

Sycamore Township JEDZ Kenwood – Northwest

**Tuesday, September 2, 2025
4:00 p.m.**

- **Meeting Called to Order**
- **Roll Call**
- **Approval of Minutes June 3, 2025**
- **District Update**
- **Date of Next Meeting – December 2, 2025**
- **Adjournment**

RECORD OF PROCEEDINGS

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

June 3, 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 Natasha Kohorst, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, and Township Planning & Zoning Administrator Jeff Uckotter. Board Member Chris Westmark was absent.

Approval of Minutes

The minutes from the March 4, 2025 meeting were presented for approval. A motion was made by Mr. Kellums, seconded by Mrs. Kohorst, to approve the minutes. Mr. Bickford called roll.

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

District Update:

Mr. Jetter reported that the Northwest JEDZ was up about five percent (5%) over 2024. He noted the 17% decrease in April 2024 to 2025 is due to the reporting of the taxes due.

He also noted that Deer Park has clarified information with the State on collections.

Mr. Bickford noted that these meetings could be conducted remotely in the future.

Mr. Weidman stated that he preferred the meetings to be held in person.

Dates of Next Meeting: September 2, 2025, at 4:00 p.m.

Mr. Kellums made a motion to adjourn, seconded by Mrs. Schwegmann. All voted yes. The meeting was adjourned at 4:07 p.m.

Natasha Kohorst, Secretary

Record of Proceedings 06/03/2025

NORTHWEST
Sycamore Township JEDZ
Monthly Distribution Schedule
MAY, 2025 COLLECTIONS

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Gross Tax Collections	\$	91,697.13	YTD \$ 597,930.85
Less:			
2% Collection Fee to City of Deer Park	\$	1,833.94	YTD \$ 11,958.62
2% Refund Allowance	\$	1,833.94	\$ 11,958.62
1% Administration Allowance	\$	916.97	\$ 5,979.31
NET COLLECTIONS ==>	\$	87,112.27	YTD \$ 568,034.31
Less: Accounting Fees			\$ -
Less: Bank Fees			\$ -
Net Distributable Income	\$	87,112.27	YTD \$ 568,034.31
TOWNSHIP DISTRIBUTION 90%	\$	78,401.05	YTD \$ 511,230.88
CITY OF DEER PARK DISTRIBUTION 10%	\$	8,711.23	YTD \$ 56,803.43
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>
5/2/2025	8.56	0.17	0.17	0.09	0.00	8.13	7.32	0.81
5/6/2025	-206.16	-4.12	-4.12	-2.06	0.00	-195.85	-176.27	-19.59
5/6/2025	101.29	2.03	2.03	1.01	0.00	96.23	86.60	9.62
5/7/2025	1,875.87	37.52	37.52	18.76	0.00	1,782.08	1,603.87	178.21
5/9/2025	2,342.39	46.85	46.85	23.42	0.00	2,225.27	2,002.74	222.53
5/12/2025	31.04	0.62	0.62	0.31	0.00	29.49	26.54	2.95
5/13/2025	776.67	15.53	15.53	7.77	0.00	737.84	664.05	73.78
5/15/2025	82,329.16	1,646.58	1,646.58	823.29	0.00	78,212.70	70,391.43	7,821.27
5/16/2025	122.62	2.45	2.45	1.23	0.00	116.49	104.84	11.65
5/19/2025	734.48	14.69	14.69	7.34	0.00	697.76	627.98	69.78
5/21/2025	724.41	14.49	14.49	7.24	0.00	688.19	619.37	68.82
5/28/2025	2,856.80	57.14	57.14	28.57		2,713.96	2,442.56	271.40
		0.00	0.00	0	0.00	0.00	0.00	0.00
	91,697.13	1,833.94	1,833.94	916.97	0.00	87,112.27	78,401.05	8,711.23

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NORTHWEST
Sycamore Township JEDZ
Monthly Distribution Schedule
JUNE, 2025 COLLECTIONS

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Gross Tax Collections	\$ 102,765.66	YTD \$	700,696.51
Less:			
2% Collection Fee to City of Deer Park	\$ 2,055.31	YTD \$	14,013.93
2% Refund Allowance	\$ 2,055.31	\$	14,013.93
1% Administration Allowance	\$ 1,027.66	\$	7,006.97
NET COLLECTIONS ==>	\$ 97,627.38	YTD \$	665,661.68
Less: Accounting Fees		\$	-
Less: Bank Fees		\$	-
Net Distributable Income	\$ 97,627.38	YTD \$	665,661.68
TOWNSHIP DISTRIBUTION 90%	\$ 87,864.64	YTD \$	599,095.52
CITY OF DEER PARK DISTRIBUTION 10%	\$ 9,762.74	YTD \$	66,566.17
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>
6/2/2025	472.57	9.45	9.45	4.73	0.00	448.94	404.05	44.89
6/5/2025	432.51	8.65	8.65	4.33	0.00	410.88	369.80	41.09
6/9/2025	6,012.37	120.25	120.25	60.12	0.00	5,711.75	5,140.58	571.18
6/11/2025	1,309.30	26.19	26.19	13.09	0.00	1,243.84	1,119.45	124.38
6/12/2025	207.29	4.15	4.15	2.07	0.00	196.93	177.23	19.69
6/16/2025	91,963.53	1,839.27	1,839.27	919.64	0.00	87,365.35	78,628.82	8,736.54
6/17/2025	125.23	2.50	2.50	1.25	0.00	118.97	107.07	11.90
6/19/2025	852.42	17.05	17.05	8.52	0.00	809.80	728.82	80.98
6/23/2025	262.85	5.26	5.26	2.63	0.00	249.71	224.74	24.97
6/5/2025	1,127.59	22.55	22.55	11.28	0.00	1,071.21	964.09	107.12
		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
	102,765.66	2,055.31	2,055.31	1,027.66	0.00	97,627.38	87,864.64	9,762.74

