



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

Etna-Reynoldsburg Joint Economic Development District #3

Etna Township Hall
81 Liberty Street
Etna, OH 43018

Mollie Prasher, Clerk
City of Reynoldsburg

Etna Reynoldsburg Joint Economic Development District #3 Board of Directors Meeting

| | | |
|----------------------------------|-----------------|---------------------------|
| Friday, November 14, 2025 | 11:00 AM | Etna Township Hall |
|----------------------------------|-----------------|---------------------------|

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - a. Regular Meeting Minutes of August 22, 2025
- 5. NEW BUSINESS**
- 6. OLD BUSINESS**
 - a. New Board Member Appointment
Etna Township Owner (Previously Jackie Cotugno)
- 7. TREASURER'S REPORT**
 - a. Finance and Distribution Report
 - b. Audit Status and Findings Results
- 8. ATTORNEY'S REPORT**
 - a. Status of Development Reimbursement Letters
- 9. BOARD MEMBER COMMENTS**
 - a. **Proposed Meeting Dates for 2026**
February 20, 2026
May 15, 2026
August 21, 2026

November 20, 2026

10. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3
August 22, 2025**

CALL TO ORDER

Chair Washington called the meeting to order at 11:21am.

ROLL CALL

PRESENT: Ipacs, Washington, McKee

ABSENT: Strickland

GUEST: Sean McCarter, Jackie Cotugno, 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 May 16, 2025

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

NEW BUSINESS

**New Board Member Appointment
Etna Township Owner (Previously Jackie Cotugno)**

No new board member has been appointed at this time.

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's packet, including the distribution report. The 2025 second quarter revenues were \$75,260.82. During this reporting period, there were invoices in the amount of \$4,348.16 for professional/paralegal services.

Ms. Gischel stated that an audit is currently underway, and they hope to receive the results soon.

Board member McKee moved to approve the Treasurer's Report. Second by Board member Ipacs. 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: Ipacs, McKee, Washington

NAY:

Motion carried.

BOARD MEMBER COMMENTS

There were no additional Board comments.

ADJOURNMENT

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

Necol Washington, Board Chair

Mollie Prasher, Clerk



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3

DATE: November 14, 2025

RE: New Board Member Appointment
Etna Township Owner (Previously Jackie Cotugno)

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3**

DATE: November 14, 2025

RE: Finance and Distribution Report

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

2025 Distribution Summary - JEDD 3
Combined CRG and Cohen Project Site Distributions

| Vendor | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Year-to-Date |
|----------------------------------|--------------|-------------|--------------|---------|--------------|
| SWLSD | \$58,522.37 | \$15,052.17 | \$34,978.20 | \$0.00 | \$108,552.74 |
| JEDD Board | \$5,852.24 | \$1,505.21 | \$3,497.82 | \$0.00 | \$10,855.27 |
| CITY (RITA) | \$8,778.36 | \$2,257.82 | \$5,246.73 | \$0.00 | \$16,282.91 |
| CITY | \$32,918.84 | \$8,466.84 | \$19,675.23 | \$0.00 | \$61,060.91 |
| JEDD BIA | \$43,891.78 | \$11,289.12 | \$26,233.64 | \$0.00 | \$81,414.54 |
| Licking County TID | \$10,972.95 | \$2,822.28 | \$6,558.41 | \$0.00 | \$20,353.64 |
| C-Tec | \$10,972.95 | \$2,822.28 | \$6,558.41 | \$0.00 | \$20,353.64 |
| Licking County Commissioners | \$32,918.84 | \$8,466.84 | \$19,675.23 | \$0.00 | \$61,060.91 |
| Etna Township | \$76,810.58 | \$19,755.98 | \$45,908.90 | \$0.00 | \$142,475.46 |
| West Licking Joint Fire District | \$10,972.95 | \$2,822.28 | \$6,558.41 | \$0.00 | \$20,353.64 |
| | \$292,611.86 | \$75,260.82 | \$174,890.98 | \$0.00 | \$542,763.66 |

