



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

Etna-Reynoldsburg Joint Economic Development District #2

Etna Township Hall
81 Liberty Street
Etna, OH 43018

Mollie Prasher, Clerk
City of Reynoldsburg

Etna Reynoldsburg Joint Economic Development District #2 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 Members
Thaah Young Replacement
August 2025 Township Owner
- b. Insurance Renewal Process

6. OLD BUSINESS

7. TREASURER'S REPORT

- a. Finance and Distribution Report

8. ATTORNEY'S REPORT

- a. Report Regarding Development Reimbursement

9. BOARD MEMBER COMMENTS

10. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #2
March 7, 2025**

CALL TO ORDER

Chair Washington called the meeting to order at 11:39am.

ROLL CALL

PRESENT: Washington, Cotugno, McKee,

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 November 22, 2024

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

There was no New Business.

OLD BUSINESS

Meeting Dates for 2025

The final meeting dates for 2025 for JEDD #2 are:

March 7th

May 16th

August 22nd

November 14th

Board member McKee moved to approve these meeting dates. Second by Board member Cotugno. 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 \$170,268.16. 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 #2 had two agreements - C5 Mink and C5 Southgate.

C5 Mink did not have a development reimbursement agreement. The DCA originally prepared provided for up to \$150,000, only if road construction improvements were needed on Mink Road. No improvements or connections were made on Mink Road as another access point was developed. Attorney McCarter commented that with the lack of a signed distribution agreement and the provided for road improvements not made, then no reimbursement would be available. He suggested that a letter be sent to the developer stating that the required road improvements were never made; therefore, the developer now waived any right to file for reimbursement. The letter would allow for a response in

thirty days.

C5 Southgate had a signed developer reimbursement agreement for up to \$400,000. However, no request for reimbursement was ever made. 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 Cotugno. Motion carried.

Necol Washington, Board Chair

Mollie Prasher, Clerk



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #2

DATE: May 16, 2025

RE: Appointment of Township Board Members
Thaah Young Replacement
August 2025 Township Owner

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #2

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 #2**

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 2****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 2

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	\$ 170,268.16	\$ -	\$ 17,727.85	\$ 170,268.16	
1st Qtr 2025/2024/2023	April 2025/2024	\$ 54,353.84	\$ -	\$ 36,985.10	\$ 54,353.84	
2nd Qtr 2025/2024/2023	July 2025/2024					
3rd Qtr 2025/2024/2023	October 2025/2024					
Net Revenue YTD		\$ 224,622.00	\$ -	\$ 54,712.95	\$ 224,622.00	

**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	\$ 250.00
Albers and Albers	Professional/ Paralegal	Feb-25	\$ 500.00
BHM	CPA Services	Mar-25	\$ 1,500.00
Total			\$ 4,062.50

Certificates of Deposit

ERJ 2 does not currently hold any certificates of deposit. As of April 30, 2025, the ERJ 2 BIA bank account's current balance is \$73,303.64, so there is opportunity for a small 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.

2025 Distribution Summary - JEDD 2

Combined Non-Project and Project Site Distributions

Vendor	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
SWLSD	\$15,406.75	0.00	\$0.00	\$0.00	\$15,406.75
JEDD Board	\$1,087.08	\$0.00	\$0.00	\$0.00	\$1,087.08
CITY (RITA)	\$1,630.61	\$0.00	\$0.00	\$0.00	\$1,630.61
CITY	\$7,556.58	\$0.00	\$0.00	\$0.00	\$7,556.58
JEDD BIA	\$3,778.29	\$0.00	\$0.00	\$0.00	\$3,778.29
Licking County TID	\$1,500.77	\$0.00	\$0.00	\$0.00	\$1,500.77
C-Tec	\$1,500.77	\$0.00	\$0.00	\$0.00	\$1,500.77
Licking County Commissioners	\$4,502.30	\$0.00	\$0.00	\$0.00	\$4,502.30
Etna Township	\$17,390.69	\$0.00	\$0.00	\$0.00	\$17,390.69
	\$54,353.84	0.00	\$0.00	\$0.00	\$54,353.84

ETNA-REYNOLDSBURG JEDD 2 Distribution Report
Distribution in Accordance with JEDD Contract and Amendments
2025 - Cash Basis

