

RECORD OF PROCEEDINGS

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

September 21, 2021

The meeting was called to order at 4:00 p.m. Present for the meeting were Chairman Tom James, Treasurer William Jetter, Member Tom Camp, Member Jim LaBarbara, Member Tom Weidman, Executive Director Ray Warrick and Beth Gunderson. Secretary Ron Tolliver was absent.

Approval of Minutes June 1, 2021:

The minutes from the June 1, 2021 meeting were presented for approval. A motion was made by Mr. Weidman, seconded by Mr. Camp, to approve these minutes. Mr. Warrick called roll.

Vote: Mr. Weidman: Aye; Mr. LaBarbara: Aye; Mr. Jetter: Aye; Mr. Camp: Aye; Mr. James: Abstain

District Update:

Mr. Jetter reported the Northwest JEDZ is up almost 10 percent year to date compared to 2020. He then discussed the possibility of refund requests.

Mr. Weidman stated it is important to allocate the reserve funds, so we don't have any issues with potential refund requests.

Mr. Jetter stated if he sees any red flags, he will alert Mr. Warrick and the Board could call a special meeting to discuss the issue.

Mr. Warrick stated all the JEDZ have reserves at this point.

Mr. Weidman noted since the biggest employer in the Northwest JEDZ is a hospital, there probably are not very many people working from home.

Mr. Miller pointed out there is an opportunity for development in this district as a developer is interested in two small office buildings on Pine Road.

Date of Next Meeting:

The next meeting will take place Tuesday, December 7, 2021 at 4:00 p.m.

Mr. Weidman made a motion to adjourn, seconded by Mr. LaBarbara. Mr. Warrick called roll. All voted yes.

The meeting adjourned at 4:06 p.m.

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NORTHWEST
Sycamore Township JEDZ
Monthly Distribution Schedule
NOVEMBER, 2021 COLLECTIONS

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Gross Tax Collections	\$ 118,119.13	YTD \$	1,133,023.13
Less:			
2% Collection Fee to City of Deer Park	\$ 2,362.38	YTD \$	22,660.46
2% Refund Allowance	\$ 2,362.38	\$	22,660.46
1% Administration Allowance	<u>\$ 1,181.19</u>	\$	11,330.23
NET COLLECTIONS ==>	\$ 112,213.17	YTD \$	1,076,371.97
Less: Accounting Fees		\$	-
Less: Bank Fees		\$	-
Net Distributable Income	\$ 112,213.17	YTD \$	1,076,371.97
TOWNSHIP DISTRIBUTION 90%	\$ 100,991.86	YTD \$	968,734.78
CITY OF DEER PARK DISTRIBUTION 10%	<u>\$ 11,221.32</u>	YTD \$	107,637.20
Balance =	<u>0.00</u>		

