



Necol Washington, Chair
, 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, 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, 2025
- 5. **NEW BUSINESS**
 - a. New Board Member
- 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 #4
November 22, 2024**

CALL TO ORDER

Chair Washington called the meeting to order at 11:49am.

ROLL CALL

PRESENT: Necol Washington, Rozland McKee, John Kennard, Jackie Cotugno

ABSENT:

GUESTS: Sean McCarter, Chris Shook, Shanette Strickland, Paul Rennick, Shelly Ipacs, Thaah Young, Nita Hanson, Mollie Prasher, and Morgan Syck

APPROVAL OF AGENDA

Board member McKee made moved to approve the agenda as submitted. Second by Board member Cotugno. Motion carried.

APPROVAL OF MINUTES

Regular Meeting Minutes of August 23, 2024

Chair Washington advised that under the Financial Reports in the third sentence, the report referred to JEDD 1 instead of JEDD 4.

Board member McKee made a motion to approve the regular meeting minutes of August 23, 2024 with the correction. Second by Board member Cotugno. Motion carried.

NEW BUSINESS

Appointment of New Board Members

The City of Reynoldsburg appointee was not yet selected.

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

Ms. 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 \$28,795.17. The gross revenue for 2024 was \$141,371.67. The distribution report was also included in the packet. During this reporting period, there were invoices amounting to \$8,044.50, which included professional/paralegal services, Assured Partners Insurance, and BHM CPA Group for financial services.

There was no audit for JEDD 4 in 2024.

Ms. Strickland reported that the projected budget for 2025 was \$85,000. She added that the 2024 budget had a total cash amount of \$43,631.80.

Board member McKee made a motion to approve the finance report and 2025 budget. Second by Board member Cotugno. Roll call: Cotugno - Yes; Kennard - Yes; McKee - 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.

Ms. McKee moved to approve Albers Law Firm to contact each developer to advise

them of their reimbursement status. Second by Ms. Cotugno. Roll call: Zelazny - Yes; McKee - Yes; Cotugno - Yes, Strickland - Yes; Washington - Yes. Motion carried.

BOARD MEMBER COMMENTS

Meetings 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 the 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 McKee moved to adjourn the meeting at 12:01pm. Second by Ms. Cotugno. Motion carried.

Necol Washington, Board Chair

Mollie Prasher, Clerk



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

DATE: March 7, 2025

RE: New Board Member

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



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

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 4

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 4

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	\$ 44,945.53	\$ 28,795.17	\$ 5,171.34	\$ 16,150.36	56.09%
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		\$ 44,945.53	\$ 28,795.17	\$ 5,171.34	\$ 16,150.36	56.09%

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
<hr/> Total			<hr/> \$ 1,687.50

**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	\$4,763.00	\$3,603.53	\$6,569.19	\$21,492.49
JEDD Board	\$3,115.46	\$1,374.10	\$1,139.27	\$2,247.28	\$7,876.11
CITY (RITA)	\$1,869.28	\$824.46	\$683.56	\$1,348.37	\$4,725.67
CITY	\$7,615.15	\$3,078.08	\$2,603.83	\$5,217.10	\$18,514.16
JEDD BIA	\$10,153.53	\$4,104.11	\$3,471.78	\$6,956.14	\$24,685.56
Licking County TID	\$2,538.38	\$1,026.03	\$867.94	\$1,739.03	\$6,171.38
C-Tec	\$2,538.38	\$1,026.03	\$867.94	\$1,739.03	\$6,171.38
Licking County Commissioners	\$3,691.22	\$2,161.31	\$1,693.47	\$3,186.87	\$10,732.87
Etna Township	\$24,230.99	\$9,124.98	\$7,853.92	\$15,942.52	\$57,152.41
	\$62,309.16	\$27,482.10	\$22,785.24	\$44,945.53	\$157,522.03

