



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, 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. Appointment of Township Board Member
Replacement of Jackie Cotugno Etna Township Owner
August 2025 Rozland McKee Employee and Necol Washington Board Chair
- b. Insurance Renewal Process

6. OLD BUSINESS

7. TREASURER'S REPORT

- a. Finance and Distribution Report
- b. Certificate 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 #7
March 7, 2025**

CALL TO ORDER

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

ROLL CALL

PRESENT: Washington, Gischel, McKee, Kennard

ABSENT:

GUEST: Sean McCarter, Shelly Ipacs, Rachel Zelazny, 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 \$54,857.94 in 2023" and to list Ms. Gischel as absent for the November 22, 2025 meeting. 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 Kennard. Motion carried.

NEW BUSINESS

New Board Member

Etna Township had not yet appointed a new member to JEDD #7.

OLD BUSINESS

Meeting Dates for 2025

The final meeting dates for 2025 for JEDD #7 are:

March 7th

May 16th

August 22nd

November 14th

Board member McKee 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 \$78,651.33. During this reporting period, there were invoices in the amount of \$1,625.00 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 Gischel moved to approve the Treasurer's Report. Second by Board member McKee. 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 #7 had one TPA for Scannell and FedEx.

Attorney McCarter advised that there was a DCA for \$2.5 million based on the perimeters that Scannell would widen Tollgate Road to three lanes, add a traffic signal, and add curbs and gutters. In order to receive reimbursement, the developer was required to provide an engineering estimate for this work that was never received. They also did not pursue any reimbursement.

Attorney McCarter suggested sending a letter stating that as reimbursement was never requested and the engineering information was never submitted, 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 Kennard. Motion carried.

BOARD MEMBER COMMENTS

There were no additional comments by the Board.

ADJOURNMENT

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

Necol Washington, Board Chair

Mollie Prasher, Clerk



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

DATE: May 16, 2025

RE: Appointment of Township Board Member
Replacement of Jackie Cotugno Etna Township Owner
August 2025 Rozland McKee Employee and Necol Washington Board Chair

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



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

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 #7

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 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	\$ 96,786.51	\$ 97,128.94	\$ 78,223.31	\$ (342.43)	-0.35%
2nd Qtr 2025/2024/2023	July 2025/2024					
3rd Qtr 2025/2024/2023	October 2025/2024					
Net Revenue YTD		\$ 175,437.84	\$ 151,986.88	\$ 159,558.62	\$ 23,450.96	15.43%

**Invoices Submitted Under the Township
Reimbursement Agreement this Period**

Company	Services Rendered	Date	Amount
Albers and Albers	Professional/ Paralegal	Dec-24	\$ 1,625.00
Albers and Albers	Professional/ Paralegal	Jan-25	\$ 250.00
Albers and Albers	Professional/ Paralegal	Feb-25	\$ 500.00
BHM	CPA Services	Mar-25	\$ 1,500.00
Total			\$ 3,875.00

Certificates of Deposit

ERJ 7 currently holds three (3) \$50,000 certificates of deposit with Heartland Bank. The total combined value, as of 4/30/2025 is \$156,871.14. All three certificates are set to mature on 5/31/2025. In addition to this \$156,871.14, the ERJ 7 BIA bank account's current balance is \$170,713.56 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 7

Vendor	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
JEDD Board	\$4,839.33	\$0.00	\$0.00	\$0.00	\$4,839.33
CITY (RITA)	\$2,903.60	\$0.00	\$0.00	\$0.00	\$2,903.60
CITY	\$17,808.72	\$0.00	\$0.00	\$0.00	\$17,808.72
JEDD BIA	\$26,713.07	\$0.00	\$0.00	\$0.00	\$26,713.07
Licking County Commissioners	\$13,356.54	\$0.00	\$0.00	\$0.00	\$13,356.54
Licking County TID	\$4,452.18	\$0.00	\$0.00	\$0.00	\$4,452.18
Etna Township	\$26,713.07	\$0.00	\$0.00	\$0.00	\$26,713.07
	<u>\$96,786.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$96,786.51</u>

ETNA-REYNOLDSBURG JEDD 7 Distribution Report
2025 - Cash Basis
Distributions in Accordance with JEDD Contract

	2025				Year-to-Date
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Gross Collections*					
Miscellaneous Adjustments +/-	\$96,786.51				\$96,786.51
Total Gross Collections to Distribute	\$96,786.51	\$0.00	\$0.00	\$0.00	\$96,786.51
Repay Township the costs incurred to establish the JEDD - if necessary; payable to ETNA	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Per JEDD Contract, Section 4.2.1.1					
5% of Gross Revenue payable to JEDD Board	\$4,839.33	\$0.00	\$0.00	\$0.00	4,839.33
Per JEDD Contract, Section 4.2.1.2					
3% of Gross Revenue payable to City for Tax Administration	\$2,903.60	\$0.00	\$0.00	\$0.00	2,903.60
Per JEDD Contract, Section 4.2.1.3					
Net JEDD Collections	\$89,043.58	\$0.00	\$0.00	\$0.00	\$89,043.58
Distribution of Funds Per JEDD Contract					
20% of Net Revenue payable CITY	\$17,808.72	\$0.00	\$0.00	\$0.00	\$17,808.72
Per JEDD Contract, Section 4.2.2.1					
30% of Net Revenue payable to Board Improvement Account (BIA)	\$26,713.07	\$0.00	\$0.00	\$0.00	\$26,713.07
Per JEDD Contract, Section 4.2.2.2					
15% of Net Revenue payable to Licking County Commissioners	\$13,356.54	\$0.00	\$0.00	\$0.00	\$13,356.54
Per JEDD Contract, Section 4.2.2.3					
5% of Net Revenue payable to Licking County Transportation Improvement District (TID)	\$4,452.18	\$0.00	\$0.00	\$0.00	\$4,452.18
Per JEDD Contract, Section 4.2.2.4					
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.4 payable to ETNA	\$26,713.07	\$0.00	\$0.00	\$0.00	\$26,713.07
Per JEDD Contract, Section 4.2.2.5					
Balance After Distributions, Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Parcels include: 010-018350-00.000

ETNA REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT 7
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	\$ 170,713.56	
Heartland-BIA Account - Certificates of Deposit	156,871.14	
Heartland-Board Account	58,419.70	
Total Checking/Savings	386,004.40	
JEDD-Combined Fund 947-City	16,859.50	(1)
Total Current Assets	402,863.90	
TOTAL ASSETS	\$ 402,863.90	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	58,419.70	
Fund Balance-BIA Account	327,584.70	
Fund Balance-Restricted for Distribution	16,859.50	(1)
Total Equity	402,863.90	
TOTAL LIABILITIES & EQUITY	\$ 402,863.90	
Board Account-Beginning Balance 01/01/25	\$ 49,652.80	
Board Account - Receipts 2025	8,771.90	
Board Account - Disbursements 2025	(5.00)	
Board Account-Ending Balance 04/30/25	\$ 58,419.70	
BIA Account - Beginning Balance 01/01/25	\$ 276,651.44	
BIA Account - Receipts 2025	50,938.26	
BIA Account - Disbursements 2025	(5.00)	
BIA Account-Ending Balance 04/30/25	\$ 327,584.70	(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 \$6,871.14 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: May 16, 2025

RE: Certificate of Deposit Expiration

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



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

DATE: May 16, 2025

RE: Report Regarding Developer Reimbursement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
