



Necol Washington, Chair
Lori Gischel, Treasurer/Secretary
John Kennard, Etna Township
Jackie Cotugno, Owners
Rachel Zelazny, Employees

Etna-Reynoldsburg Joint Economic Development District #4

Etna Township Hall
81 Liberty Street
Etna, OH 43018

**Mollie Prasher, Clerk
City of Reynoldsburg**

Etna Reynoldsburg Joint Economic Development District #4 Board of Directors Meeting

Friday, May 15, 2026

11:00 AM

Etna Township Hall

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- a. There are no meeting minutes for approval.

5. NEW BUSINESS

- a. Welcome to New Township Board Member Rachel Zelazny
- b. Insurance Renewal

6. OLD BUSINESS

7. TREASURER'S REPORT

- a. Finance and Distribution Report

8. ATTORNEY'S REPORT

- a. Update Regarding Developer Reimbursement

9. BOARD MEMBER COMMENTS

- a. Current Board Roster

10. ADJOURNMENT

ADJOURNMENT



**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #4**

DATE: May 15, 2026

RE: Welcome to New Township Board Member Rachel Zelazny

APPROVALS:

Joe Begeny
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

Etna Township Board Members JEDDs



Jackie Cotugno <jcotugno@etnatownship.com>

To: Mollie Prasher

Cc: Michael Clarey

You replied to this message on 4/22/2026 6:25 PM.



Etna Township Board Members JEDDs.docx
26 KB

Reply Reply All Forward

Wed 4/22/2026 6:15 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Mollie,

We have appointed to the JEDD 2, 3, 4, and 7 Rachel Zelanzy to the boards to take Rozland McKee's place.

Thank you

Jackie Cotugno

Fiscal Officer Etna Township

jcotugno@etnatownship.com

740-819-2817 (Cell)

740-927-7717 (Office)





**STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #4**

DATE: May 15, 2026

RE: Insurance Renewal

APPROVALS:

Joe Begeny
Shanette Strickland
Chris Shook
Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

As the insurance premium is due in September, waiting for approval from the Board makes processing the payment more difficult for the Township.

A motion to approve the payment of a premium payment not to exceed \$3500.



STAFF REPORT
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT
DISTRICT #4

DATE: May 15, 2026

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 15, 2026**TO:** Etna-Reynoldsburg Joint Economic Development District (JEDD) Board 4**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 4

Period Tax Collected	Month Distributed	Year 2026	Year 2025	Calendar Year 2024	2026 / 2025 Year Over Year Growth	
4th Qtr 2025/2024/2023	January 2026/2025	\$ 47,322.06	\$ 44,945.53	\$ 28,795.17	\$ 2,376.53	5.29%
1st Qtr 2026/2025/2024	April 2026/2025	\$ 37,862.23	\$ 84,066.61	\$ 62,309.16	\$ (46,204.38)	-54.96%
2nd Qtr 2026/2025/2024	July 2026/2025					
3rd Qtr 2026/2025/2024	October 2026/2025					
Net Revenue YTD		\$ 85,184.29	\$ 129,012.14	\$ 91,104.33	\$ (43,827.85)	-33.97%

**Invoices Submitted Under the Township
Reimbursement Agreement this Period**

Company	Services Rendered	Date	Amount
BHM	CPA Services	Feb-26	\$ 1,500.00
City of Reynoldsburg	Clerk Services	Feb-26	\$ 1,000.00
		Total	\$ 2,500.00

Audit

Not on rotation this year.

Certificates of Deposit

ERJ 4 does not currently hold certificates of deposit.

Insurance Policy

We kindly request the Board's consideration to approve funds of up to \$3,500.00 to cover the costs related to renewing the Directors and Officers liability insurance policy for the period from September 22, 2026, to September 22, 2027.

2026 Distribution Summary - JEDD 4
Combined Petco and CRG Site Distributions

Vendor	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
SWLSD	\$6,829.84	\$0.00	\$0.00	\$0.00	\$6,829.84
JEDD Board	\$1,893.11	\$0.00	\$0.00	\$0.00	\$1,893.11
CITY (RITA)	\$1,135.87	\$0.00	\$0.00	\$0.00	\$1,135.87
CITY	\$4,200.51	\$0.00	\$0.00	\$0.00	\$4,200.51
JEDD BIA	\$5,600.68	\$0.00	\$0.00	\$0.00	\$5,600.68
Licking County TID	\$1,400.17	\$0.00	\$0.00	\$0.00	\$1,400.17
C-Tec	\$1,400.17	\$0.00	\$0.00	\$0.00	\$1,400.17
Licking County Commissioners	\$3,053.98	\$0.00	\$0.00	\$0.00	\$3,053.98
Etna Township	\$12,347.90	\$0.00	\$0.00	\$0.00	\$12,347.90
	\$37,862.23	\$0.00	\$0.00	\$0.00	\$37,862.23

