

RECORD OF PROCEEDINGS

Minutes of the Kenwood Northwest Joint Economic Development Zone Meeting Sycamore Township, Hamilton County, Ohio

September 3, 2024

The meeting was called to order at 4:00 p.m. Present for the meeting were Chairman Tom Weidman, Vice Chairman Tracy Schwegmann, Board Member Tracy Kellums, Treasurer William Jetter, Board Member Chris Westmark, Board Member Natasha Kohorst, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, and Township Planning & Zoning Administrator Jeff Uckotter.

Approval of Minutes June 4, 2024:

The minutes from the June 4, 2024 meeting were presented for approval. A motion was made by Mr. Kellums, seconded by Ms. Schwegmann to approve the minutes. Mr. Bickford called roll.

Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Jetter: Aye; Westmark: Aye; Kohorst: Aye

District Update:

Mr. Jetter reported that the Northwest JEDZ is down a little bit in July. He stated that the City has engaged with a couple of buildings that they found had not been reporting. He stated the numbers could be impacted by the timing of Jewish Hospital payroll. He thanked Mr. Uckotter for his help in getting contact information for businesses in the district.

Mr. Bickford stated there has always been discussion about the doctors at Jewish not being properly taxed and asked if the City has had more success with that.

Mr. Jetter reported on progress with that issue.

Mr. Bickford noted Mr. Uckotter has been proactive with reporting tenant changes to the JEDZ districts.

Date of Next Meeting:

Mr. Weidman noted the date of the next meeting is December 3, 2024 at 4:00 p.m.

Mr. Jetter made a motion to adjourn, seconded by Mr. Kellums. All voted yes.

The meeting was adjourned at 4:03 p.m.

Natasha Kohorst, Secretary

Record of Proceedings 09/03/2024

NORTHWEST
 Sycamore Township JEDZ
 Monthly Distribution Schedule
 NOVEMBER, 2024 COLLECTIONS

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Gross Tax Collections	\$ 92,378.89	YTD \$ 1,221,706.96
Less:		
2% Collection Fee to City of Deer Park	\$ 1,847.58	YTD \$ 24,434.14
		\$ -
2% Refund Allowance	\$ 1,847.58	\$ 24,434.14
		\$ -
1% Administration Allowance	\$ 923.79	\$ 12,217.07
		\$ -
NET COLLECTIONS ==>	<u>\$ 87,759.95</u>	YTD \$ 1,160,621.61
Less: Accounting Fees		\$ -
Less: Bank Fees		\$ -
Net Distributable Income	\$ 87,759.95	YTD \$ 1,160,621.61
		\$ -
TOWNSHIP DISTRIBUTION 90%	\$ 78,983.95	YTD \$ 1,044,559.45
		\$ -
CITY OF DEER PARK DISTRIBUTION 10%	<u>\$ 8,775.99</u>	YTD \$ 116,062.16
Balance =	<u><u>0.00</u></u>	

