



**MINUTES REGULAR MEETING  
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT  
DISTRICT #4  
March 7, 2025**

**CALL TO ORDER**

Chair Washington called the meeting to order at 11:57am.

**ROLL CALL**

PRESENT: Washington, Cotugno, McKee, Kennard

ABSENT: Strickland

GUEST: Sean McCarter, Shelly Ipacs, Rachel Zelazny, Lori Gischel, Mollie Prasher

**APPROVAL OF AGENDA**

Chair Washington added Finalize 2025 Meeting Dates to the Old Business section of the agenda.

**APPROVAL OF MINUTES**

**Regular Meeting Minutes of November 22, 2025**

Ms. Gischel suggested adding "2023" to the third sentence in the Finance Report - "Fourth quarter revenue was \$5,171.34 in 2023." Attorney McCarter requested the word "Proposed" be added to the title of Meeting Dates for 2025.

Board member McKee moved to approve the minutes as amended. Second by Board member Cotugno. Motion carried.

**NEW BUSINESS**

**New Board Member**

The City of Reynoldsburg has not yet appointed a new member to the Board.

**OLD BUSINESS**

**Meeting Dates for 2025**

The final meeting dates for 2025 for JEDD #4 are:  
March 7th

May 16th  
August 22nd  
November 14th

Board member Cotugno moved to approve these meeting dates. Second by Board member Kennard. Motion carried.

## **TREASURER'S REPORT**

### **Finance and Distribution Report**

Ms. Gischel reported that the fiscal reports were included in the Board's packet, including the distribution report. The 2024 fourth quarter revenues were \$44,945.53. During this reporting period, there were invoices in the amount of \$1,687.50 for professional/paralegal services.

The Hinkle Report was filed with the state by the February 28th deadline. A copy of that report was included in the packet.

Board member McKee requested that in the future, copies of the bank statements be provided to the Board each month via email.

Board member McKee moved to approve the Treasurer's Report. Second by Board member Cotugno. Motion carried.

## **ATTORNEY'S REPORT**

### **Report Regarding Developer Reimbursement**

Attorney McCarter explained that once he began working on preparing letters to send to developers regarding the issue of developer reimbursement, he realized that necessary research was needed to determine the parameters of each JEDD's reimbursement agreements. Developer reimbursement agreements were designed to reimburse developers for expenses, as designated in the agreement.

Each distribution compensation agreement was supposed to describe the process for reimbursement. The funds were to be reimbursed from each JEDD's BIA account. Funds could be reimbursed at various percentage levels - 50%, 75%, and 95% - over a specific number of years - 1 to 5 years, 6 to 10 years, and 11 to 15 years. Some reimbursement agreements were also tied to TIF or CRA agreements.



JEDD #4 had two developments - #1 (Petco & Love Truck Stop) and #2 (CRG).

The Petco Love Truck Stop development did not have a development reimbursement agreement. They also did not have a Community Reinvestment Area. Therefore, the JEDD has no obligation to provide for reimbursement.

The CRG developer has a \$3.5 million development agreement. An executed agreement was received, but no requests for reimbursement were ever received. Attorney McCarter suggested sending a letter stating that as reimbursement was never requested, the developer now waived any right to file for reimbursement. The letter would allow for a response in thirty days.

Board member McKee moved to authorize Albers and Albers to proceed with sending out letters to the developers regarding developer reimbursement agreements. Second by Board member Cotugno. Motion carried.

#### **BOARD MEMBER COMMENTS**

There were no additional comments by the Board.

#### **ADJOURNMENT**

As there was no further business, Board member Cotugno moved to adjourn the meeting. Second by Board member McKee. Motion carried.

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Necol Washington, Board Chair

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Mollie Prasher, Clerk