



**MINUTES REGULAR MEETING  
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT  
DISTRICT #3**

**November 14, 2025**

**CALL TO ORDER**

Chair Washington called the JEDD 3 meeting to order at 11:30am.

**ROLL CALL**

PRESENT: Washington, Strickland, McKee

ABSENT: Ipacs

GUESTS: Chris Shook, Paul Rennick, Sean McCarter, Ashley Campbell, John Kennard, Yam Mitchell, Jackie Cotugno, 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 of August 22, 2025**

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

**NEW BUSINESS**

There is no New Business.

**OLD BUSINESS**

**New Board Member Appointment**

**Etna Township Owner (Previously Jackie Cotugno)**

The Township Trustees have not appointed a new Board member yet.

**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 \$174,890.98. During this reporting period, there were invoices in the amount of \$736.40 for professional/paralegal services.

Board member McKee moved to approve the Treasurer's Report. Second by Treasurer Strickland. 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 \$643,000 with a gross distribution of \$160,750 netting \$482,250. There would also be a net interest of \$6,600 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 \$124,000 in pay-outs from the JEDD in 2026 with expenses amounting to \$15,000.

The total cash as of the end of October 2025 is \$52,950.87. 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.

### **Audit Status and Findings Results**

Chair Washington mentioned that during the audit, the auditor found an issue with a public records request that the Board and Attorney Shook disputed. The Board feels that it was not actually a public records request.

Attorney Shook explained that typically records requests for the JEDDs are routed to the City, specifically to Lori Gischel, our Tax Financial Manager. A JEDD records request was received by Ms. Gischel last spring that we firmly believe was not a public records request. It was actually a list of questions and a request to create a document that otherwise does not exist. Ms. Gischel created the document even though we had no obligation to do so. The state of Ohio feels as though our response was not as fast as it otherwise should have been. We are strongly disputing that finding, which is currently under review. Right now, our audit is in draft status.

Attorney McCarter added that public records requests do not obligate an entity to create a record. When Chair Washington, Attorney Shook and I looked at this finding, we felt the request was a question, not a request.

Chair Washington commented that each JEDD should designate someone to be the designated person to receive all records requests. Clerk Prasher was volunteered for that designation.

Chair Washington made a motion to designate Clerk Prasher to facilitate the coordination of responses to all public records requests. Second by Treasurer Strickland. Motion carried.

Chair Washington indicated that a letter would be circulated to all parties associated with each JEDD outlining the new policy.

## **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 11:41am.

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Necol Washington, Board Chair

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Mollie Prasher, Clerk