



**MINUTES REGULAR MEETING  
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT  
DISTRICT #1  
November 22, 2024**

**CALL TO ORDER**

Chair Necol Washington called the meeting to order at 11:06am.

**ROLL CALL**

PRESENT: Necol Washington, Jackie Cotugno, Rozland McKee, Shanette Strickland, Rachel Zelanzy

ABSENT:

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**Regular Meeting Minutes of August 23, 2024**

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

**NEW BUSINESS**

**Appointment of New Board Member - Rachel Zelanzy**

Chair Washington welcomed new board member Rachel Zelanzy.

**OLD BUSINESS**

### **Status of Clerk Agreement**

Board member McKee advised that the Township had 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 \$220,670.77 for 2023. The third quarter revenue was \$133,130.88 for 2024. The gross revenue for 2024 was \$687,818.05. The distribution report was also included in the packet. During this reporting period, there were invoices amounting to \$8,966, 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 #1 received the Outstanding Achievement Award for transparency and governance.

Treasurer Strickland reported that the projected budget for 2025 was \$600,000. She added that the 2024 budget had a total cash amount of \$212,234.10. Chair Washington questioned if this amount was based on revenues received in 2024. Treasurer Strickland responded in the affirmative.

Board member McKee made a motion to approve the finance report and 2025 budget. Second by Board member Cotugno. Roll call: Cotugno - Yes; Zelazny - 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. For JEDD #1, there was one request made that was denied as the request was signed by an attorney, not the company. Attorney McCarter indicated that each request would need to be looked at individually. This letter would put the developers on notice and allow the Board to resolve any remaining reimbursement requests. 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: Zelazny - Yes; McKee - Yes; Cotugno - Yes; Strickland - Yes; Washington - Yes. Motion carried.

## **BOARD MEMBER COMMENTS**

### **Meeting Dates for 2025**

<b>Friday, February 14, 2025</b>	<b>11:00am</b>
<b>Friday, May 16, 2025</b>	<b>11:00am</b>
<b>Friday, August 22, 2025</b>	<b>11:00am</b>
<b>Friday, November 21, 2025</b>	<b>11:00am</b>

The proposed dates for the JEDD #1 meetings were presented to the Board. Attorney McCarter advised that the Albers firm would not be available on the November 21st date, but the 14th would work. The Board commented that they wanted to see what the JEDDZ Board set as their meeting dates.

## **ADJOURNMENT**

Treasurer Strickland moved to adjourn the meeting at 11:25am. Second by Board member Cotugno. Motion carried.

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Necol Washington, Board Chair



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Mollie Prasher, Clerk