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MINUTES REGULAR MEETING
REYNOLDSBURG ETNA-REYNOLDSBURG JOINT ECONOMIC DEVELOPMENT DISTRICT #7
February 27, 2026

CALL TO ORDER

Chair Washington called the JEDD #7 meeting to order at 12:04pm.

ROLL CALL

PRESENT: Gischel, Cotugno, Kennard, Washington
GUESTS: Attorney Sean McCarter, Attorney Shook, Shelly Ipacs, Michael Clarey

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Regular Meeting Minutes of August 22, 2025

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

There are no minutes from November 14, 2025, as there was not a meeting quorum.

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.

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.

Treasurer Gischel moved to appoint Clerk Prasher as the public records facilitator for JEDD 7. Second by Board member Cotugno. Motion carried.

OLD BUSINESS

Appointment of Township Board Members

Chair - Necol Washington
Etna Township Owner - Jackie Cotugno
Employees - Rozland McKee

The Board accepted the appointment of Etna appointees Necol Washington and Jackie Cotugno. Ms. Washington advised that Board member Rozland McKee resigned from the Board effective February 27, 2026. There will need to be an appointment of an Employee position by Etna Township.

Treasurer Gischel moved to appoint Necol Washington as Chair of JEDD Board 7. Second by Board member Kennard. Motion carried.

TREASURER'S REPORT

Finance and Distribution Report

Third Quarter Treasurer's Report

Treasurer Gischel reported that the fiscal reports were included in the Board packet, including the distribution report. The 2025-third quarter revenues were $58,030.21. During this reporting period, there were no invoices.

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

Fourth Quarter Treasurer's Report

Treasurer Gischel reported that the fiscal reports were included in the Board packet, including the distribution report. The 2025-fourth quarter revenues were $277.66. During this reporting period, there were invoices in the amount of $1,500 for CPA services. The BIA balance was $369,919.36.

Board member Cotugno moved to approve the Treasurer's Report. Second by Board Member Kennard. 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.

Board member Cotugno 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 Kennard. Motion carried.

2026 Proposed Budget

Treasurer Gischel 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 $330,000 with a gross distribution of $26,400 netting $303,600. 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 $75,900 in pay-outs from the JEDD in 2026 with expenses amounting to $14,000. The total cash as of the end of October 2025 is $434,141.00. Treasurer Gischel suggested the Board approve the proposed 2026 Budget.

Chair Washington moved to approve the 2026 Budget. Second by Board member Cotugno. Motion carried.

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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.

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BOARD MEMBER COMMENTS

Approval Meeting Dates of 2026
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 #7 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 12:16pm.

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Necol Washington, Board Chair

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Mollie Prasher, Clerk