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NORTHWEST
Sycamore Township JEDZ
Monthly Distribution Schedule
JULY, 2025 COLLECTIONS

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Gross Tax Collections	\$ 109,739.18	YTD \$	810,435.69
Less:			
2% Collection Fee to City of Deer Park	\$ 2,194.78	YTD \$	16,208.71
2% Refund Allowance	\$ 2,194.78	\$	16,208.71
1% Administration Allowance	\$ <u>1,097.39</u>	\$	8,104.36
NET COLLECTIONS ==>	\$ 104,252.22	YTD \$	769,913.91
Less: Accounting Fees		\$	-
Less: Bank Fees		\$	-
Net Distributable Income	\$ 104,252.22	YTD \$	769,913.91
TOWNSHIP DISTRIBUTION 90%	\$ <u>93,827.00</u>	YTD \$	692,922.51
CITY OF DEER PARK DISTRIBUTION 10%	\$ <u>10,425.22</u>	YTD \$	76,991.39
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>
7/3/2025	17.30	0.35	0.35	0.17	0.00	16.44	14.79	1.64
7/8/2025	877.66	17.55	17.55	8.78	0.00	833.78	750.40	83.38
7/9/2025	2,498.68	49.97	49.97	24.99	0.00	2,373.75	2,136.37	237.37
7/10/2025	510.83	10.22	10.22	5.11	0.00	485.29	436.76	48.53
7/15/2025	87,454.60	1,749.09	1,749.09	874.55	0.00	83,081.87	74,773.68	8,308.19
7/17/2025	149.10	2.98	2.98	1.49	0.00	141.65	127.48	14.16
7/21/2025	5,584.58	111.69	111.69	55.85	0.00	5,305.35	4,774.82	530.54
7/22/2025	296.03	5.92	5.92	2.96	0.00	281.23	253.11	28.12
7/30/2025	12,350.40	247.01	247.01	123.50	0.00	11,732.88	10,559.59	1,173.29
		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	0.00	0.00		0.00	0.00	0.00
		0.00	0.00	0	0.00	0.00	0.00	0.00
	109,739.18	2,194.78	2,194.78	1,097.39	0.00	104,252.22	93,827.00	10,425.22

Sycamore Township JEDZ Kenwood – Southwest

**Tuesday, September 2, 2025
4:15 p.m.**

- **Meeting Called to Order**
- **Roll Call**
- **Approval of Minutes June 3, 2025**
- **District Update**
- **Date of Next Meeting – December 2, 2025**
- **Adjournment**

RECORD OF PROCEEDINGS

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

June 3, 2025

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, Treasurer Scot Lahrmer, Secretary Tom Muething, Township Administrator Greg Bickford, Township Law Director Lawrence Barbieri, Amberley Village Tax Administrator Ken Smallwood, and Township Planning & Zoning Administrator Jeff Uckotter. Board Member Bob Rosen was absent.

Approval of Minutes March 4, 2025:

The minutes from the March 4, 2025 meeting were presented for approval. A motion was made by Mr. Muething to approve the minutes. Mr. Kellums seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Lahrmer: Aye; Muething: Aye

District Update:

Mr. Smallwood reported the Southwest JEDZ collections are going well and are up over last year.

Mr. Uckotter indicated that Shoppes of Kenwood and Redstone are nearly full, which is an improvement over past years.

Date of Next Meeting: September 2, 2025, at 4:15 p.m.

Mr. Lahrmer made a motion to adjourn, seconded by Mr. Kellums. All voted yes. The meeting was adjourned at 4:19 p.m.

Tom Muething, Secretary

Record of Proceedings 06/03/2025

SYCAMORE TOWNSHIP SOUTHWEST JEDZ

SUMMARY

Q2-2025

GROSS TAX COLLECTIONS Q4-2024	336,529.82
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LESS:

2% COLLECTION FEE to AMBERLEY VILLAGE	6,730.60
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2% REFUND ALLOWANCE to AMBERLEY VILLAGE	6,730.60
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1% ADMINISTRATION ALLOWANCE to AMBERLEY VILLAGE	(Limited)
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NET COLLECTION	323,068.63
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INTEREST INCOME/ FEE REFUNDS

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LESS: BANK FEES	(70.04)
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NET DISTRIBUTABLE INCOME	322,998.59
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TOWNSHIP DISTRIBUTION 90%	290,698.73
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AMBERLEY VILLAGE DISTRIBUTION 10%	32,299.86
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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	\$ 290,698.73
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	\$ 641,799.58
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	\$ 885,201.71

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	\$ 39,011.21
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	\$ 32,299.86
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	\$ 71,311.07
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	\$ 98,355.75

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.

