



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

February 27, 2026

CALL TO ORDER

Chair Washington called the JEDD #3 meeting to order at 11:38am.

ROLL CALL

PRESENT: Gischel, Cotugno, Ipacs, Washington

GUESTS: Attorney Sean McCarter, Attorney Shook, John Kennard, Michael Clarey

APPROVAL OF AGENDA

Board Member Ipacs moved to approve the agenda. Second by Board Member Cotugno. 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

Clerks 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 Lori Gischel as Treasurer

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 and to act as Treasurer for JEDD 3.

OLD BUSINESS

Board Member Appointment Etna Township Owner - Jackie Cotugno

The Board accepted the appointment of Jackie Cotugno as the Owner representative from Etna Township.

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 \$169,180.26. During this reporting period, there were invoices in the amount of \$1,512.60 for CPA and audit services. She also advised that the RITA report and annual distribution report were included. The BIA account balance was \$401,641.49.

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

Treasurer Gischel also reported that the various CDs would come due in May and requested direction on how the Board would like to proceed. With the portfolio of Certificates of Deposit (CDs) nearing maturity in May, Treasurer Gischel suggested authorization to update the bank signature cards and designated signatories via DocuSign to streamline the May deadline. Recognizing that market trends for CD rates were shifting downward, the Board evaluated alternative investment vehicles to maximize interest yields while avoiding unnecessary early-withdrawal penalties. While money market accounts offered lower initial returns than structural CDs, the Board discussed the benefits of diversifying municipal holdings across multiple vehicles. To protect JEDD funds against sudden operational liabilities, a possible solution suggested was to split the maturing capital into thirds. A portion of the funds could be locked into new, short-term CDs for a maximum threshold of one year to capture higher promotional yields, while up to one-third of the remaining balance will be transferred directly into a standard bank money market account or the State Treasury Asset Reserve of Ohio (Star Ohio) fund. This mixed approach could ensure the JEDD remains well-funded without risking institutional penalties.

Chair Washington moved to empower Treasurer Gischel to investigate, select, and execute an investment based on the best rate, up to a one-year investment using CDs, money market, or Star Ohio account options. Second by Board Member

Cotugno. Motion carried.

Board member Ipacs asked if the Owner position on the Board required the person to live within the JEDD or Etna Township area and/or have a business in the same. Attorney McCarter indicated that the position was not limited to those areas.

Resolution of Audit Findings

Treasurer Gischel advised that the audit was complete and the original findings identifying an issue with a misidentified record request was modified to reflect it being a comment, not a request.

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 #3 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 11:55am.

Necol Washington, Board Chair

Mollie Prasher, Clerk