



Necol Washington, Chair
Shanette Strickland,
Treasurer/Secretary
, 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, November 14, 2025	11:00 AM	Etna Township Hall
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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - a. Regular Meeting Minutes from August 22, 2025
- 5. TREASURER'S REPORT**
 - a. Finance and Distribution Report
- 6. ATTORNEY'S REPORT**
 - a. Status of Development Reimbursement Letters
- 7. BOARD MEMBER COMMENTS**
 - a. **Proposed Meeting Dates for 2026**
 - February 20, 2026
 - May 15, 2026
 - August 21, 2026
 - November 20, 2026
- 8. ADJOURNMENT**

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #1
August 22, 2025**

CALL TO ORDER

Chair Washington called the meeting to order at 11:02am.

ROLL CALL

PRESENT: Washington, Cotugno, McKee, Zelazny

ABSENT: Strickland

GUEST: Sean McCarter, Shelly Ipacs, Lori Gischel, Morgan Syck, Chris Shook, Ryan Davis, Ashley Campbell, John Kennard

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

Regular Meeting Minutes of May 16, 2025

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

NEW BUSINESS

There was no New Business.

OLD BUSINESS

There was no Old Business.

TREASURER'S REPORT

Finance and Distribution Report

Ms. Gischel reported that the fiscal reports were included in the Board packet, including the distribution report. The 2025-second quarter revenues were \$229,873.44. During this reporting period, there were invoices in the amount of \$4,701 for professional/paralegal services.

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 stated that the letters were sent out shortly after the last meeting on May 16th. Responses were received stating that they have received the letter and will review the content. Attorney McCarter stated that at this point, he would recommend sending a second letter as a follow-up to businesses who have not responded.

Board member Cotugno moved to allow Albers and Albers to send a follow-up letter to developers regarding the reimbursement. Second by Board member McKee. Motion carried.

Policy Regarding Related Party Transaction Disclosures

Attorney McCarter stated that the Related Party Transaction Disclosure policy asked board members to disclose any conflicts or related transactions involving them or someone related to them, on an annual basis. This policy was an annual statement to be signed.

Chair Washington stated that this issue came up as an audit item. It was realized that there was no policy regarding transaction disclosures. It was decided to establish a formal resolution to create a Related Party Transaction Disclosure in order to be more transparent.

Board member McKee moved to approve this Resolution adopting the Related Party Transaction Disclosures. Second by Board member Cotugno.

AYE: Zelazny, Cotugno, McKee, Washington

NAY:

Motion carried.

BOARD MEMBER COMMENTS

There were no additional comments from the Board

ADJOURNMENT

As there was no further business, Board member McKee made a motion to adjourn. Second by Board member Cotugno. Motion carried.

Necol Washington, Board Chair

Mollie Prasher, Clerk



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

DATE: November 14, 2025

RE: Finance and Distribution Report

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

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	54,264.04	\$45,728.43	\$0.00	\$145,378.18
JEDD Board	\$3,967.44	\$4,597.47	\$3,917.80	\$0.00	\$12,482.71
CITY (RITA)	\$5,951.16	\$6,896.21	\$5,876.71	\$0.00	\$18,724.08
CITY	\$34,263.87	\$38,702.34	\$33,288.95	\$0.00	\$106,255.16
JEDD BIA	\$17,131.93	\$19,351.17	\$16,644.48	\$0.00	\$53,127.58
Licking County TID	\$7,153.38	\$8,205.79	\$7,018.37	\$0.00	\$22,377.54
C-Tec	\$7,153.38	\$8,205.79	\$7,018.37	\$0.00	\$22,377.54
Licking County Commissioners	\$21,460.15	\$24,617.36	\$21,055.10	\$0.00	\$67,132.61
Etna Township	\$55,904.90	\$65,033.27	\$55,342.12	\$0.00	\$176,280.29
	\$198,371.92	229,873.44	\$195,890.33	\$0.00	\$624,135.69