Selected date 11/30/2021

<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>
1/2021	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00	\$102,115.83	\$0.00	\$102,315.83	11
1/2020	\$0.00	\$9,388.80	\$0.00	\$9,388.80	\$0.00	\$82,602.02	\$0.00	\$91,990.82	
2/2021	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$75,821.92	\$0.00	\$78,821.92	282
2/2020	\$0.00	\$3,353.17	\$0.00	\$3,353.17	\$0.00	\$17,294.15	\$0.00	\$20,647.32	
3/2021	\$0.00	\$3,577.00	\$0.00	\$3,577.00	\$0.00	\$104,083.71	\$0.00	\$107,660.71	-36
3/2020	\$0.00	\$4,032.00	\$0.00	\$4,032.00	\$0.00	\$164,342.08	\$0.00	\$168,374.08	
4/2021	\$300.00	\$65,695.00	\$-280.00	\$65,995.00	\$0.00	\$84,210.49	\$-280.00	\$150,205.49	68
4/2020	\$0.00	\$2,800.00	\$0.00	\$2,800.00	\$0.00	\$86,805.30	\$0.00	\$89,605.30	
5/2021	\$0.00	\$7,130.00	\$0.00	\$7,130.00	\$0.00	\$109,717.83	\$0.00	\$116,847.83	53
5/2020	\$0.00	\$657.00	\$0.00	\$657.00	\$0.00	\$75,876.26	\$0.00	\$76,533.26	
6/2021	\$0.00	\$32,346.57	\$-50.19	\$32,346.57	\$0.00	\$83,541.87	\$-50.19	\$115,888.44	-4
6/2020	\$0.00	\$17,486.00	\$0.00	\$17,486.00	\$0.00	\$103,672.76	\$0.00	\$121,158.76	
7/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$82,812.72	\$0.00	\$82,812.72	-26
7/2020	\$300.00	\$33,072.00	\$-179.00	\$33,372.00	\$0.00	\$77,929.40	\$-179.00	\$111,301.40	
8/2021	\$0.00	\$4,329.90	\$0.00	\$4,329.90	\$0.00	\$74,362.72	\$0.00	\$78,692.62	4
8/2020	\$0.00	\$11.81	\$-189.92	\$11.81	\$0.00	\$75,636.31	\$-189.92	\$75,648.12	
9/2021	\$0.00	\$9,632.00	\$0.00	\$9,632.00	\$0.00	\$73,115.36	\$0.00	\$82,747.36	-2
9/2020	\$0.00	\$5,120.00	\$0.00	\$5,120.00	\$0.00	\$79,082.70	\$0.00	\$84,202.70	
10/2021	\$0.00	\$8,832.00	\$0.00	\$8,832.00	\$0.00	\$90,469.27	\$0.00	\$99,301.27	19
10/2020	\$1,923.00	\$0.00	\$-1,384.78	\$1,923.00	\$0.00	\$81,775.10	\$-1,384.78	\$83,698.10	
11/2021	\$0.00	\$1,546.74	\$0.00	\$1,546.74	\$-127.07	\$116,012.42	\$-127.07	\$117,559.16	-11
11/2020	\$0.00	\$11,690.00	\$0.00	\$11,690.00	\$0.00	\$120,850.65	\$0.00	\$132,540.65	
**2021	\$300.00	\$136,289.21	\$-330.19	\$136,589.21	\$-127.07	\$996,264.14	\$-457.26	\$1,132,853.35	7
**2020	\$2,223.00	\$87,610.78	\$-1,753.70	\$89,833.78	\$0.00	\$965,866.73	\$-1,753.70	\$1,055,700.51	

*** End Of Report ***

11/30/2021
 11/152.80

NORTHWEST JEDZ BUDGET		
		2022
GROSS TAX COLLECTIONS		1,200,000
LESS:		
2% COLLECTION FEE TO CITY OF DEER PARK		24,000
2% REFUND ALLOWANCE		24,000
1% ADMINISTRATION ALLOWANCE		12,000
NET COLLECTIONS		1,140,000
INTEREST INCOME/FEE REFUNDS		-
LESS BANK FEES		-
NET DISTRIBUTABLE INCOME		1,140,000
TOWNSHIP DISTRIBUTION 90%		1,026,000
CITY OF DEER PARK DISTRIBUTION 10%		114,000

RECORD OF PROCEEDINGS

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

September 21, 2021

The meeting was called to order at 4:16 p.m. Present for the meeting were Chairman Tom Weidman, Treasurer Scot Lahrmer, Member Peg Conway, Member Tom James, Member Jim LaBarbara, Executive Director Ray Warrick, Kathy Harcourt and Beth Gunderson. Secretary Tom Muething was absent.

Approval of Minutes June 1, 2021:

The minutes from the June 1, 2021 meeting were presented for approval. A motion was made by Ms. Conway, seconded by Mr. Lahrmer, to approve these minutes. Mr. Warrick called roll. Vote: Mr. Weidman: Aye; Mr. LaBarbara: Aye; Ms. Conway: Aye; Mr. Lahrmer: Aye; Mr. James: Abstain

District Update:

Ms. Harcourt reported there is an 18% increase over last year's second quarter. She stated last year by this time \$193,956.00 had been distributed; this year that number is \$229,166.35. Ms. Harcourt said the next quarter should be fairly good because third quarter payments should be in by then and those are pretty substantial.