ETNA-REYNOLDSBURG JEDD 4 Distribution Report

Page 1 of 2

2026 - Cash Basis

Petco Project* Distributions in Accordance with JEDD Contract

	2026				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
Gross Collections					
Petco Project	\$13,178.58				\$13,178.58
Miscellaneous Adjustments +/-					\$0.00
CRG Project	\$24,683.65				\$24,683.65
Miscellaneous Adjustments +/-					\$0.00
Total Gross Collections to Distribute	\$37,862.23	\$0.00	\$0.00	\$0.00	\$37,862.23
Total Petco Project Gross Collections to Distribute	\$13,178.58	\$0.00	\$0.00	\$0.00	\$13,178.58
5% of Gross Revenue payable SWLSD Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3	\$658.93	\$0.00	\$0.00	\$0.00	658.93
5% of Gross Revenue payable to JEDD Board Per JEDD Contract, Section 4.2.1.2	\$658.93	\$0.00	\$0.00	\$0.00	658.93
3% of Gross Revenue payable to City for Tax Administration Per JEDD Contract, Section 4.2.1.3	\$395.36	\$0.00	\$0.00	\$0.00	395.36
Repay Contracting Parties - if necessary; payable to ETNA Per JEDD Contract, Section 4.2.1.4	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Net JEDD Collections	\$11,465.36	\$0.00	\$0.00	\$0.00	11,465.36
Distribution of Funds Per JEDD Contract (Petco Portion)					
15% of Net Revenue payable CITY Per JEDD Contract, Section 4.2.2.1	\$1,719.80	\$0.00	\$0.00	\$0.00	\$1,719.80
20% of Net Revenue payable to BIA Per JEDD Contract, Section 4.2.2.2	\$2,293.07	\$0.00	\$0.00	\$0.00	\$2,293.07
5% of Net Revenue payable to Licking County Transportation Improvement District (TID) Per JEDD Contract, Section 4.2.2.3	\$573.27	\$0.00	\$0.00	\$0.00	\$573.27
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec) Per JEDD Contract, Section 4.2.2.4	\$573.27	\$0.00	\$0.00	\$0.00	\$573.27
5% of Net Revenue payable to Licking County Commissioners Per JEDD Contract, Section 4.2.2.5	\$573.27	\$0.00	\$0.00	\$0.00	\$573.27
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.5 payable to ETNA Per JEDD Contract, Section 4.2.2.6	\$5,732.68	\$0.00	\$0.00	\$0.00	\$5,732.68
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Petco Parcels Include: 010-18138-01.000 (portion of), 010-025596-00.000, 010-021756-00.000, and 010-018132-00.000 (portion of)

Prepared by: CGS, City of Reynoldsburg
for 04/30/2026

ETNA-REYNOLDSBURG JEDD 4 Distribution Report

2026 - Cash Basis

CRG Project ** Distributions in Accordance with JEDD Contract

	2026				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year-to-Date
Gross CRG Project Collections	\$24,683.65	\$0.00	\$0.00	\$0.00	\$24,683.65
Miscellaneous Adjustments +/- (see page 1)					\$0.00
Total CRG Project Collections to Distribute	\$24,683.65	\$0.00	\$0.00	\$0.00	\$24,683.65
Distribution of Funds Per JEDD Contract (CRG Portion)					
25% of Gross Revenue payable SWLSD	\$6,170.91	\$0.00	\$0.00	\$0.00	6,170.91
Per JEDD Contract, Section 4.2.1.1 as provided for in Section 4.3					
5% of Gross Revenue payable to JEDD Board	\$1,234.18	\$0.00	\$0.00	\$0.00	1,234.18
Per JEDD Contract, Section 4.2.1.2					
3% of Gross Revenue payable to City for Tax Administration	\$740.51	\$0.00	\$0.00	\$0.00	740.51
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					
Net JEDD Collections	\$16,538.05	\$0.00	\$0.00	\$0.00	16,538.05
Distribution of Funds Per JEDD Contract (CRG Portion)					
15% of Net Revenue payable CITY	\$2,480.71	\$0.00	\$0.00	\$0.00	2,480.71
Per JEDD Contract, Section 4.2.2.1					
20% of Net Revenue payable to BIA	\$3,307.61	\$0.00	\$0.00	\$0.00	3,307.61
Per JEDD Contract, Section 4.2.2.2					
5% of Net Revenue payable to Licking County Transportation Improvement District (TID)	\$826.90	\$0.00	\$0.00	\$0.00	826.90
Per JEDD Contract, Section 4.2.2.3					
5% of Net Revenue payable to Career and Technology Centers of Licking County (C-Tec)	\$826.90	\$0.00	\$0.00	\$0.00	826.90
Per JEDD Contract, Section 4.2.2.4					
15% of Net Revenue payable to Licking County Commissioners	\$2,480.71	\$0.00	\$0.00	\$0.00	2,480.71
Per JEDD Contract, Section 4.2.2.5					
Amount = Net Revenue minus the sum of 4.2.2.1 to 4.2.2.5 payable to ETNA	\$6,615.22	\$0.00	\$0.00	\$0.00	6,615.22
Per JEDD Contract, Section 4.2.2.6					
Balance After Distributions Per JEDD Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

