,601.55
West Licking Joint Fire District	\$10,653.59	\$8,694.92	\$4,086.59	\$5,222.24	\$28,657.34
	\$284,095.83	\$231,864.68	\$108,975.86	\$139,259.80	\$764,196.17

CRG Project Distributions In Accordance With JEDD Contract and Amendment

2024 - Cash Basis

2024

	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
Gross Collections	\$279,908.89	\$209,165.66	\$109,097.42	\$135,286.36	\$733,458.33
CRG Project					\$0.00
Miscellaneous Adjustments +/-					\$30,737.84
Cohen Project (see page 2)	\$4,186.94	\$22,699.02	(\$121.56)	\$3,973.44	\$764,196.17
Total Gross Collections to Distribute	\$284,095.83	\$231,864.68	\$108,975.86	\$139,259.80	\$733,458.33
Total CRG Project Collections (including adjustments) to Distribute	\$279,908.89	\$209,165.66	\$109,097.42	\$135,286.36	
Distribution of Funds Per JEDD Contract (CRG Portion):					
20% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3	\$55,981.78	\$41,833.13	\$21,819.48	\$27,057.27	146,691.66
2% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$5,598.18	\$4,183.31	\$2,181.95	\$2,705.73	14,669.17
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$8,397.27	\$6,274.97	\$3,272.92	\$4,058.59	22,003.75
Repay Contracting Parties - if necessary; payable to ETNA Per JEDD Contract, Section 4.2.1.4 (Invoices received to date paid in full)	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Net JEDD Collections	\$209,931.66	\$156,874.25	\$81,823.07	\$101,464.77	550,093.75
Distribution of Funds Per JEDD Contract (CRG Portion)					
15% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1	\$31,489.75	\$23,531.14	\$12,273.46	\$15,219.72	82,514.07
20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2	\$41,986.33	\$31,374.85	\$16,364.61	\$20,292.95	110,018.74
5% of Net Revenue payable to West Licking Joint Fire District Per JEDD Contract, Section 4.2.2.3	\$10,496.58	\$7,843.71	\$4,091.15	\$5,073.24	27,504.68
5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.4	\$10,496.58	\$7,843.71	\$4,091.15	\$5,073.24	27,504.68
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec) Per JEDD Contract, Section 4.2.2.5	\$10,496.58	\$7,843.71	\$4,091.15	\$5,073.24	27,504.68
15% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.6	\$31,489.75	\$23,531.14	\$12,273.46	\$15,219.72	82,514.07
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.6 payable to ETNA Per JEDD Contract, Section 4.2.2.7	\$73,476.09	\$54,905.99	\$28,638.09	\$35,512.66	192,532.83
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.02	\$0.00

**ETNA-REYNOLDSBURG JEDD 3 Distribution Report
Cohen Project* Distributions In Accordance With JEDD Contract and Amendment
2024 - Cash Basis**

2024

	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
Gross Cohen Project Collections	\$4,186.94	\$22,699.02	(\$121.56)	\$3,973.44	\$30,737.84
Miscellaneous Adjustments +/-					\$0.00
Total Cohen Project Collections to Distribute	\$4,186.94	\$22,699.02	(\$121.56)	\$3,973.44	\$30,737.84
Distribution of Funds Per JEDD Contract (Cohen Portion)					
20% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3	\$837.39	\$4,539.80	(\$24.31)	\$794.69	6,147.57
2% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$83.74	\$453.98	(\$2.43)	\$79.47	614.76
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$125.61	\$680.97	(\$3.65)	\$119.20	922.13
Repay Contracting Parties - if necessary; payable to ETNA Per JEDD Contract, Section 4.2.1.4 (Invoices received to date paid in full)	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Net JEDD Collections	\$3,140.20	\$17,024.27	(\$91.17)	\$2,980.08	23,053.38
Distribution of Funds Per JEDD Contract (Cohen Portion)					
15% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1	\$471.03	\$2,553.64	(\$13.68)	\$447.01	3,458.00
20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2	\$628.04	\$3,404.85	(\$18.23)	\$596.02	4,610.68
5% of Net Revenue payable to West Licking Joint Fire District Per JEDD Contract, Section 4.2.2.3	\$157.01	\$851.21	(\$4.56)	\$149.00	1,152.66
5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.4	\$157.01	\$851.21	(\$4.56)	\$149.00	1,152.66
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec) Per JEDD Contract, Section 4.2.2.5	\$157.01	\$851.21	(\$4.56)	\$149.00	1,152.66
15% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.6	\$471.03	\$2,553.64	(\$13.68)	\$447.01	3,458.00
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.6 payable to ETNA Per JEDD Contract, Section 4.2.2.7	\$1,099.07	\$5,958.51	(\$31.90)	\$1,043.04	8,068.72
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Cohen Project includes Parcel 010-018048-01.000

ETNA REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT 3
Balance Sheet and Receipts and Disbursements
As of and for the Year Ended December 31, 2024

	<u>December 31, 2024</u>	
ASSETS		
Checking/Savings		
Heartland-BIA Account - Checking	\$ 138,560.24	
Heartland-BIA Account - Certificates of Deposit	154,353.72	
Heartland-Board Account	39,310.40	
Total Checking/Savings	332,224.36	
JEDD-Combined Fund 943-City	168,452.91	(1)
Total Current Assets	500,677.27	
TOTAL ASSETS	\$ 500,677.27	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	39,310.40	
Fund Balance-BIA Account	292,913.96	
Fund Balance-Restricted for Distribution	168,452.91	(1)
Total Equity	500,677.27	
TOTAL LIABILITIES & EQUITY	\$ 500,677.27	
Board Account-Beginning Balance 01/01/24	\$ 24,957.63	
Board Account - Receipts 2024	14,352.77	
Board Account - Disbursements 2024	-	
Board Account-Ending Balance 12/31/24	\$ 39,310.40	
BIA Account - Beginning Balance 01/01/24	\$ 180,914.52	
BIA Account - Receipts 2024	111,999.44	
BIA Account - Disbursements 2024	-	
BIA Account-Ending Balance 12/31/24	\$ 292,913.96	(2)

(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.

(2) This account includes three certificates of deposit of \$50,000 each purchased on May 31, 2024. Interest of \$4,353.72 has also been added to these certificates of deposit to accumulate to the above noted balance.



**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3**

DATE: March 7, 2025

RE: Report Regarding Developer Reimbursement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