Mr. James asked if there have been any refund requests from anyone who was working from home outside of the Southwest JEDZ.

Ms. Harcourt answered no.

Mr. Weidman reported Redstone was at one point only 12 percent occupied so that could be an issue in the future.

Date of Next Meeting:

The next meeting will take place Tuesday, December 7, 2021 at 4:15 p.m.

Mr. James made a motion to adjourn. Ms. Conway seconded the motion. The meeting adjourned at 4:19 p.m.

Tom Muething, Secretary

Record of Proceedings 09/21/2021

SYCAMORE TOWNSHIP SOUTHWEST JEDZ

SUMMARY

2021

GROSS TAX COLLECTIONS-Q3 2021		250,041.37
LESS:		
2% COLLECTION FEE TO AMBERLEY VILLAGE		5,000.83
2% REFUND ALLOWANCE		5,000.83
1% ADMINISTRATION ALLOWANCE (Limited)		-
NET COLLECTIONS		240,039.72
INTEREST INCOME/ FEE REFUNDS	0.00	
LESS: BANK FEES	159.95	(159.95)
NET DISTRIBUTABLE INCOME		239,879.77
TOWNSHIP DISTRIBUTION 90%		215,891.79
AMBERLEY VILLAGE DISTRIBUTION 10%		23,987.98
BALANCE		-

SOUTHWEST JEDZ BUDGET		
		2022
GROSS TAX COLLECTIONS		1,100,000
LESS:		
2% COLLECTION FEE TO AMBERLEY VILLAGE		22,000
2% REFUND ALLOWANCE		22,000
1% ADMINISTRATION ALLOWANCE		4,100
NET COLLECTIONS		1,051,900
INTEREST INCOME/FEE REFUNDS		-
LESS BANK FEES		700
NET DISTRIBUTABLE INCOME		1,051,200
TOWNSHIP DISTRIBUTION 90%		946,080
AMBERLEY VILLAGE DISTRIBUTION 10%		105,120

RECORD OF PROCEEDINGS

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

September 21, 2021

The meeting was called to order at 4:30 p.m. Present for the meeting were Chairman Tom Weidman, Treasurer Tom Moeller, Secretary Rick Staubach, Member Ken Born, Member Tom James, Member Jim LaBarbara, Executive Director Ray Warrick and Beth Gunderson.

Approval of Minutes March 2, 2021:

The minutes from the March 2, 2021 meeting were presented for approval. Mr. Weidman noted the East JEDZ Board did not meet in June. A motion was made by Mr. Moeller, seconded by Mr. Born, to approve these minutes. Mr. Warrick called roll.

Vote: All Aye.

District Update:

Mr. Moeller reported on the East JEDZ District financial report through the end of August. He reported gross collections of \$1,737,304.50 year-to-date versus \$1,662,456.47 last year. He then reviewed the report in detail. Mr. Moeller concluded by reporting the net monthly and year-to-date collections in 2021 are \$169,481.10 and \$1,666,212.32 respectively compared to \$162,029.85 and \$1,592,758.34 last year.

Mr. Weidman asked if there has been any rush for refunds in the East JEDZ.

Mr. Moeller answered there has been one for City of Madeira income tax, but he has not seen any for the JEDZ District.

Mr. Weidman noted Horan is moving from the Central JEDZ to the East JEDZ which should be a good transition. Mr. Moeller stated he is aware of this move.

Mr. Warrick clarified that the Board did not hold the June meeting due to lack of a quorum, but everything Mr. Moeller reported included the things that would have been discussed in June.

Date of Next Meeting:

The next meeting will take place Tuesday, December 7, 2021 at 4:30 p.m.

Mr. James made a motion to adjourn, seconded by Mr. Staubach. Vote: All Aye.

The meeting adjourned at 4:35 p.m.

