



**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 for 2023. Third quarter revenue for 2024 was \$108,975.86. 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