



**MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #1**

November 14, 2025

CALL TO ORDER

Chair Washington called the JEDD 1 meeting to order at 11:00am.

ROLL CALL

PRESENT: Washington, Strickland, McKee, Cotugno, Zelazny

GUESTS: Chris Shook, Paul Rennick, Sean McCarter, Ashley Campbell, John Kennard, Yam Mitchell, Eric Meyer, Morgan Syck, Mollie Prasher

APPROVAL OF AGENDA

As there were no changes to the agenda, the agenda was approved as submitted.

APPROVAL OF MINUTES

Regular Meeting Minutes from August 22, 2025

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

TREASURER'S REPORT

Finance and Distribution Report

Treasurer Strickland reported that the fiscal reports were included in the Board packet, including the distribution report. The 2025-third quarter revenues were \$195,890.33. During this reporting period, there were invoices in the amount of \$500 for professional/paralegal services.

Board member McKee moved to approve the Treasurer's Report. Second by Board member Cotugno. Motion carried.

2026 Budget

Paul Rennick provided the Board with a copy of the proposed budget for 2026 for their approval. The city of Reynoldsburg collects the funds and then disperses the revenues. These funds are then deposited into the JEDD fund and the BIA fund.

As part of that process, the Board must approve a proposed budget. The estimated revenues for 2026 are \$700,000 with a gross distribution of \$189,120 netting \$510,000. There would also be a net interest of \$3,000 from the CDs. This budget may be amended any time during the year, if needed. Currently, the Township is still paying the expenses, but the JEDD will need to reimburse the Township at some point in the future. The Township is expected to receive \$184,000 in pay-outs from the JEDD in 2026 with expenses amounting to \$25,000. The total cash as of the end of October 2025 is \$212,233.10. Mr. Rennick suggested the Board approve the proposed 2026 Budget.

Treasurer Strickland moved to approve the 2026 Budget. Second by Board member McKee. Motion carried.

ATTORNEY'S REPORT

Status of Development Reimbursement Letters

Attorney McCarter reported that the letters to the corporations for the developers' reimbursement were just going out. He indicated that he wanted a good amount of time to pass before the Board would move on with releasing the funds. The only JEDD where there has been any reaction is JEDD 7.

Treasurer Strickland asked if the Board is not contacted by the developers, what happens next. Attorney McCarter indicated that the developers would then have waived their right to file for reimbursement funding. It would have been better had the agreements had a drop-dead date to file for funds. When these agreements were first filed, everything was negotiated and the developers were aware of the availability of these funds. A decision point should be reached over the next couple of meetings for the Board to release the funds. The developers were entitled to 95% of the funds available.

Mr. Rennick confirmed that these funds can only be used for public infrastructure improvements and show they paid using the prevailing wage. Attorney McCarter stated that the issue of the prevailing wage may be difficult for the developers to show.

Treasurer Strickland asked if, when those funds were released, those funds were allocated for a specific purpose. Attorney McCarter replied that those funds could be spent at the discretion of the Board. Those funds are currently encumbered; however, once they are released, they become unencumbered.

Attorney Shook commented that once those funds were unencumbered, the Board

could distribute those funds to the various parties based on the percentages, especially if the remaining funds were substantial. Attorney McCarter questioned whether that would be possible. Those funds would need to be used for the benefit of the JEDD. The funds should be used for the improvement of the roads.

BOARD MEMBER COMMENTS

Proposed Meeting Dates for 2026

February 20, 2026

May 15, 2026

August 21, 2026

November 20, 2026

Chair Washington commented that the meeting dates should coincide with the JEDDZ meeting dates. Once those meeting dates are set, they will be approved at the first meeting of the year.

Attorney McCarter indicated that he had a conflict with the November date and requested that it be scheduled for November 13th.

ADJOURNMENT

As there was no further business, Chair Washington adjourned the meeting at 11:16am.

Necol Washington, Board Chair

Mollie Prasher, Clerk