



Necol Washington, Chair
Shanette Strickland,
Treasurer/Secretary
Rachel Zelazny, Etna Township
Jackie Cotugno, Owners
Rozland McKee, Employees

Etna-Reynoldsburg Joint Economic Development District #1

Etna Township Hall
81 Liberty Street
Etna, OH 43018

Mollie Prasher, Clerk
City of Reynoldsburg

Etna Reynoldsburg Joint Economic Development District #1 Board of Directors Meeting

Friday, May 16, 2025

11:00 AM

Etna Township Hall

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- a. Meeting Minutes of March 7, 2025

5. NEW BUSINESS

- a. Insurance Renewal Process

6. OLD BUSINESS

7. TREASURER'S REPORT

- a. Finance and Distribution Report

- b. Certificates of Deposit Expiration

8. ATTORNEY'S REPORT

- a. Report Regarding Developer Reimbursement

9. BOARD MEMBER COMMENTS

10. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #1
March 7, 2025**

CALL TO ORDER

Chair Washington called the meeting to order at 11:12am.

ROLL CALL

PRESENT: Washington, Cotugno, McKee, Zelazny

ABSENT: Strickland

GUEST: Sean McCarter, Shelly Ipacs, 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 November 22, 2024

Ms. Gischel suggested adding "2023" to the third sentence in the Finance Report - "2023 fourth quarter revenue was \$220,670.77." 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

There was no New Business.

OLD BUSINESS

Meeting Dates for 2025

The final meeting dates for 2025 for JEDD #1 are:

March 7th

May 16th

August 22nd

November 14th.

Board member Cotugno moved to approve these meeting dates. Second by Board member Zelazny. 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 \$133,130.88. This amount was reduced from the previous year as there was a timing issue with incoming funds. During this reporting period, there were invoices in the amount of \$1,812.50 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 #1 had two TPAs - #1 (Amazon) and #2 (Ashley Furniture).

TPA 1 had a \$3.5 million development reimbursement agreement with few specific guidelines outlining reimbursement. The distribution required prior approval before completing the project. This TPA also had an associated TIF. However, the TIF agreement was signed, but the distribution agreement was never signed and

returned. Attorney McCarter commented that with the lack of a signed distribution agreement, any possible reimbursement would likely not be viable. He suggested that a letter be sent to the developer 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.

TPA 2 was also a \$3.5 million development agreement. A signed 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 McKee moved to adjourn the meeting. Second by Board member Zelazny. Motion carried.

Necol Washington, Board Chair

Mollie Prasher, Clerk



**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #1**

DATE: May 16, 2025

RE: Insurance Renewal Process

APPROVALS:

Joe Begeny
Stephen Cicak
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #1

DATE: May 16, 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: May 7, 2025****TO: Etna-Reynoldsburg Joint Economic Development District (JEDD) Board 1****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 1

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	\$ 133,130.88	\$ 220,670.77	\$ 118,411.54	\$ (87,539.89)	-39.67%
1st Qtr 2025/2024/2023	April 2025/2024	\$ 198,371.92	\$ 91,405.87	\$ 98,291.28	\$ 106,966.05	117.02%
2nd Qtr 2025/2024/2023	July 2025/2024					
3rd Qtr 2025/2024/2023	October 2025/2024					
Net Revenue YTD		\$ 331,502.80	\$ 312,076.64	\$ 216,702.82	\$ 19,426.16	6.22%

Invoices Submitted Under the Township Reimbursement Agreement this Period

Company	Services Rendered	Date	Amount
Albers and Albers	Professional/ Paralegal	Dec-24	\$ 1,812.50
Albers and Albers	Professional/ Paralegal	Jan-25	\$ 312.50
Albers and Albers	Professional/ Paralegal	Feb-25	\$ 500.00
BHM	CPA Services	Mar-25	\$ 1,500.00
Total			\$ 4,125.00

Certificates of Deposit

ERJ 1 currently holds three (3) \$25,000 each certificates of deposit with Heartland Bank. The total combined value, as of 4/30/2025 is \$78,435.57. All three certificates are set to mature on 5/31/2025. In addition to this \$78,435.57, the ERJ 1 BIA bank account's current balance is \$125,384.94, so there is opportunity for additional investment. New investment amounts and timelines are dependent on Albers and Albers recommendation(s) related to the BIA obligations. As of May 7, 2025, Heartland is offering a special 7-month CD with 4.10% APR, slightly lower than the 4.89% APR we are earning now.

2025 Distribution Summary - JEDD 1
Combined TPA and Project Site Distributions

Vendor	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
SWLSD	\$45,385.71	0.00	\$0.00	\$0.00	\$45,385.71
JEDD Board	\$3,967.44	\$0.00	\$0.00	\$0.00	\$3,967.44
CITY (RITA)	\$5,951.16	\$0.00	\$0.00	\$0.00	\$5,951.16
CITY	\$34,263.87	\$0.00	\$0.00	\$0.00	\$34,263.87
JEDD BIA	\$17,131.93	\$0.00	\$0.00	\$0.00	\$17,131.93
Licking County TID	\$7,153.38	\$0.00	\$0.00	\$0.00	\$7,153.38
C-Tec	\$7,153.38	\$0.00	\$0.00	\$0.00	\$7,153.38
Licking County Commissioners	\$21,460.15	\$0.00	\$0.00	\$0.00	\$21,460.15
Etna Township	\$55,904.90	\$0.00	\$0.00	\$0.00	\$55,904.90
	\$198,371.92	0.00	\$0.00	\$0.00	\$198,371.92

ETNA-REYNOLDSBURG JEDD 1
Distributions In Accordance With JEDD Contract and Amendments
2025 - Cash Basis

	2025				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
Gross Collections					
TPA Project Area (TPA) *	\$141,258.62				\$141,258.62
"Project Site" Collections (report on page 2)	\$57,113.30				\$57,113.30
"All Other Property"					\$0.00
Miscellaneous Adjustments +/-					\$0.00
Total Gross Collections to Distribute	\$198,371.92	\$0.00	\$0.00	\$0.00	\$198,371.92
Total TPA And Other Gross Collections to Distribute	\$141,258.62	\$0.00	\$0.00	\$0.00	\$141,258.62
Distribution of Funds Per JEDD Contract (Gross Revenue)					
20% of Gross Revenue payable SWLSD	\$28,251.72	\$0.00	\$0.00	\$0.00	\$28,251.72
Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3					
2% of Gross Revenue payable to JEDD Board	\$2,825.17	\$0.00	\$0.00	\$0.00	\$2,825.17
Per JEDD Contract, Section 4.2.1.2					
3% of Gross Revenue payable to City for Tax Administration	\$4,237.76	\$0.00	\$0.00	\$0.00	\$4,237.76
Per JEDD Contract, Section 4.2.1.3					
Repay Contracting Parties-if necessary; payable to ETNA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Per JEDD Contract, Section 4.2.1.4 (Invoices received to date paid in full)					
Net TPA Project Area Collections	\$105,943.97	\$0.00	\$0.00	\$0.00	\$105,943.97
Net Other JEDD Collections					\$0.00
Total Net Collections:	\$105,943.97	\$0.00	\$0.00	\$0.00	\$105,943.97
Distribution of Funds Per JEDD Contract (Net Revenue)					
20% of Sum of Net Revenue and SWLSD Payment to CITY	\$26,839.14	\$0.00	\$0.00	\$0.00	\$26,839.14
Per JEDD Contract, Section 4.2.2.1					
10% of Sum of the Net Revenue and SWLSD Payment payable to BIA	\$13,419.57	\$0.00	\$0.00	\$0.00	\$13,419.57
Per JEDD Contract, Section 4.2.2.2					
5% of the Net Revenue payable to C-Tec	\$5,297.20	\$0.00	\$0.00	\$0.00	\$5,297.20
Per JEDD Contract, Section 4.2.2.3					
15% of the Net Revenue from the "TPA Project Area" is payable to the Licking County Commissioners (LCC)	\$15,891.60	\$0.00	\$0.00	\$0.00	\$15,891.60
Per JEDD Contract, Section 4.2.2.4					
5% of the Net Revenue payable to the Licking County Transportation Improvement District (TID)	\$5,297.20	\$0.00	\$0.00	\$0.00	\$5,297.20
Per JEDD Contract, Section 4.2.2.5					
Amount = Net Revenue Minus Sum of CITY Payment, BIA Payment, C-Tec Payment, LCC and TID Payment is payable to ETNA	\$39,199.26	\$0.00	\$0.00	\$0.00	\$39,199.26
Per JEDD Contract, Section 4.2.2.6					
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* TPA includes Parcel 010-017289-00.000 and 010-021090-00.000

ETNA-REYNOLDSBURG JEDD 1
"Project Site" Distributions In Accordance With JEDD Contract and Amendments
2025 - Cash Basis

	2025				Year-to-Date
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Gross "Project Site" Collections **	\$57,113.30	\$0.00	\$0.00	\$0.00	\$57,113.30
Miscellaneous Adjustments +/-					\$0.00
Total Project Site Gross Collections to Distribute	\$57,113.30	\$0.00	\$0.00	\$0.00	\$57,113.30
Distribution of Funds Per JEDD Contract for the "Project Site" (Amendment 3: effective 9/29/2020):					
30% of Gross Revenue payable SWLSD					
Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3					
2% of Gross Revenue payable to JEDD Board	\$17,133.99	\$0.00	\$0.00	\$0.00	\$17,133.99
Per JEDD Contract, Section 4.2.1.2					
3% of Gross Revenue payable to City for Tax Administration	\$1,142.27	\$0.00	\$0.00	\$0.00	\$1,142.27
Per JEDD Contract, Section 4.2.1.3					
Repay Contracting Parties-if necessary, payable to ETNA					
Per JEDD Contract, Section 4.2.1.4 (Invoices received to date paid in full)	\$1,713.40	\$0.00	\$0.00	\$0.00	\$1,713.40
Net "Project Site" Collections	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Distribution of Funds Per JEDD Contract:					
20% of Sum of Net Revenue to CITY	\$37,123.64	\$0.00	\$0.00	\$0.00	\$37,123.64
Per JEDD Contract, Section 4.2.2.1					
10% of Sum of the Net Revenue payable to BIA	\$7,424.73	\$0.00	\$0.00	\$0.00	\$7,424.73
Per JEDD Contract, Section 4.2.2.2					
5% of the Net Revenue payable to the Licking County Transportation Improvement District (TID)	\$3,712.36	\$0.00	\$0.00	\$0.00	\$3,712.36
Per JEDD Contract, Section 4.2.2.3					
5% of the Net Revenue payable to C-Tec	\$1,856.18	\$0.00	\$0.00	\$0.00	\$1,856.18
Per JEDD Contract, Section 4.2.2.4					
15% of the Net Revenue from the "Project Site" is payable to the Licking County Commissioners	\$1,856.18	\$0.00	\$0.00	\$0.00	\$1,856.18
Per JEDD Contract, Section 4.2.2.5					
Amount = Net Revenue Minus Sum of CITY, BIA, TID, C-Tec, and Licking County Commissioners Payments payable to ETNA	\$5,568.55	\$0.00	\$0.00	\$0.00	\$5,568.55
Per JEDD Contract, Section 4.2.2.6					
Balance After Distributions Per JEDD Contract	\$16,705.64	\$0.00	\$0.00	\$0.00	\$16,705.64
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** Project Site includes Parcel 010-1-7556-00.001

ETNA REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT 1

Balance Sheet and Receipts and Disbursements

As of and for the Four Month Period Ended April 30, 2025

	April 30, 2025	
ASSETS		
Checking/Savings		
Heartland-BIA Account - Checking	\$ 125,384.94	
Heartland-BIA Account - Certificates of Deposit	78,435.57	
Heartland-Board Account	45,898.12	
Total Checking/Savings/CDs	249,718.63	
JEDD-Combined Fund 941-City	64,664.18	(1)
Total Current Assets	314,382.81	
TOTAL ASSETS	\$ 314,382.81	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	45,898.12	
Fund Balance-BIA Account	203,820.51	
Fund Balance-Restricted for Distribution	64,664.18	(1)
Total Equity	314,382.81	
TOTAL LIABILITIES & EQUITY	\$ 314,382.81	
 Board Account-Beginning Balance 01/01/25	 \$ 39,273.06	
Board Account - Receipts 2025	6,630.06	
Board Account - Disbursements 2025	(5.00)	
Board Account-Ending Balance 04/30/25	<u>\$ 45,898.12</u>	
 BIA Account - Beginning Balance 01/01/25	 \$ 173,587.89	
BIA Account - Receipts 2025	30,237.62	
BIA Account - Disbursements 2025	(5.00)	
BIA Account-Ending Balance 04/30/25	<u>\$ 203,820.51</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 \$25,000 each purchased on May 31, 2024. Interest of \$3,435.57 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 #1

DATE: May 16, 2025

RE: Certificates of Deposit Expiration

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #1**

DATE: May 16, 2025

RE: Report Regarding Developer Reimbursement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