Selected date 11/30/2024

<u>Deposit Date</u>	<u>Individual Deposits</u>	<u>Net-Profit Deposits</u>	<u>Total 1 & 2 Refunds/Adj</u>	<u>Total 1 & 2 Deposits</u>	<u>Withholding Refunds/Adj</u>	<u>Withholding Deposits</u>	<u>Total All Refunds/Adj</u>	<u>Total All Deposit</u>	<u>Percent Change</u>
1/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109,304.85	\$0.00	\$109,304.85	10
1/2023	\$0.00	\$1,410.00	\$0.00	\$1,410.00	\$0.00	\$97,780.74	\$0.00	\$99,190.74	
2/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88,122.08	\$0.00	\$88,122.08	-5
2/2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,303.35	\$0.00	\$92,303.35	
3/2024	\$8,335.00	\$342.06	\$0.00	\$8,677.06	\$0.00	\$86,549.18	\$0.00	\$95,226.24	-13
3/2023	\$0.00	\$10,539.00	\$0.00	\$10,539.00	\$0.00	\$98,404.73	\$0.00	\$108,943.73	
4/2024	\$6,244.70	\$1,605.00	\$-4,167.53	\$7,849.70	\$0.00	\$190,378.73	\$-4,167.53	\$198,228.43	16
4/2023	\$500.00	\$5,795.00	\$0.00	\$6,295.00	\$0.00	\$164,925.07	\$0.00	\$171,220.07	
5/2024	\$0.00	\$21.00	\$0.00	\$21.00	\$0.00	\$83,717.14	\$0.00	\$83,738.14	-11
5/2023	\$0.00	\$6,100.33	\$-2,313.18	\$6,100.33	\$0.00	\$88,225.37	\$-2,313.18	\$94,325.70	
6/2024	\$0.00	\$393.71	\$0.00	\$393.71	\$0.00	\$96,211.58	\$0.00	\$96,605.29	6
6/2023	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$88,511.92	\$0.00	\$91,511.92	
7/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104,822.97	\$0.00	\$104,822.97	-3
7/2023	\$12,404.84	\$0.00	\$0.00	\$12,404.84	\$0.00	\$95,316.65	\$0.00	\$107,721.49	
8/2024	\$0.00	\$930.41	\$0.00	\$930.41	\$0.00	\$90,301.14	\$0.00	\$91,231.55	2
8/2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,420.91	\$0.00	\$89,420.91	
9/2024	\$0.00	\$21,859.00	\$0.00	\$21,859.00	\$0.00	\$137,906.09	\$0.00	\$159,765.09	75
9/2023	\$0.00	\$668.00	\$0.00	\$668.00	\$0.00	\$90,651.16	\$0.00	\$91,319.16	
10/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$108,357.57	\$0.00	\$108,357.57	-30
10/2023	\$0.00	\$1,320.00	\$0.00	\$1,320.00	\$0.00	\$153,566.30	\$0.00	\$154,886.30	
11/2024	\$0.00	\$2,337.19	\$0.00	\$2,337.19	\$0.00	\$91,691.44	\$0.00	\$94,028.63	12
11/2023	\$0.00	\$0.00	\$-554.47	\$0.00	\$0.00	\$84,030.58	\$-554.47	\$84,030.58	
**2024	\$14,579.70	\$27,488.37	\$-4,167.53	\$42,068.07	\$0.00	\$1,187,362.77	\$-4,167.53	\$1,229,430.84	4
**2023	\$12,904.84	\$28,832.33	\$-2,867.65	\$41,737.17	\$0.00	\$1,143,136.78	\$-2,867.65	\$1,184,873.95	

*** End Of Report ***

RECORD OF PROCEEDINGS

Minutes of the Kenwood Southwest Joint Economic Development Zone Meeting Sycamore Township, Hamilton County, Ohio

September 3, 2024

The meeting was called to order at 4:15 p.m. Present for the meeting were Chairman Tom Weidman, Vice Chairman Tracy Schwegmann, Board Member Tracy Kellums, Secretary Tom Muething, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, Township Planning & Zoning Administrator Jeff Uckotter, and Amberley Village Tax Administrator Ken Smallwood. Treasurer Scot Lahrmer and Board Member Bob Rosen were absent.

Approval of Minutes June 4, 2024:

The minutes from the June 4, 2024 meeting were presented for approval. A motion was made by Mr. Kellums to approve the minutes. Mr. Muething seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Muething: Aye; Lahrmer: Absent; Rosen: Absent

District Update:

Mr. Smallwood reported on the second-quarter numbers, noting collections are ten percent higher than they were last year. He said collections in the Southwest JEDZ were seven percent higher than last year for the first two quarters.

Mr. Weidman asked if there were a lot of people working from home.

Mr. Smallwood answered yes; noting that giving refunds to those working from home is the biggest issue.

Mr. Muething asked if the recent audit for the JEDZ had to be admitted to the minutes. Mr. Barbieri answered no.

Date of Next Meeting:

Mr. Weidman noted the date of the next meeting is December 3, 2024, at 4:15 p.m.

Mr. Kellums made a motion to adjourn, seconded by Mr. Muething. All voted yes. The meeting was adjourned at 4:18 p.m.