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					
Miscellaneous Adjustments +/-	\$45,102.62	\$10,537.62	\$10,463.93	\$23,335.97	\$89,440.14
CRG Project					
Miscellaneous Adjustments +/-	\$17,206.54	16,944.48	\$12,321.31	\$21,609.56	\$68,081.89
Total Gross Collections to Distribute	\$62,309.16	\$27,482.10	\$22,785.24	\$44,945.53	\$157,522.03
Total Petco Project Gross Collections to Distribute	\$45,102.62	\$10,537.62	\$10,463.93	\$23,335.97	\$89,440.14
5% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3	\$2,255.13	\$526.88	\$523.20	\$1,166.80	4,472.01
5% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$2,255.13	\$526.88	\$523.20	\$1,166.80	4,472.01
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$1,353.08	\$316.13	\$313.92	\$700.08	2,683.21
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	\$39,239.28	\$9,167.73	\$9,103.61	\$20,302.29	77,812.91
Distribution of Funds Per JEDD Contract (Petco Portion)					
15% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1	\$5,885.89	\$1,375.16	\$1,365.54	\$3,045.34	\$11,671.93
20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2	\$7,847.86	\$1,833.55	\$1,820.72	\$4,060.46	\$15,562.59
5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.3	\$1,961.96	\$458.39	\$455.18	\$1,015.11	\$3,890.64
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec) Per JEDD Contract, Section 4.2.2.4	\$1,961.96	\$458.39	\$455.18	\$1,015.11	\$3,890.64
5% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.5	\$1,961.96	\$458.39	\$455.18	\$1,015.11	\$3,890.64
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	\$19,619.65	\$4,583.85	\$4,551.81	\$10,151.16	\$38,906.47
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)

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	Year-to-Date
Gross CRG Project Collections	\$17,206.54	\$16,944.48	\$12,321.31	\$21,609.56	\$68,081.89
Miscellaneous Adjustments +/- (see page 1)					\$0.00
Total CRG Project Collections to Distribute	\$17,206.54	\$16,944.48	\$12,321.31	\$21,609.56	\$68,081.89
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	\$4,236.12	\$3,080.33	\$5,402.39	17,020.48
5% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$860.33	\$847.22	\$616.07	\$1,080.48	3,404.10
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$516.20	\$508.33	\$369.64	\$648.29	2,042.46
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	\$11,352.81	\$8,255.27	\$14,478.40	45,614.85
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	\$1,702.92	\$1,238.29	\$2,171.76	6,842.23
20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2	\$2,305.67	\$2,270.56	\$1,651.05	\$2,895.68	9,122.96
5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.3	\$576.42	\$567.64	\$412.76	\$723.92	2,280.74
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	\$567.64	\$412.76	\$723.92	2,280.74
15% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.5	\$1,729.26	\$1,702.92	\$1,238.29	\$2,171.76	6,842.23
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	\$4,541.13	\$3,302.12	\$5,791.36	18,245.95
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 Year Ended December 31, 2024

	<u>December 31, 2024</u>	
ASSETS		
Checking/Savings		
Heartland-BIA Account	\$ 31,236.57	
Heartland-Board Account	12,395.23	
Total Checking/Savings	<u>43,631.80</u>	
JEDD-Combined Fund 944-City	<u>47,391.38</u>	(1)
Total Current Assets	<u>91,023.18</u>	
TOTAL ASSETS	<u><u>\$ 91,023.18</u></u>	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	12,395.23	
Fund Balance-BIA Account	31,236.57	
Fund Balance-Restricted for Distribution	<u>47,391.38</u>	(1)
Total Equity	<u>91,023.18</u>	
TOTAL LIABILITIES & EQUITY	<u><u>\$ 91,023.18</u></u>	
Board Account-Beginning Balance 01/01/24	\$ 5,326.64	
Board Account - Receipts 2024	7,068.59	
Board Account - Disbursements 2024	-	
Board Account-Ending Balance 12/31/24	<u><u>\$ 12,395.23</u></u>	
BIA Account - Beginning Balance 01/01/24	\$ 8,683.52	
BIA Account - Receipts 2024	22,553.05	
BIA Account - Disbursements 2024	-	
BIA Account-Ending Balance 12/31/24	<u><u>\$ 31,236.57</u></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.



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

DATE: March 7, 2025

RE: Report Regarding Developer Reimbursement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
