

RECORD OF PROCEEDINGS

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

March 4, 2025

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.

Organization of the Board:

Ms. Schwegmann made a motion to nominate Tom Weidman as Chairman of the Northwest JEDZ Board. Ms. Kohorst seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Jetter: Aye; Westmark: Aye; Kohorst: Aye

Mr. Kellums made a motion to nominate Ms. Schwegmann as Vice Chairman of the Northwest JEDZ Board. Mr. Weidman seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Jetter: Aye; Westmark: Aye; Kohorst: Aye

Mr. Weidman made a motion to nominate William Jetter as Treasurer of the Northwest JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Jetter: Aye; Westmark: Aye; Kohorst: Aye

Mr. Weidman made a motion to nominate Ms. Kohorst as Secretary of the Northwest JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Jetter: Aye; Westmark: Aye; Kohorst: Aye

Approval of Minutes

The minutes from the December 3, 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 performing well and reviewed the collections for December 2024 and February 2025.

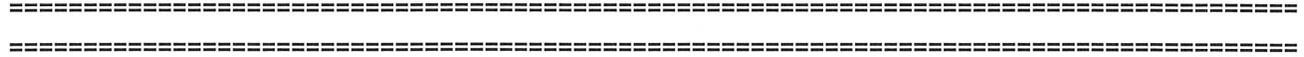
Dates of Next Meeting: June 3, 2025, at 4:00 p.m.

Mr. Kellums made a motion to adjourn, seconded by Ms. Schwegmann. All voted yes. The meeting was adjourned at 4:05 p.m.

Natasha Kohorst, Secretary

Record of Proceedings 03/04/2025

NORTHWEST
 Sycamore Township JEDZ
 Monthly Distribution Schedule
 APRIL, 2025 COLLECTIONS



Gross Tax Collections	\$ 164,821.81	YTD \$	506,233.72
Less:			
2% Collection Fee to City of Deer Park	\$ 3,296.44	YTD \$	10,124.67
2% Refund Allowance	\$ 3,296.44	\$	10,124.67
1% Administration Allowance	\$ 1,648.22	\$	5,062.34
NET COLLECTIONS ==>	\$ 156,580.72	YTD \$	480,922.03
Less: Accounting Fees		\$	-
Less: Bank Fees		\$	-
Net Distributable Income	\$ 156,580.72	YTD \$	480,922.03
TOWNSHIP DISTRIBUTION 90%	\$ 140,922.65	YTD \$	432,829.83
CITY OF DEER PARK DISTRIBUTION 10%	\$ 15,658.07	YTD \$	48,092.20
Balance =	<u>0.00</u>		

JEDZ TRANSACTIONS

<u>Date</u>	<u>Gross Collections</u>	<u>2% Collection Fee</u>	<u>2% Refund Allowance</u>	<u>1% Admin. Allowance</u>	<u>Bank Fees</u>	<u>Distributable Income</u>	<u>90% to Sycamore Twp.</u>	<u>10% to Deer Park</u>
4/4/2025	55.61	1.11	1.11	0.56	0.00	52.83	47.55	5.28
4/9/2025	310.98	6.22	6.22	3.11	0.00	295.43	265.89	29.54
4/10/2025	646.76	12.94	12.94	6.47	0.00	614.42	552.98	61.44
4/11/2025	1,526.48	30.53	30.53	15.26	0.00	1,450.16	1,305.14	145.02
4/11/2025	827.37	16.55	16.55	8.27	0.00	786.00	707.40	78.60
4/17/2025	122,862.62	2,457.25	2,457.25	1,228.63	0.00	116,719.49	105,047.54	11,671.95
4/18/2025	7,574.10	151.48	151.48	75.74	0.00	7,195.40	6,475.86	719.54
4/21/2025	13,762.54	275.25	275.25	137.63	0.00	13,074.41	11,766.97	1,307.44
4/24/2025	1,629.23	32.58	32.58	16.29	0.00	1,547.77	1,392.99	154.78
4/29/2025	15,626.12	312.52	312.52	156.26	0.00	14,844.81	13,360.33	1,484.48
		0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00		0.00	0.00	0.00
		0.00	0.00	0	0.00	0.00	0.00	0.00
	164,821.81	3,296.44	3,296.44	1,648.22	0.00	156,580.72	140,922.65	15,658.07

RECORD OF PROCEEDINGS

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

March 5, 2024

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

Organization of the Board:

Ms. Schwegmann made a motion to nominate Tom Weidman as Chairman of the Southwest JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Lahrmer: Aye; Muething: Aye; Rosen: Aye

Mr. Weidman made a motion to nominate Tracy Schwegmann as Vice Chairman of the Southwest JEDZ Board. Mr. Muething seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Lahrmer: Aye; Muething: Aye; Rosen: Aye

Mr. Weidman made a motion to nominate Scot Lahrmer as Treasurer of the Southwest JEDZ Board. Mr. Rosen seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Lahrmer: Aye; Muething: Aye; Rosen: Aye

Mr. Weidman made a motion to nominate Tom Muething as Secretary of the Southwest JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Lahrmer: Aye; Muething: Aye; Rosen: Aye

Approval of Minutes December 3, 2024:

The minutes from the December 3, 2024 meeting were presented for approval. A motion was made by Mr. Rosen to approve the minutes. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Lahrmer: Aye; Muething: Aye; Rosen: Aye

District Update:

Mr. Smallwood reported the Southwest JEDZ collections in the 4th quarter of 2024 were up 19 percent from the previous year. He reported the year 2024 was up six percent over 2023. There was a discussion about the work-from-home trend coming to an end.

Date of Next Meeting: June 3, 2025, at 4:15 p.m.

Mr. Muething made a motion to adjourn, seconded by Ms. Schwegmann. All voted yes. The meeting was adjourned at 4:20 p.m.

Tom Muething, Secretary

Record of Proceedings 03/04/2025

**SYCAMORE TOWNSHIP SOUTHWEST JEDZ
SUMMARY
Q1-2025**

GROSS TAX COLLECTIONS Q4-2024		408,523.02
LESS:		
2% COLLECTION FEE to AMBERLEY VILLAGE		8,170.46
		-
2% REFUND ALLOWANCE to AMBERLEY VILLAGE		8,170.46
		-
1% ADMINSTRATION ALLOWANCE to AMBERLEY VILLAGE	(Limited)	2,000.00
	NET COLLECTION	390,182.10
INTEREST INCOME/ FEE REFUNDS		-
LESS: BANK FEES		(70.04)
NET DISTRIBUTABLE INCOME		390,112.06
TOWNSHIP DISTRIBUTION 90%		351,100.85
AMBERLEY VILLAGE DISTRIBUTION 10%		39,011.21
	BALANCE	-

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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>	<u>2025</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	\$ 351,100.85
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	\$ 243,402.13	
Tax Year Total	\$ 900,824.41	\$ 979,206.56	\$ 852,154.58	\$ 852,501.00	\$ 923,885.22	\$ 906,975.94	\$ 959,993.37	\$ 1,007,189.64	\$ 351,100.85
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	\$ 594,502.98

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	\$ 27,044.68
Tax Year Total	\$ 100,091.61	\$ 108,800.73	\$ 94,683.84	\$ 94,722.33	\$ 107,962.06	\$ 100,775.09	\$ 106,665.93	\$ 111,909.96
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

March 4, 2025

The meeting was called to order at 4:30 p.m. Present for the meeting were Chairman Tom Weidman, Vice-Chairman Tracy Schwegmann, Treasurer Michael Norton-Smith, Secretary Rick Staubach, Board Member Tracy Kellums, Board Member Ken Born, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, and Township Planning & Zoning Administrator Jeff Uckotter.

Organization of the Board:

Ms. Schwegmann made a motion to nominate Mr. Weidman as Chairman of the East JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Mr. Weidman made a motion to nominate Tracy Schwegmann as Vice Chairman of the East JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Mr. Weidman made a motion to nominate Michael Norton-Smith as Treasurer of the East JEDZ Board. Ms. Schwegmann seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Mr. Weidman made a motion to nominate Rick Staubach as Secretary of the East JEDZ Board. Ms. Schwegmann seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Approval of Minutes December 3, 2024:

The minutes from the December 3, 2024 meeting were presented for approval. Mr. Kellums made a motion to approve the minutes. Ms. Schwegmann seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

District Update:

Mr. Norton-Smith reported he had adjusted the reports to be quarterly moving forward but noted the current report is only for January and February. He reported the net collection is down compared to the first two months of 2024. There was discussion about the downward trend of the district and the work from home trend.

Date of Next Meeting: June 3, 2025, at 4:30 p.m.