Tom Muething, Secretary

Record of Proceedings 09/03/2024

SYCAMORE TOWNSHIP SOUTHWEST JEDZ
SUMMARY
Q3-2024

GROSS TAX COLLECTIONS Q3-2024	306,137.16
LESS:	
2% COLLECTION FEE to AMBERLEY VILLAGE	6,122.74
	-
2% REFUND ALLOWANCE to AMBERLEY VILLAGE	6,122.74
	-
1% ADMINISTRATION ALLOWANCE to AMBERLEY VILLAGE (Limited)	3,061.37
NET COLLECTION	290,830.30
INTEREST INCOME/ FEE REFUNDS	-
LESS: BANK FEES	(69.14)
NET DISTRIBUTABLE INCOME	290,761.16
TOWNSHIP DISTRIBUTION 90%	261,685.05
AMBERLEY VILLAGE DISTRIBUTION 10%	29,076.12
BALANCE	-

DRAFT

SYCAMORE TOWNSHIP
Southwest JEDZ

QUARTER	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
1	\$ 249,998.90	\$ 298,586.18	\$ 293,047.35	\$ 262,730.10	\$ 280,624.91	\$ 347,292.03	\$ 285,657.92	\$ 297,043.50
2	\$ 247,716.44	\$ 220,238.42	\$ 188,279.31	\$ 193,956.00	\$ 229,166.35	\$ 184,100.07	\$ 189,775.33	\$ 205,058.96
3	\$ 203,198.47	\$ 225,008.77	\$ 185,120.29	\$ 184,026.90	\$ 215,891.79	\$ 196,132.89	\$ 281,841.42	\$ 261,685.05
4	\$ 199,910.60	\$ 235,373.19	\$ 185,707.63	\$ 211,788.00	\$ 198,202.17	\$ 179,450.95	\$ 202,718.70	
Tax Year Total	\$ 900,824.41	\$ 979,206.56	\$ 852,154.58	\$ 852,501.00	\$ 923,885.22	\$ 906,975.94	\$ 959,993.37	\$ 763,787.51
Calendar Year Total	\$ 890,912.76	\$ 943,743.97	\$ 901,820.14	\$ 826,420.63	\$ 937,471.05	\$ 925,727.16	\$ 936,725.62	\$ 966,506.21

Amberley Village

QUARTER	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
1	\$ 27,777.65	\$ 33,176.24	\$ 32,560.82	\$ 29,192.23	\$ 31,180.55	\$ 38,588.00	\$ 31,739.77	\$ 33,004.83
2	\$ 27,524.05	\$ 24,470.94	\$ 20,919.92	\$ 21,550.67	\$ 30,771.07	\$ 20,455.56	\$ 21,086.15	\$ 22,784.33
3	\$ 22,577.61	\$ 25,000.97	\$ 20,568.92	\$ 20,447.43	\$ 23,987.98	\$ 21,792.54	\$ 31,315.71	\$ 29,076.12
4	\$ 22,212.30	\$ 26,152.58	\$ 20,634.18	\$ 23,532.00	\$ 22,022.46	\$ 19,938.99	\$ 22,524.30	
Tax Year Total	\$ 100,091.61	\$ 108,800.73	\$ 94,683.84	\$ 94,722.33	\$ 107,962.06	\$ 100,775.09	\$ 106,665.93	\$ 84,865.28
Calendar Year Total	\$ 98,990.30	\$ 104,860.45	\$ 100,202.24	\$ 91,824.51	\$ 109,471.60	\$ 102,858.56	\$ 104,080.62	\$ 107,389.58

Distributions are listed in columns by tax year.

Calendar year totals are calculated by using the 4th quarter of the previous year plus the first 3 quarters of the current year.

RECORD OF PROCEEDINGS

Minutes of the Kenwood East Joint Economic Development Zone Meeting Sycamore Township, Hamilton County, Ohio

September 3, 2024

The meeting was called to order at 4:31 p.m. Present for the meeting were Chairman Tom Weidman, Vice-Chairman Tracy Schwegmann, Board Member Tracy Kellums, Secretary Rick Staubach, Board Member Ken Born, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbiere, and Township Planning & Zoning Administrator Jeff Uckotter. Treasurer Michael Norton-Smith was absent.

Approval of Minutes June 4, 2024:

The minutes from the June 4, 2024 meeting were presented for approval. Mr. Kellums made a motion to approve the minutes. Mr. Born seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Born: Aye; Staubach: Aye; Norton-Smith: Absent

District Update:

Mr. Bickford reported the East JEDZ is up for the month of August and for the year.

Ms. Schwegmann said hopefully that means the office building is increasing its occupancy.

Mr. Weidman stated he met with a representative from Viking who said the building was full.

Date of Next Meeting:

Mr. Weidman stated the date of the next meeting is December 3, 2024, at 4:30 p.m.

Mr. Kellums made a motion to adjourn, seconded by Ms. Schwegmann. All voted yes. The meeting adjourned at 4:33 p.m.

