Reynoldsburg
OHIO · 1839

MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT #2
February 27, 2026

CALL TO ORDER

Chair Washington called the JEDD #2 meeting to order at 11:38am.

ROLL CALL

PRESENT: Chair Washington, Lori Gischel, Jackie Cotugno

APPROVAL OF AGENDA

Board Member Cotugno moved to approve the agenda. Second by Board Member Gischel. Motion carried.

APPROVAL OF MINUTES

Regular Meeting Minutes of November 14, 2025

Board Member Cotugno moved to approve the November 14, 2025 minutes. Second by Board Member Gischel. Motion carried.

NEW BUSINESS

Clerk Services Invoice for 2025

Chair Washington acknowledged that receipt and request for payment of the 2025 Clerk services invoice for $1,000, as per agreement.

Resignation of Treasurer Shanette Strickland

Appointment of New Treasurer - Lori Gischel

Chair Washington acknowledged and accepted the resignation of Shanette Strickland from the Board. She also advised that Board Member Rozland McKee resigned from the Board effective February 27, 2026.

The Board accepted the appointment of Reynoldsburg representative Lori Gischel to replace Ms. Strickland. Chair Washington moved to appoint Ms. Gischel

Treasurer for the Board. Second by Board Member Cotugno. Motion carried.

Designate Clerk Prasher to Facilitate Public Records Requests

Chair Washington explained that during the JEDD meetings in November, it was determined that each JEDD needed to designate someone to facilitate the coordination of responses to public records request. It was approved by the other JEDDs to appoint Clerk Prasher as that designee. Chair Washington moved to appoint Clerk Prasher as the public records facilitator for JEDD 2. Second by Treasurer Gischel. Motion carried.

OLD BUSINESS

Appointment of Township Board Member - Jackie Cotugno - Owners

Chair Washington acknowledged the appointment as an Owner by Etna Township of Jackie Cotugno.

TREASURER'S REPORT

Finance and Distribution Report

Treasurer Gischel reported that the fiscal reports were included in the Board packet, including the distribution report. The 2025-fourth quarter revenues were $62,681.61. During this reporting period, there were invoices in the amount of $1,500 for CPA services.

Chair Washington moved to approve the Treasurer's Report. Second by Board Member Cotugno. Motion carried.

Treasurer Gischel reported that the BIA account had a balance of $83,788.91. She asked if the Board wanted her to look at investing a portion of these funds into a CD. The Board determined to hold off on investing in a CD.

ATTORNEY'S REPORT

Status of Development Reimbursement Letters

Attorney McCarter explained that he had an initial discussion with Attorney John Albers about releasing the reimbursement funds; however, he had not followed through with any further discussion or had a resolution. Attorney Albers underscored the extreme financial volatility of releasing reimbursement funds, comparing it to "lighting dynamite." A primary vulnerability with the earlier JEDD agreements was the absence of a "drop-dead" or expiration clause. Without an explicit termination date or a hard deadline, stripping the developers of their right to reimbursement, the Board could not easily enforce a strict cutoff period. Instead, the passage of time, without corrective action, complicated the legal landscape, forcing the Board to rely on complex common-law arguments regarding contractual waivers and estoppel—contending that the developers effectively waived their rights by missing baseline submission windows. To mitigate the immediate risk of an improper fund distribution, Attorney Shook discussed the strategic merits of initiating a preemptive declaratory judgment action. Filing a declaratory judgment could effectively freeze the disputed funds safely, keeping the capital intact while a court determines legal ownership. This judicial remedy was especially critical given the scale of the financial liability. The structural variance between these agreements stems from their authorship. The first two JEDDS were drafted externally by outside counsel and contain disparate terms, whereas JEDDs three, four, and seven were executed internally, establishing a tighter, more uniform oversight framework. The immediate financial incentive for local developers was the property tax relief offered by the CRA. However, to secure the school district's mandatory approval for such high-level tax exemptions, the agreement tied the CRA to the parallel creation of a TIF and a JEDD. This mechanism was explicitly designed to capture JEDD income tax revenues and redirect them to compensate the local school district for its projected losses. Attorney McCarter indicated that the "touchstone" for what qualified as a reimbursable expense under these agreements was strictly limited to major off-site public infrastructure improvements. The original developers were tasked with an expansive infrastructure project that required building a major access corridor and installing significantly oversized water and sewer main extensions (JEDD #3). This oversized utility network was engineered to loop across the landscape to connect with an intersecting roadway to the west, thereby stabilizing and improving the utility capacity for the general benefit of the broader municipal network. He emphasized that while these off-site utility improvements historically met the high threshold required for TIF reimbursement. The developer could come back and still claim that reimbursement leaving the JEDD vulnerable should the reimbursement funds be disbursed. Attorney McCarter suggested the reimbursement funds be maintained as a cautionary measure.

BOARD MEMBER COMMENTS

Approval of 2026 Meeting Dates

February 27, 2026
May 15, 2026
August 21, 2026
November 13, 2026

Chair Washington explained that during the November 2025 Board meeting, dates for the 2026 JEDD meetings were discussed but never approved.

Treasurer Gischel moved to approve the 2026 JEDD #2 meeting dates as follows: February 17, 2026 – May 15, 2026 – August 21, 2026 – November 13, 2026. Second by Board Member Cotugno. Motion carried.

ADJOURNMENT

As there was no further business, Chair Washington adjourned the meeting at 11:45am.

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Necol Washington, Board Chair

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Mollie Prasher, Clerk