** CRG Parcels include: 010-018132-00.000 (portion of: 128 acres)

Prepared by LGischel, City of Reynoldsburg
for 04/30/2026

ETNA REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT 4
Balance Sheet and Receipts and Disbursements
As of and for the Four Month Period Ended April 30, 2026

	<u>April 30, 2026</u>	
ASSETS		
Checking/Savings		
Heartland-BIA Account	\$ 79,018.42	
Heartland-Board Account	28,257.10	
Total Checking/Savings	<u>107,275.52</u>	
JEDD-Combined Fund 944-City	10,605.77	(1)
Total Current Assets	<u>117,881.29</u>	
TOTAL ASSETS	<u><u>\$ 117,881.29</u></u>	
LIABILITIES & EQUITY		
Equity		
Fund Balance-Board Account	28,257.10	
Fund Balance-BIA Account	79,018.42	
Fund Balance-Restricted for Distribution	10,605.77	(1)
Total Equity	<u>117,881.29</u>	
TOTAL LIABILITIES & EQUITY	<u><u>\$ 117,881.29</u></u>	
 Board Account-Beginning Balance 01/01/26	 \$ 23,997.88	
Board Account - Receipts 2026	4,259.22	
Board Account - Disbursements 2026	-	
Board Account-Ending Balance 04/30/26	<u><u>\$ 28,257.10</u></u>	
 BIA Account - Beginning Balance 01/01/26	 \$ 66,619.81	
BIA Account - Receipts 2026	12,398.61	
BIA Account - Disbursements 2026	-	
BIA Account-Ending Balance 04/30/26	<u><u>\$ 79,018.42</u></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 #4

DATE: May 15, 2026

RE: Update Regarding Developer Reimbursement

APPROVALS:

Mollie Prasher

EMERGENCY:

REASON FOR EMERGENCY:

STAFF REPORT:

JEDD 1 – 1st meeting was 8-21-2018					
	Appointee		Term	Representing	Email
1	Lori Gischel		2023-2027	City	lgischel@ci.reynoldsburg.gov
2	Rachel Zelazny		2024-2028	Township	rachelzelazny@gmail.com
3	Jackie Cotugno		2022-2026	Owners	jackie7305@mac.com
4			2023-2027	Employee	
5	Necol Washington		2022-2026	Board Chair	NRW@nrwlaw.net

JEDD 2 – 1st meeting was 8-21-2018					
	Appointee		Term	Representing	
1	Lori Gischel		2023-2027	City	lgischel@ci.reynoldsburg.gov
2	Rachel Zelazny		2024-2028	Township	rachelzelazny@gmail.com
3	Jackie Cotugno	Re-appointed	2025-2029	Owners	jackie7305@mac.com
4			2022-2026	Employee	
5	Necol Washington		2022-2026	Board Chair	NRW@nrwlaw.net

JEDD 3 – 1st meeting was 8-21-2018					
	Appointee		Term	Representing	
1	Lori Gischel		2023-2027	City	lgischel@ci.reynoldsburg.gov
2	Shelly Marie Ipacs		2024-2028	Township	shellymarie114@outlook.com
3	Jackie Cotugno	Re-appointed	2025-2029	Owners	jackie7305@mac.com
4	Rachel Zelazny		2022-2026	Employee	rachelzelazny@gmail.com
5	Necol Washington		2022-2026	Board Chair	NRW@nrwlaw.net

JEDD 4 – 1st meeting was 8-30-2019					
	Appointee		Term	Representing	
1	Lori Gischel		2024-2028	City	lgischel@ci.reynoldsburg.gov
2	Rachel Zelazny		2025-2029	Township	rachelzelazny@gmail.com
3	Jackie Cotugno		2022-2026	Owners	jackie7305@mac.com
4	John Kennard		2023-2027	Employee	jdjmk@aol.com
5	Necol Washington		2022-2026	Board Chair	NRW@nrwlaw.net

JEDD 7 – 1st meeting was 8-31-2021					
	Appointee		Term	Representing	
1	Lori Gischel		2022-2026	City	lgischel@ci.reynoldsburg.gov
2	John Kennard		2023-2027	Township	jdjmk@aol.com
3	Jackie Cotugno	Re-appointed	2024-2028	Owners	jackie7305@mac.com
4	Rachel Zelazny		2025-2029	Employee	rachelzelazny@gmail.com
5	Necol Washington	Re-appointed	2025-2029	Board Chair	NRW@nrwlaw.net

The terms for position 1 and 2 are August 21st and positions 3, 4, and 7 are August 30th.