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	\$146,979.91	\$130,386.71	\$0.00	\$418,625.24
"Project Site" Collections (report on page 2)	\$57,113.30	\$82,893.53	\$65,503.62	\$0.00	\$205,510.45
"All Other Property"					\$0.00
Miscellaneous Adjustments +/-					\$0.00
Total Gross Collections to Distribute	\$198,371.92	\$229,873.44	\$195,890.33	\$0.00	\$624,135.69
Total TPA And Other Gross Collections to Distribute	\$141,258.62	\$146,979.91	\$130,386.71	\$0.00	\$418,625.24
<u>Distribution of Funds Per JEDD Contract (Gross Revenue)</u>					
20% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3	\$28,251.72	\$29,395.98	\$26,077.34	\$0.00	\$83,725.04
2% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$2,825.17	\$2,939.60	\$2,607.73	\$0.00	\$8,372.50
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$4,237.76	\$4,409.40	\$3,911.60	\$0.00	\$12,558.76
Repay Contracting Parties-if necessary; payable to ETNA Per JEDD Contract, Section 4.2.1.4 (Invoices received to date paid in full)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net TPA Project Area Collections	\$105,943.97	\$110,234.93	\$97,790.04	\$0.00	\$313,968.94
Net Other JEDD Collections					\$0.00
Total Net Collections:	\$105,943.97	\$110,234.93	\$97,790.04	\$0.00	\$313,968.94
<u>Distribution of Funds Per JEDD Contract (Net Revenue)</u>					
20% of Sum of Net Revenue and SWLSD Payment to CITY Per JEDD Contract, Section 4.2.2.1	\$26,839.14	\$27,926.18	\$24,773.48	\$0.00	\$79,538.80
10% of Sum of the Net Revenue and SWLSD Payment payable to BIA Per JEDD Contract, Section 4.2.2.2	\$13,419.57	\$13,963.09	\$12,386.74	\$0.00	\$39,769.40
5% of the Net Revenue payable to C-Tec Per JEDD Contract, Section 4.2.2.3	\$5,297.20	\$5,511.75	\$4,889.50	\$0.00	\$15,698.44
15% of the Net Revenue from the "TPA Project Area"* is payable to the Licking County Commissioners (LCC) Per JEDD Contract, Section 4.2.2.4	\$15,891.60	\$16,535.24	\$14,668.50	\$0.00	\$47,095.35
5% of the Net Revenue payable to the Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.5	\$5,297.20	\$5,511.75	\$4,889.50	\$0.00	\$15,698.45
Amount = Net Revenue Minus Sum of CITY Payment, BIA Payment, C-Tec Payment, LCC and TID Payment is payable to ETNA Per JEDD Contract, Section 4.2.2.6	\$39,199.26	\$40,786.92	\$36,182.32	\$0.00	\$116,168.50
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* TPA includes Parcel 010-017298-00.000 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 **					
Miscellaneous Adjustments +/-	\$57,113.30	\$82,893.53	\$65,503.62	\$0.00	\$205,510.45
Total Project Site Gross Collections to Distribute					\$0.00
	\$57,113.30	\$82,893.53	\$65,503.62	\$0.00	\$205,510.45
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	\$17,133.99	\$24,868.06	\$19,651.09	\$0.00	\$61,653.14
2% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$1,142.27	\$1,657.87	\$1,310.07	\$0.00	\$4,110.21
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$1,713.40	\$2,486.81	\$1,965.11	\$0.00	\$6,165.32
Repay Contracting Parties -if necessary; payable to ETNA Per JEDD Contract, Section 4.2.1.4 (Invoices received to date paid in full)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net "Project Site" Collections					
Distribution of Funds Per JEDD Contract:	\$37,123.64	\$53,880.79	\$42,577.35	\$0.00	\$133,581.78
20% of Sum of Net Revenue to CITY Per JEDD Contract, Section 4.2.2.1	\$7,424.73	\$10,776.16	\$8,515.47	\$0.00	\$26,716.36
10% of Sum of the Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2	\$3,712.36	\$5,388.08	\$4,257.74	\$0.00	\$13,358.18
5% of the Net Revenue payable to the Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.3	\$1,856.18	\$2,694.04	\$2,128.87	\$0.00	\$6,679.09
5% of the Net Revenue payable to C-Tec Per JEDD Contract, Section 4.2.2.4	\$1,856.18	\$2,694.04	\$2,128.87	\$0.00	\$6,679.09
15% of the Net Revenue from the "Project Site" is payable to the Licking County Commissioners Per JEDD Contract, Section 4.2.2.5	\$5,568.55	\$8,082.12	\$6,386.60	\$0.00	\$20,037.27
Amount = Net Revenue Minus Sum of CITY, BIA, TID, C-Tec, and Licking County Commissioners Payments payable to ETNA Per JEDD Contract, Section 4.2.2.6	\$16,705.64	\$24,246.35	\$19,159.80	\$0.00	\$60,111.79
Balance After Distributions Per JEDD Contract					
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** Project Site includes Parcel 010-17556-00.001

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: November 14, 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	\$ 229,873.44	\$ 183,386.85	\$ 118,668.34	\$ 46,486.59	25.35%
3rd Qtr 2025/2024/2023	October 2025/2024	\$ 195,890.33	\$ 192,354.56	\$ 122,366.39	\$ 3,535.77	1.84%
Net Revenue YTD		\$ 757,266.57	\$ 687,818.05	\$ 457,737.55	\$ 69,448.52	10.10%

Invoices Submitted Under the Township Reimbursement Agreement this Period

Company	Services Rendered	Date	Amount
Assured Partners	Insurance	Aug-25	\$ 500.00
		Total	\$ 500.00



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

DATE: November 14, 2025

RE: Status of Development Reimbursement Letters

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
