



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

Etna-Reynoldsburg Joint Economic Development District #7

Etna Township Hall
81 Liberty Street
Etna, OH 43018

Mollie Prasher, Clerk
City of Reynoldsburg

Etna Reynoldsburg Joint Economic Development District #7 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 #7
November 22, 2024**

CALL TO ORDER

Chair Washington called the meeting to order at 12:02pm.

ROLL CALL

PRESENT: Necol Washington, Rozland McKee, John Kennard - Jackie Cotugno was present and did not vote as she had not yet been reappointed to serve on the Board

ABSENT:

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

APPROVAL OF AGENDA

Board member McKee moved to approve the agenda as submitted. Second by Mr. Kennard. Motion carried.

APPROVAL OF MINUTES

Regular Meeting Minutes of August 23, 2024

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

NEW BUSINESS

Appointment of New Board Members

Etna Township has not yet appointed a member to JEDD 7.

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

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 \$54,857.94. The gross revenue for 2024 was \$328,043.87. The distribution report was also included in the packet. During this reporting period, there were invoices amounting to \$9,074.60, which included professional/paralegal services, AOS audit, Assured Partners Insurance, and BHM CPA Group for financial services.

The audit report for 2022-2023 found no compliance issues. JEDD #7 received the Outstanding Achievement Award for transparency and governance.

Treasurer Strickland reported that the projected budget for 2025 was \$330,000. She added that the 2024 budget had a total cash amount of \$325,050.51.

Board member Kennard made a motion to approve the finance report and 2025 budget. Second by Board member McKee. Roll call: McKee - Yes; Kennard - 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 Kennard moved to approve Albers Law Firm to contact each developer to advise them of their reimbursement status. Second by Board member McKee. Roll call: McKee - Yes; Kennard - 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 McKee made a motion to adjourn at 12:06pm. Second by Board member Kennard. Motion carried.

Necol Washington, Board Chair

Mollie Prasher, Clerk



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #7

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 #7

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 7

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 7

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	\$ 78,651.33	\$ 54,857.94	\$ 81,335.31	\$ 23,793.39	43.37%
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		\$ 78,651.33	\$ 54,857.94	\$ 81,335.31	\$ 23,793.39	43.37%

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	\$ 1,625.00
Total			\$ 1,625.00

2024 Distribution Summary - JEDD 7

Vendor	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
JEDD Board	\$4,856.45	\$2,648.49	\$6,154.36	\$3,932.57	\$17,591.87
CITY (RITA)	\$2,913.87	\$1,589.10	\$3,692.61	\$2,359.54	\$10,555.12
CITY	\$17,871.72	\$9,746.45	\$22,648.04	\$14,471.84	\$64,738.05
JEDD BIA	\$26,807.59	\$14,619.68	\$33,972.05	\$21,707.77	\$97,107.09
Licking County Commissioners	\$13,403.79	\$7,309.84	\$16,986.03	\$10,853.88	\$48,553.54
Licking County TID	\$4,467.93	\$2,436.61	\$5,662.01	\$3,617.96	\$16,184.51
Etna Township	\$26,807.59	\$14,619.67	\$33,972.05	\$21,707.77	\$97,107.08
	\$97,128.94	\$52,969.84	\$123,087.15	\$78,651.33	\$351,837.26

ETNA-REYNOLDSBURG JEDD 7 Distribution Report
2024 - Cash Basis
Distributions in Accordance with JEDD Contract

2024

	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
Gross Collections*	\$97,128.94	\$52,969.84	\$123,087.15	\$78,651.33	\$351,837.26
Miscellaneous Adjustments +/-					\$0.00
Total Gross Collections to Distribute	\$97,128.94	\$52,969.84	\$123,087.15	\$78,651.33	\$351,837.26
Repay Township the costs incurred to establish the JEDD - if necessary; payable to ETNA Per JEDD Contract, Section 4.2.1.1	\$0.00	\$0.00	\$0.00	\$0.00	0.00
5% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$4,856.45	\$2,648.49	\$6,154.36	\$3,932.57	17,591.87
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$2,913.87	\$1,589.10	\$3,692.61	\$2,359.54	10,555.12
Net JEDD Collections	\$89,358.62	\$48,732.25	\$113,240.18	\$72,359.22	\$323,690.27
Distribution of Funds Per JEDD Contract					
20% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1	\$17,871.72	\$9,746.45	\$22,648.04	\$14,471.84	\$64,738.05
30% of Net Revenue payable to Board Improvement Account (BIA) Per JEDD Contract, Section 4.2.2.2	\$26,807.59	\$14,619.68	\$33,972.05	\$21,707.77	\$97,107.09
15% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.3	\$13,403.79	\$7,309.84	\$16,986.03	\$10,853.88	\$48,553.54
5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.4	\$4,467.93	\$2,436.61	\$5,662.01	\$3,617.96	\$16,184.51
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.4 payable to ETNA Per JEDD Contract, Section 4.2.2.5	\$26,807.59	\$14,619.67	\$33,972.05	\$21,707.77	\$97,107.08
Balance After Distributions, Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Parcels include: 010-018360-00.000

ETNA REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT 7
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	\$ 122,297.72	
Heartland-BIA Account - Certificates of Deposit	154,353.72	
Heartland-Board Account	49,652.80	
Total Checking/Savings	<u>326,304.24</u>	
JEDD-Combined Fund 947-City	93,569.64	(1)
Total Current Assets	<u>419,873.88</u>	
TOTAL ASSETS	<u><u>\$ 419,873.88</u></u>	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	49,652.80	
Fund Balance-BIA Account	276,651.44	
Fund Balance-Restricted for Distribution	93,569.64	(1)
Total Equity	<u>419,873.88</u>	
TOTAL LIABILITIES & EQUITY	<u><u>\$ 419,873.88</u></u>	
 Board Account-Beginning Balance 01/01/24		
	\$ 33,250.60	
Board Account - Receipts 2024		
	16,402.20	
Board Account - Disbursements 2024		
	-	
Board Account-Ending Balance 12/31/24	<u>\$ 49,652.80</u>	
 BIA Account - Beginning Balance 01/01/24		
	\$ 181,757.61	
BIA Account - Receipts 2024		
	94,893.83	
BIA Account - Disbursements 2024		
	-	
BIA Account-Ending Balance 12/31/24	<u>\$ 276,651.44</u>	(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 #7**

DATE: March 7, 2025

RE: Report Regarding Developer Reimbursement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