Rick Staubach, Secretary

Record of Proceedings 09/03/2024

EAST
SYCAMORE TOWNSHIP JEDZ
MONTHLY DISTRIBUTION SCHEDULE
NOVEMBER 2024 COLLECTIONS

	MONTHLY Collections	YTD Collections	Prior Year Monthly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	236,149.60	2,327,271.95	139,301.14	2,052,377.93
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	4,722.99	46,545.43	2,786.02	41,047.55
2% REFUND ALLOWANCE	** 19,722.99	91,545.43	2,786.02	41,047.55
1% ADMINISTRATION ALLOWANCE	0.00	5,430.44	0.00	2,462.58
NET COLLECTIONS	211,703.62	2,183,750.65	133,729.10	1,967,820.25
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	148.80	(148.80)	(135.60)	(1,550.15)
NET DISTRIBUTABLE INCOME	211,554.82	2,182,053.55	133,593.50	1,966,270.10
TOWNSHIP DISTRIBUTION 90%	190,399.34	1,963,848.20	120,234.15	1,769,643.11
CITY OF MADEIRA DISTRIBUTION 10%	21,155.48	218,205.35	13,359.35	196,626.99
BALANCE	0.00	0.00	0.00	0.00
Refund General Ledger Balance:	24,088.88			
Administrative General Ledger Balance:	7,543.50			

** Additional \$15,000 to cover o/s refunds

Updated 12.2.24

RECORD OF PROCEEDINGS

Minutes of the Kenwood Central Joint Economic Development Zone Meeting Sycamore Township, Hamilton County, Ohio

September 3, 2024

The meeting was called to order at 4:33 p.m. Present for the meeting were Chairman Tom Weidman, Vice-Chairman Tracy Schwegmann, Board Member Tracy Kellums, Secretary Rick Staubach, Board Member Ken Born, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, and Township Planning & Zoning Administrator Jeff Uckotter. Treasurer Michael Norton-Smith was absent.

Approval of Minutes June 4, 2024:

The minutes from the June 4, 2024 meeting were presented for approval. Mr. Kellums made a motion to approve the minutes. Mr. Staubach seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Born: Aye; Staubach: Aye; Norton-Smith: Absent

District Update:

Mr. Bickford reported the collections for the Central JEDZ district are down significantly.

Mr. Weidman asked if this still relates to one pending refund check.

Mr. Bickford said he believes so, but he hasn't gotten confirmation.

Mr. Weidman requested he check on it noting the Kenwood Towne Centre Manager said the mall is full. There was discussion about the quality of the tenants and buildouts of empty spaces.

Mr. Bickford noted Mr. Uckotter is working with Madeira to update them with tenant change information.

Date of Next Meeting:

The date of the next meeting is December 3, 2024, immediately following the JEDZ East meeting.

Mr. Kellums made a motion to adjourn, seconded by Mr. Born. All voted yes.

The meeting adjourned at 4:36 p.m.

Rick Staubach, Secretary

Record of Proceedings 09/03/2024

CENTRAL
SYCAMORE TOWNSHIP JEDZ
MONTHLY DISTRIBUTION SCHEDULE
NOVEMBER 2024 COLLECTIONS

	MONTHLY Collections	YTD Collections	Prior Year Monthly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	212,296.77	2,609,947.85	189,879.21	2,925,891.89
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	4,245.94	52,198.97	3,797.58	58,517.84
2% REFUND ALLOWANCE	4,245.94	52,198.97	3,797.58	58,517.84
1% ADMINISTRATION ALLOWANCE	0.00	5,417.43	0.00	2,460.97
NET COLLECTIONS	203,804.89	2,500,132.48	182,284.05	2,806,395.24
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	87.90	(87.90)	(92.65)	(1,156.15)
NET DISTRIBUTABLE INCOME	203,716.99	2,499,008.03	182,191.40	2,805,239.09
TOWNSHIP DISTRIBUTION 90%	183,345.29	2,249,107.23	163,972.26	2,524,715.19
CITY OF MADEIRA DISTRIBUTION 10%	20,371.70	249,900.80	18,219.14	280,523.90
BALANCE	0.00	0.00	0.00	0.00
Refund General Ledger Balance:		143,516.86		
Administrative General Ledger Balance:		7,543.76		

Updated: 12.2.24