Sycamore Township JEDZ Kenwood – East

**Tuesday, September 2, 2025
4:30 p.m.**

- **Meeting Called to Order**
- **Roll Call**
- **Approval of Minutes June 3, 2025**
- **District Update**
- **Date of Next Meeting – December 2, 2025**
- **Adjournment**

RECORD OF PROCEEDINGS

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

June 3, 2025

The meeting was called to order at 4:30 p.m. Present for the meeting were Chairman Tom Weidman, Vice-Chairman Tracy Schwegmann, 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. Treasurer Michael Norton-Smith was absent.

Approval of Minutes March 4, 2025:

The minutes from the March 4, 2025 meeting were presented for approval. Mr. Born made a motion to approve the minutes. Mrs. Schwegmann seconded the motion. Mr. Bickford called roll. Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Born: Aye; Staubach: Aye

District Update: Mr. Bickford indicated that the district was up in revenue and collections by about 20%.

Date of Next Meeting: September 2, 2025, at 4:30 p.m.

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

The meeting adjourned at 4:34 p.m.

Rick Staubach, Secretary

Record of Proceedings 06/03/2025

EAST
SYCAMORE TOWNSHIP JEDZ
QUARTERLY DISTRIBUTION SCHEDULE
JUNE - JULY - AUGUST 2025 COLLECTIONS

	QUARTERLY Collections	YTD Collections	Prior Year Quarterly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	621,887.51	1,972,309.16	556,131.28	1,689,336.75
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	12,437.75	39,446.18	11,122.63	33,786.73
2% REFUND ALLOWANCE	22,437.75	79,446.18	11,122.63	63,786.73
1% ADMINISTRATION ALLOWANCE	1,063.24	4,216.29	3,408.22	5,430.44
NET COLLECTIONS	585,948.77	1,849,200.51	530,477.80	1,586,332.85
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	(444.10)	(1,169.50)	(475.45)	(1,231.25)
NET DISTRIBUTABLE INCOME	585,504.67	1,848,031.01	530,002.35	1,585,101.60
TOWNSHIP DISTRIBUTION 90%	526,954.20	1,663,227.91	477,002.12	1,426,591.44
CITY OF MADEIRA DISTRIBUTION 10%	58,550.47	184,803.10	53,000.23	158,510.16
BALANCE	0.00	0.00	0.00	0.00

Refund General Ledger Balance: 1,105.40
Administrative General Ledger Balance: 7,510.27

Sycamore Township JEDZ Kenwood – Central

**Tuesday, September 2, 2025
Immediately Following JEDZ East Meeting**

- **Meeting Called to Order**
- **Roll Call**
- **Approval of Minutes June 3, 2025**
- **District Update**
- **Date of Next Meeting – December 2, 2025**
- **Adjournment**

RECORD OF PROCEEDINGS

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

June 3, 2025

The meeting was called to order at 4:35 p.m. Present for the meeting were Chairman Tom Weidman, Vice-Chairman Tracy Schwegmann, 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. Treasurer Michael Norton-Smith was absent.

Approval of Minutes March 4, 2025:

The minutes from the March 4, 2025 meeting were presented for approval. Mr. Staubach 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

District Update: Mr. Bickford noted that the district was up 30% in revenue over last year. Mr. Uckotter noted that in working with Madeira and the Towne Centre, they are now able to require collection from the kiosks in the mall.

Date of Next Meeting: September 2, 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 4:37 p.m.

Rick Staubach, Secretary
Record of Proceedings 06/03/2025

CENTRAL
SYCAMORE TOWNSHIP JEDZ
QUARTERLY DISTRIBUTION SCHEDULE
JUNE - JULY - AUGUST 2025 COLLECTIONS

	QUARTERLY Collections	YTD Collections	Prior Year Quarterly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	697,139.42	2,130,449.16	620,847.64	1,720,940.06
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	13,942.79	42,608.98	12,416.96	34,418.81
2% REFUND ALLOWANCE	13,942.79	42,608.98	12,416.96	34,418.81
1% ADMINISTRATION ALLOWANCE	1,062.96	4,215.43	3,190.75	3,190.75
NET COLLECTIONS	668,190.88	2,041,015.77	592,822.97	1,648,911.69
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	(330.90)	(845.30)	(309.10)	(829.55)
NET DISTRIBUTABLE INCOME	667,859.98	2,040,170.47	592,513.87	1,648,082.14
TOWNSHIP DISTRIBUTION 90%	601,073.98	1,836,153.42	533,262.48	1,483,273.93
CITY OF MADEIRA DISTRIBUTION 10%	66,786.00	204,017.05	59,251.39	164,808.21
BALANCE	0.00	0.00	0.00	0.00

Refund General Ledger Balance: 114,392.26
Administrative General Ledger Balance: 7,510.27