Rick Staubach, Secretary

Record of Proceedings 09/21/2021

EAST JEDZ BUDGET		
		2022
GROSS TAX COLLECTIONS		2,575,000
LESS:		
2% COLLECTION FEE TO CITY OF MADEIRA		51,500
2% REFUND ALLOWANCE		51,500
1% ADMINISTRATION ALLOWANCE		4,000
NET COLLECTIONS		2,468,000
INTEREST INCOME/FEE REFUNDS		-
LESS BANK FEES		1,600
NET DISTRIBUTABLE INCOME		2,466,400
TOWNSHIP DISTRIBUTION 90%		2,219,760
CITY OF MADEIRA DISTRIBUTION 10%		246,640

RECORD OF PROCEEDINGS

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

September 21, 2021

The meeting was called to order at 4:45 p.m. Present for the meeting were Chairman Tom Weidman, Treasurer Tom Moeller, Secretary Rick Staubach, Member Ken Born, Member Tom James, Member Jim LaBarbara, Executive Director Ray Warrick and Beth Gunderson.

Approval of Minutes March 2, 2021:

The minutes from the March 2, 2021 meeting were presented for approval. Mr. Weidman noted there was not a JEDZ Central Board meeting in June due to lack of a quorum. A motion was made by Mr. James, seconded by Mr. Moeller, to approve these minutes. Mr. Warrick called roll.

Vote: All Aye.

District Update:

Mr. Moeller reported The Central JEDZ is down a little bit from 2020. He stated year-to-date gross collections are \$1,683,987.69 in 2021 compared to \$1,760,752.72 last year. He noted the Central JEDZ August, 2021 collections of \$183,078.17 versus \$205,091.59 in 2020. Mr. Moeller then reviewed the report in detail noting net distributable income year-to-date is \$1,614,493.94 this year compared to \$1,686,309.00 last year.

Mr. Weidman asked if there had been any requests for refunds.

Mr. Moeller answered no, not to his knowledge.

Mr. Weidman stated the good news is the Kenwood Collection has two big leases coming up which have indicated they want to stay.

Mr. Moeller stated there is some vacant space within the Central JEDZ, primarily in Sycamore Plaza.

Mr. Weidman reported the theatre in the Kenwood Collection has opened and noted the owners are required to open the restaurant within 12 months.

Mr. Born pointed out collections in 2020 were up 6.5 percent at the height the pandemic. He said 2021 is more normal and asked why the district is down saying that is a big swing from up six percent to down. He asked if it is due to store vacancies or if there is any one thing causing this.

Mr. Moeller answered he can't think of one particular thing causing it.

Mr. James asked about the approach to Co-Hatch opening in the district; the people who use it as a virtual office.

Mr. Moeller answered that is almost a sublet situation and we will have to rely on the mall or lessee to keep track for us.

Mr. Born asked if there is a grace period in Madeira's tax code.

Mr. Moeller answered yes, there is a 20-day grace period primarily related to contractors.

Mr. Warrick clarified that the Board did not hold the June meeting due to lack of a quorum, but everything Mr. Moeller reported included the things that would have been discussed in June.

Mr. James suggested scheduling the next meeting at a time closer to the East JEDZ Board meeting to avoid the wait for the meeting to be able to begin. The Board agreed to advertise the next meeting as immediately following the East JEDZ Board meeting.

Date of Next Meeting:

The next meeting will take place Tuesday, December 7, 2021 immediately following the East JEDZ Board meeting on that date.

The meeting adjourned at 4:53 p.m.

Rick Staubach, Secretary
Record of Proceedings 09/21/2021

CENTRAL JEDZ BUDGET		
		2022
GROSS TAX COLLECTIONS		2,600,000
LESS:		
2% COLLECTION FEE TO CITY OF MADEIRA		52,000
2% REFUND ALLOWANCE		52,000
1% ADMINISTRATION ALLOWANCE		4,000
NET COLLECTIONS		2,492,000
INTEREST INCOME/FEE REFUNDS		-
LESS BANK FEES		750
NET DISTRIBUTABLE INCOME		2,491,250
TOWNSHIP DISTRIBUTION 90%		2,242,125
CITY OF MADEIRA DISTRIBUTION 10%		249,125