Mr. Kellums made a motion to adjourn, seconded by Ms. Schwegmann. All voted yes.
The meeting adjourned at 4:35 p.m.

EAST
SYCAMORE TOWNSHIP JEDZ
QUARTERLY DISTRIBUTION SCHEDULE
MARCH - APRIL - MAY 2025 COLLECTIONS

	QUARTERLY Collections	YTD Collections	Prior Year Quarterly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	897,547.66	1,350,421.65	767,729.71	1,133,205.47
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	17,950.95	27,008.43	15,354.59	22,664.10
2% REFUND ALLOWANCE	37,950.95	57,008.43	45,354.59	52,664.10
1% ADMINISTRATION ALLOWANCE	3,153.05	3,153.05	2,022.22	2,022.22
NET COLLECTIONS	838,492.71	1,263,251.74	704,998.31	1,055,855.05
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	(437.85)	(725.40)	(462.80)	(755.80)
NET DISTRIBUTABLE INCOME	838,054.86	1,262,526.34	704,535.51	1,055,099.25
TOWNSHIP DISTRIBUTION 90%	754,249.37	1,136,273.71	634,081.96	949,589.32
CITY OF MADEIRA DISTRIBUTION 10%	83,805.49	126,252.63	70,453.55	105,509.93
BALANCE	0.00	0.00	0.00	(0.00)
Refund General Ledger Balance:	37,141.17			
Administrative General Ledger Balance:	7,511.03			

RECORD OF PROCEEDINGS

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

March 4, 2025

The meeting was called to order at 4:36 p.m. Present for the meeting were Chairman Tom Weidman, Vice-Chairman Tracy Schwegmann, Treasurer Michael Norton-Smith, Secretary Rick Staubach, Board Member Tracy Kellums, Board Member Ken Born, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, and Township Planning & Zoning Administrator Jeff Uckotter.

Organization of the Board:

Ms. Schwegmann made a motion to nominate Mr. Weidman as Chairman of the East JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Mr. Weidman made a motion to nominate Tracy Schwegmann as Vice Chairman of the East JEDZ Board. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Mr. Weidman made a motion to nominate Michael Norton-Smith as Treasurer of the East JEDZ Board. Mr. Born seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Mr. Weidman made a motion to nominate Rick Staubach as Secretary of the East JEDZ Board. Ms. Schwegmann seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

Approval of Minutes December 3, 2024:

The minutes from the December 3, 2024 meeting were presented for approval. Mr. Staubach made a motion to approve the minutes. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Norton-Smith: Aye; Born: Aye; Staubach: Aye

District Update:

Mr. Norton-Smith reported the Central JEDZ is performing well noting there was a large advance payment. There was a discussion about Madeira having correct information for Kenwood Towne Centre tenants. Mr. Norton-Smith said he had been working with Mr. Uckotter to stay up to date with mall tenants. The Board asked questions about the advance payment and what to expect for collections for the remainder of the year.

Date of Next Meeting: June 3, 2025, immediately following the JEDZ East board meeting.

Mr. Kellums made a motion to adjourn, seconded by Mr. Born. All voted yes.
The meeting adjourned at 4:41p.m.

CENTRAL
SYCAMORE TOWNSHIP JEDZ
QUARTERLY DISTRIBUTION SCHEDULE
MARCH - APRIL - MAY 2025 COLLECTIONS

	QUARTERLY Collections	YTD Collections	Prior Year Quarterly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	793,841.54	1,433,309.74	713,661.98	1,100,092.42
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	15,876.83	28,666.19	14,273.25	22,001.85
2% REFUND ALLOWANCE	15,876.83	28,666.19	14,273.25	22,001.85
1% ADMINISTRATION ALLOWANCE	3,152.47	3,152.47	0.00	0.00
NET COLLECTIONS	758,935.41	1,372,824.89	685,115.48	1,056,088.72
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	(319.90)	(514.40)	(322.60)	(520.45)
NET DISTRIBUTABLE INCOME	758,615.51	1,372,310.49	684,792.88	1,055,568.27
TOWNSHIP DISTRIBUTION 90%	682,753.96	1,235,079.44	616,313.59	950,011.44
CITY OF MADEIRA DISTRIBUTION 10%	75,861.55	137,231.05	68,479.29	105,556.83
BALANCE	0.00	0.00	0.00	(0.00)
Refund General Ledger Balance:	109,013.63			
Administrative General Ledger Balance:	7,511.30			