	2025				Year-to-Date
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
Total Gross JEDD Collections	\$54,353.84				\$54,353.84
Less the Project Site Collections*	\$46,177.47				\$46,177.47
Miscellaneous Adjustments +/-					
Total JEDD Non-Project Site Collections to Distribute	\$8,176.37	\$0.00	\$0.00	\$0.00	\$8,176.37
Distribution of Funds Per JEDD Contract:					
2% of Gross Revenue payable to JEDD Board	\$163.53	\$0.00	\$0.00	\$0.00	163.53
Per JEDD Contract, Section 4.2.3.1					
3% of Gross Revenue payable to City for Tax Administration	\$245.29	\$0.00	\$0.00	\$0.00	245.29
Per JEDD Contract, Section 4.2.3.2					
Repay Contracting Parties-if necessary; payable to ETNA	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Per JEDD Contract, Section 4.2.3.3 (Invoices received to date paid in full)					
Net JEDD Collections	\$7,767.55	\$0.00	\$0.00	\$0.00	\$7,767.55
Distribution of Funds Per JEDD Contract:					
20% of Net Revenue payable to SWLSD	\$1,553.51	\$0.00	\$0.00	\$0.00	1,553.51
Per JEDD Contract, Section 4.2.4.1 as provided for in Section 4.3					
20% of Net Revenue payable to CITY	\$1,553.51	\$0.00	\$0.00	\$0.00	1,553.51
Per JEDD Contract, Section 4.2.4.2					
50% of Net Revenue payable to ETNA	\$3,883.78	\$0.00	\$0.00	\$0.00	3,883.78
Per JEDD Contract, Section 4.2.4.3					
10% of Net Revenue payable to BIA	\$776.75	\$0.00	\$0.00	\$0.00	776.75
Per JEDD Contract, Section 4.2.4.4					
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Project Sites Include: Parcel 010-017886-00.000 and 010-017154-00.015

ETNA-REYNOLDSBURG JEDD 2 Distribution Report
"Project Site" Distribution 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 *	\$46,177.47	\$0.00	\$0.00	\$0.00	\$46,177.47
Miscellaneous Adjustments +/-					
Total Gross Project Site Collections to Distribute	\$46,177.47	\$0.00	\$0.00	\$0.00	\$46,177.47
Distribution of Funds Per JEDD Contract:					
30% of Gross Revenue payable to SWLSD	\$13,853.24	\$0.00	\$0.00	\$0.00	13,853.24
Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3					
2% of Gross Revenue payable to JEDD Board	\$923.55	\$0.00	\$0.00	\$0.00	923.55
Per JEDD Contract, Section 4.2.1.2					
3% of Gross Revenue payable to City for Tax Administration	\$1,385.32	\$0.00	\$0.00	\$0.00	1,385.32
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 JEDD Collections	\$30,015.36	\$0.00	\$0.00	\$0.00	\$30,015.36
Distribution of Funds Per JEDD Contract:					
20% of Net Revenue payable to CITY	\$6,003.07	\$0.00	\$0.00	\$0.00	6,003.07
Per JEDD Contract, Section 4.2.2.1					
10% of Net Revenue payable to BIA	\$3,001.54	\$0.00	\$0.00	\$0.00	3,001.54
Per JEDD Contract, Section 4.2.2.2					
5% of Net Revenue payable to Licking County Transportation Improvement District (TID)	\$1,500.77	\$0.00	\$0.00	\$0.00	1,500.77
Per JEDD Contract, Section 4.2.2.3					
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec)	\$1,500.77	\$0.00	\$0.00	\$0.00	1,500.77
Per JEDD Contract, Section 4.2.2.4					
15% of Net Revenue payable to Licking County Commissioners	\$4,502.30	\$0.00	\$0.00	\$0.00	4,502.30
Per JEDD Contract, Section 4.2.2.5					
Amount Equal to the Net Revenue minus Sections 4.2.2.1 - 4.2.2.5 payable to ETNA	\$13,506.91	\$0.00	\$0.00	\$0.00	13,506.91
Per JEDD Contract, Section 4.2.2.6					
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Project Sites include: Parcel 010-0172806-00.000 and 010-017154-00.016

ETNA REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT 2

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	\$ 73,303.64	
Heartland-Board Account	19,082.43	
Total Checking/Savings	92,386.07	
JEDD-Combined Fund 942-City	23,784.45	(1)
Total Current Assets	116,170.52	
TOTAL ASSETS	\$ 116,170.52	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	19,082.43	
Fund Balance-BIA Account	73,303.64	
Fund Balance-Restricted for Distribution	23,784.45	(1)
Total Equity	116,170.52	
TOTAL LIABILITIES & EQUITY	\$ 116,170.52	
 Board Account-Beginning Balance 01/01/25	 \$ 14,594.98	
Board Account - Receipts 2025	4,492.45	
Board Account - Disbursements 2025	(5.00)	
Board Account-Ending Balance 04/30/25	<u>\$ 19,082.43</u>	
 BIA Account - Beginning Balance 01/01/25	 \$ 57,976.09	
BIA Account - Receipts 2025	15,332.55	
BIA Account - Disbursements 2025	(5.00)	(2)
BIA Account-Ending Balance 04/30/25	<u>\$ 73,303.64</u>	

- (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.



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #2

DATE: May 16, 2025

RE: Report Regarding Development Reimbursement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