CRG Project Distributions In Accordance With JEDD Contract and Amendment

2025 - Cash Basis

| | 2025 | | | | |
|--|---------------------|--------------------|---------------------|---------------|---------------------|
| | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Year-to-Date |
| Gross Collections | | | | | |
| CRG Project | \$291,154.29 | \$69,563.14 | \$123,556.29 | | \$484,273.72 |
| Miscellaneous Adjustments +/- | | | | | \$0.00 |
| Cohen Project (see page 2) | \$1,457.57 | \$5,697.68 | \$51,334.69 | | \$58,489.94 |
| Total Gross Collections to Distribute | \$292,611.86 | \$75,260.82 | \$174,890.98 | \$0.00 | \$542,763.66 |
| Total CRG Project Collections (including adjustments) to Distribute | \$291,154.29 | \$69,563.14 | \$123,556.29 | \$0.00 | \$484,273.72 |
| Distribution of Funds Per JEDD Contract (CRG Portion): | | | | | |
| 20% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3 | \$58,230.86 | \$13,912.63 | \$24,711.26 | \$0.00 | 96,854.75 |
| 2% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2 | \$5,823.09 | \$1,391.26 | \$2,471.13 | \$0.00 | 9,685.48 |
| 3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3 | \$8,734.63 | \$2,086.89 | \$3,706.69 | \$0.00 | 14,528.21 |
| 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 JEDD Collections | \$218,365.71 | \$52,172.36 | \$92,667.21 | \$0.00 | 363,205.28 |
| Distribution of Funds Per JEDD Contract (CRG Portion) | | | | | |
| 15% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1 | \$32,754.86 | \$7,825.85 | \$13,900.08 | \$0.00 | 54,480.79 |
| 20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2 | \$43,673.14 | \$10,434.47 | \$18,533.44 | \$0.00 | 72,641.05 |
| 5% of Net Revenue payable to West Licking Joint Fire District Per JEDD Contract, Section 4.2.2.3 | \$10,918.29 | \$2,608.62 | \$4,633.36 | \$0.00 | 18,160.27 |
| 5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.4 | \$10,918.29 | \$2,608.62 | \$4,633.36 | \$0.00 | 18,160.27 |
| 5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec) Per JEDD Contract, Section 4.2.2.5 | \$10,918.29 | \$2,608.62 | \$4,633.36 | \$0.00 | 18,160.27 |
| 15% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.6 | \$32,754.86 | \$7,825.85 | \$13,900.08 | \$0.00 | 54,480.79 |
| Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.6 payable to ETNA Per JEDD Contract, Section 4.2.2.7 | \$76,427.98 | \$18,260.33 | \$32,433.53 | \$0.00 | 127,121.85 |
| Balance After Distributions Per JEDD Contract | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

ETNA-REYNOLDSBURG JEDD 3 Distribution Report
Cohen Project* Distributions In Accordance With JEDD Contract and Amendment
2025 - Cash Basis

| | 2025 | | | | |
|--|-------------------|-------------------|--------------------|---------------|--------------------|
| | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | Year-to-Date |
| Gross Cohen Project Collections | \$1,457.57 | \$5,697.68 | \$51,334.69 | \$0.00 | \$58,489.94 |
| Miscellaneous Adjustments +/- | | | | | \$0.00 |
| Total Cohen Project Collections to Distribute | \$1,457.57 | \$5,697.68 | \$51,334.69 | \$0.00 | \$58,489.94 |
| Distribution of Funds Per JEDD Contract (Cohen Portion) | | | | | |
| 20% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3 | \$291.51 | \$1,139.54 | \$10,266.94 | \$0.00 | 11,697.99 |
| 2% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2 | \$29.15 | \$113.95 | \$1,026.69 | \$0.00 | 1,169.79 |
| 3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3 | \$43.73 | \$170.93 | \$1,540.04 | \$0.00 | 1,754.70 |
| 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 JEDD Collections | \$1,093.18 | \$4,273.26 | \$38,501.02 | \$0.00 | 43,867.46 |
| Distribution of Funds Per JEDD Contract (Cohen Portion) | | | | | |
| 15% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1 | \$163.98 | \$640.99 | \$5,775.15 | \$0.00 | 6,580.12 |
| 20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2 | \$218.64 | \$854.65 | \$7,700.20 | \$0.00 | 8,773.49 |
| 5% of Net Revenue payable to West Licking Joint Fire District Per JEDD Contract, Section 4.2.2.3 | \$54.66 | \$213.66 | \$1,925.05 | \$0.00 | 2,193.37 |
| 5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.4 | \$54.66 | \$213.66 | \$1,925.05 | \$0.00 | 2,193.37 |
| 5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec) Per JEDD Contract, Section 4.2.2.5 | \$54.66 | \$213.66 | \$1,925.05 | \$0.00 | 2,193.37 |
| 15% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.6 | \$163.98 | \$640.99 | \$5,775.15 | \$0.00 | 6,580.12 |
| Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.6 payable to ETNA Per JEDD Contract, Section 4.2.2.7 | \$382.60 | \$1,495.65 | \$13,475.37 | \$0.00 | 15,353.62 |
| Balance After Distributions Per JEDD Contract | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

* Cohen Project includes Parcel 010-018048-01.000

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 3

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 3

| 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 | \$139,259.80 | \$ 92,701.81 | \$ 157,091.18 | \$ 46,557.99 | 50.22% |
| 1st Qtr 2025/2024/2023 | April 2025/2024 | \$292,611.86 | \$284,095.83 | \$ 147,000.57 | \$ 8,516.03 | 3.00% |
| 2nd Qtr 2025/2024/2023 | July 2025/2024 | \$ 75,260.82 | \$231,864.68 | \$ 35,571.04 | \$(156,603.86) | -67.54% |
| 3rd Qtr 2025/2024/2023 | October 2025/2024 | \$174,890.98 | \$108,975.86 | \$ 9,214.73 | \$ 65,915.12 | 60.49% |
| Net Revenue YTD | | \$682,023.46 | \$717,638.18 | \$ 348,877.52 | \$ (35,614.72) | -4.96% |

Invoices Submitted Under the Township Reimbursement Agreement this Period

| Company | Services Rendered | Date | Amount |
|---------|-------------------|--------|-----------|
| AOS | Audit Services | Jul-25 | \$ 287.00 |
| AOS | Audit Services | Aug-25 | \$ 449.40 |
| | | Total | \$ 736.40 |

Audit

ERJ 3 audit by AOS is now complete.



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3

DATE: November 14, 2025

RE: Audit Status and Findings Results

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #3

DATE: November 14, 2025

RE: Status of Development Reimbursement Letters

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:
