

RECORD OF PROCEEDINGS

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

December 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 September 3, 2024:

The minutes from the September 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 collections in the Northwest JEDZ are up from last year for the month of November. He said after a slump, which he thinks was a reporting issue, the year-to-date collections are above \$1.2 million.

Mr. Weidman said that might be a record for collections. He asked if there were any issues.

Mr. Jetter answered no, adding that Julie Hoffman, the Deer Park Tax Clerk, is doing a great job with collections.

2025 Budget:

Mr. Bickford reported there is not a budget per se as there is no staff and the Board is not compensated. He said he would provide audit costs at the beginning of the year. Mr. Bickford stated insurance is paid until the month of October.

Set 2025 Meeting Dates:

Mr. Weidman noted the 2025 meeting dates for the Northwest JEDZ Board will be March 4th, June 3rd, September 2nd, and December 2nd at 4:00 p.m.

Mr. Kellums made a motion to adjourn, seconded by Ms. Schwegmann. All voted yes.
The meeting was adjourned at 4:04 p.m.

Natasha Kohorst, Secretary

Record of Proceedings 12/03/2024

NORTHWEST
Sycamore Township JEDZ
Monthly Distribution Schedule
DECEMBER, 2024 COLLECTIONS

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Gross Tax Collections	\$ 131,701.32	YTD \$ 1,353,408.28
Less:		
2% Collection Fee to City of Deer Park	\$ 2,634.03	YTD \$ 27,068.17
		\$ -
2% Refund Allowance	\$ 2,634.03	\$ 27,068.17
		\$ -
1% Administration Allowance	\$ 1,317.01	\$ 13,534.08
		\$ -
NET COLLECTIONS ==>	\$ 125,116.25	YTD \$ 1,285,737.87
Less: Accounting Fees		\$ -
Less: Bank Fees		\$ -
Net Distributable Income	\$ 125,116.25	YTD \$ 1,285,737.87
		\$ -
TOWNSHIP DISTRIBUTION 90%	\$ 112,604.63	YTD \$ 1,157,164.08
		\$ -
CITY OF DEER PARK DISTRIBUTION 10%	\$ 12,511.63	YTD \$ 128,573.79
Balance =	<u>0.00</u>	

NORTHWEST
Sycamore Township JEDZ
Monthly Distribution Schedule
FEBRUARY, 2025 COLLECTIONS

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Gross Tax Collections	\$ 127,442.22	YTD \$ 245,153.11
Less:		
2% Collection Fee to City of Deer Park	\$ 2,548.84	YTD \$ 4,903.06
2% Refund Allowance	\$ 2,548.84	\$ 4,903.06
1% Administration Allowance	\$ 1,274.42	\$ 2,451.53
NET COLLECTIONS ==>	\$ 121,070.11	YTD \$ 232,895.45
Less: Accounting Fees		\$ -
Less: Bank Fees		\$ -
Net Distributable Income	\$ 121,070.11	YTD \$ 232,895.45
TOWNSHIP DISTRIBUTION 90%	\$ 108,963.10	YTD \$ 209,605.91
CITY OF DEER PARK DISTRIBUTION 10%	\$ 12,107.01	YTD \$ 23,289.55
Balance =	<u>0.00</u>	

Selected date 2/29/2025

<u>Deposit</u> <u>Date</u>	<u>Individual</u> <u>Deposits</u>	<u>Net-Profit</u> <u>Deposits</u>	<u>Total 1 & 2</u> <u>Refunds/Adj</u>	<u>Total 1 & 2</u> <u>Deposits</u>	<u>Withholding</u> <u>Refunds/Adj</u>	<u>Withholding</u> <u>Deposits</u>	<u>Total All</u> <u>Refunds/Adj</u>	<u>Total All</u> <u>Deposit</u>	<u>Percent</u> <u>Change</u>
1/2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,710.89	\$0.00	\$117,710.89	8
1/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$109,304.85	\$0.00	\$109,304.85	
2/2025	\$0.00	\$391.00	\$0.00	\$391.00	\$0.00	\$128,401.09	\$0.00	\$128,792.09	46
2/2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88,122.08	\$0.00	\$88,122.08	
**2025	\$0.00	\$391.00	\$0.00	\$391.00	\$0.00	\$246,111.98	\$0.00	\$246,502.98	25
**2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$197,426.93	\$0.00	\$197,426.93	

*** End Of Report ***

RECORD OF PROCEEDINGS

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

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

Approval of Minutes September 3, 2024:

The minutes from the September 3, 2024 meeting were presented for approval. A motion was made by Mr. Rosen to approve the minutes. Mr. Muething seconded the motion. Mr. Bickford called roll.

Vote: Weidman: Aye; Schwegmann: Aye; Kellums: Aye; Muething: Aye; Rosen: Aye; Mr. Lahrmer: Aye

District Update:

Mr. Smallwood reported on the third quarter numbers, noting collections are down a little for the quarter, but the district is up slightly for the year.

Mr. Weidman asked if there were any collections issues.

Mr. Smallwood answered no, saying collections had been going smoothly.

Mr. Kellums commented collections are higher than any previous year.

Set 2025 Meeting Dates:

Mr. Weidman noted the 2025 meeting dates for the Northwest JEDZ Board will be March 4th, June 3rd, September 2nd, and December 2nd at 4:15 p.m.

2025 Budget:

Mr. Bickford reported there is not a budget as the only expenses are the audit costs and insurance. He said insurance is paid up until October, 2025. He said he is looking into cost savings options for the audit.

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

Tom Muething, Secretary

Record of Proceedings 12/03/2024

SYCAMORE TOWNSHIP SOUTHWEST JEDZ

SUMMARY

Q4-2024

GROSS TAX COLLECTIONS Q4-2024		282,372.96
LESS:		
2% COLLECTION FEE to AMBERLEY VILLAGE		5,647.46
		-
2% REFUND ALLOWANCE to AMBERLEY VILLAGE		5,647.46
		-
1% ADMINISTRATION ALLOWANCE to AMBERLEY VILLAGE	(Limited)	560.06
	NET COLLECTION	270,517.98
INTEREST INCOME/ FEE REFUNDS		-
LESS: BANK FEES		(71.17)
NET DISTRIBUTABLE INCOME		270,446.81
TOWNSHIP DISTRIBUTION 90%		243,402.13
AMBERLEY VILLAGE DISTRIBUTION 10%		27,044.68
	BALANCE	<u><u>-</u></u>

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	\$ 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
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	\$ 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

December 3, 2024

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, Board Member Tracy Kellums, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, and Township Planning & Zoning Administrator Jeff Uckotter. Secretary Rick Staubach and Board Member Ken Born were absent.

Approval of Minutes September 3, 2024:

The minutes from the September 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

District Update:

Mr. Norton-Smith reported the East JEDZ has stabilized a little bit. He said there had been an uptick in the number of refunds so \$15,000.00 was added to the refund allowance. He said they will make the adjustment to a quarterly report beginning with the next meeting.

Mr. Weidman said the district looks good, noting year-to-date collections were \$2.3 million. He asked what that could be attributed to.

Mr. Norton-Smith answered a couple of healthy payments were made and in general, the East District has out-performed the Central District over the last year or so.

2025 Budget:

Mr. Bickford reported the insurance policy, which is good until October, 2025 is the only expense that the district must bear.

Set 2025 Meeting Dates:

Mr. Weidman noted the 2025 meeting dates for the Northwest JEDZ Board will be March 4th, June 3rd, September 2nd, and December 2nd at 4:30 p.m.

Mr. Kellums made a motion to adjourn, seconded by Ms. Schwegmann. All voted yes. The meeting adjourned at 4:34 p.m.

Rick Staubach, Secretary

Record of Proceedings 12/03/2024

EAST
SYCAMORE TOWNSHIP JEDZ
QUARTERLY DISTRIBUTION SCHEDULE
JANUARY - FEBRUARY 2025 COLLECTIONS

	QUARTERLY Collections	YTD Collections	Prior Year Quarterly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	452,873.99	452,873.99	565,050.45	565,050.45
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	9,057.48	9,057.48	11,301.00	11,301.00
2% REFUND ALLOWANCE	19,057.48	19,057.48	21,301.00	21,301.00
1% ADMINISTRATION ALLOWANCE	0.00	0.00	0.00	0.00
NET COLLECTIONS	424,759.03	424,759.03	532,448.45	532,448.45
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	(287.55)	(287.55)	(451.50)	(451.50)
NET DISTRIBUTABLE INCOME	424,471.48	424,471.48	531,996.95	531,996.95
TOWNSHIP DISTRIBUTION 90%	382,024.33	382,024.33	478,797.26	478,797.26
CITY OF MADEIRA DISTRIBUTION 10%	42,447.15	42,447.15	53,199.69	53,199.69
BALANCE	0.00	0.00	0.00	0.00
Refund General Ledger Balance:	25,365.55			
Administrative General Ledger Balance:	7,579.29			

RECORD OF PROCEEDINGS

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

December 3, 2024

The meeting was called to order at 4:35 p.m. Present for the meeting were Chairman Tom Weidman, Vice-Chairman Tracy Schwegmann, Treasurer Michael Norton-Smith, Board Member Tracy Kellums, Executive Director Greg Bickford, Township Law Director Lawrence E. Barbieri, and Township Planning & Zoning Administrator Jeff Uckotter. Secretary Rick Staubach and Board Member Ken Born were absent.

Approval of Minutes September 3, 2024:

The minutes from the September 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

District Update:

Mr. Norton-Smith reported the collections for the Central JEDZ district are down and trailing the 2023 collections by about \$300,000.00.

Mr. Weidman asked if there had been issues collecting temporary tenants at the mall.

Mr. Norton-Smith answered the mall is not as diligent about passing on information about new tenants during the holidays. He said the City of Madeira is trying to be more pro-active about it and work with the Towne Centre to obtain current information.

Mr. Uckotter said he spoke to mall management, and they have no issue providing tenants with the JEDZ information.

2025 Budget:

Mr. Bickford reported the only expense for the district is the insurance policy which is good until October, 2025.

Set 2025 Meeting Dates:

Mr. Weidman noted the 2025 meeting dates for the Northwest JEDZ Board will be March 4th, June 3rd, September 2nd, and December 2nd immediately following the JEDZ East Board Meeting.

Mr. Kellums made a motion to adjourn, seconded by Ms. Schwegmann. All voted yes.
The meeting adjourned at 4:38 p.m.

Rick Staubach, Secretary

Record of Proceedings 12/03/2024

CENTRAL
SYCAMORE TOWNSHIP JEDZ
QUARTERLY DISTRIBUTION SCHEDULE
JANUARY - FEBRUARY 2025 COLLECTIONS

	QUARTERLY Collections	YTD Collections	Prior Year Quarterly Collections	PRIOR YTD Collections
GROSS TAX COLLECTIONS	639,468.20	639,468.20	568,344.34	568,344.34
LESS:				
2% COLLECTION FEE TO CITY OF MADEIRA	12,789.36	12,789.36	11,366.88	11,366.88
2% REFUND ALLOWANCE	12,789.36	12,789.36	11,366.88	11,366.88
1% ADMINISTRATION ALLOWANCE	0.00	0.00	0.00	0.00
NET COLLECTIONS	613,889.48	613,889.48	545,610.58	545,610.58
INTEREST INCOME/ FEE REFUNDS				
LESS: BANK FEES	(194.50)	(194.50)	(309.20)	(309.20)
NET DISTRIBUTABLE INCOME	613,694.98	613,694.98	545,301.38	545,301.38
TOWNSHIP DISTRIBUTION 90%	552,325.48	552,325.48	490,771.24	490,771.24
CITY OF MADEIRA DISTRIBUTION 10%	61,369.50	61,369.50	54,530.14	54,530.14
BALANCE	0.00	0.00	0.00	0.00
Refund General Ledger Balance:	114,586.64			
Administrative General Ledger Balance:	7,579.56			