



**Board of Directors  
Meeting Minutes**

**Date:** June 25, 2025

**Meeting Type:** Regular

**Location:** Jackson County Jobs & Family Services - 25 E. South Street, Jackson, Ohio 45640

**Present:** Anthony Brenner, Paul Haller, Nicole Havens, Lee Hubbard, Gary Radabaugh, John Stabler, and David Swackhammer (Proxy).

**CALL TO ORDER**

The meeting was called to order by Mr. Hubbard at 10:30 a.m.

**MINUTES**

- *The minutes of the May 7, 2025, meeting were approved on a motion by Mr. Brenner, seconded by Mr. Haller. Motion Carried.*

**FINANCE REPORT**

Mr. Hubbard presented the financial report.

- *The financial report was approved on a motion by Mr. Brenner, seconded by Mr. Haller. Motion carried.*
  - **Disbursement Approvals**
    - A check (#343) written to Brenner Restoration LLC in the amount of \$390.00 was approved on a motion from Mr. Haller and seconded by Mr. Swackhammer. Motion carried. *Mr. Brenner abstained.*
    - A check (#344) written to Brenner Restoration LLC in the amount of \$390.00 was approved on a motion from Mr. Haller and seconded by Mr. Swackhammer. Motion carried. *Mr. Brenner abstained.*
    - A check (#345) written to Brian Dulaney Excavating in the amount of \$300.00 was approved on a motion by Mr. Brenner and seconded by Mr. Haller. Motion carried.
    - A check (#346) written to H & H Environmental in the amount of \$3,915.00 was approved on a motion by Mr. Brenner and seconded by Mr. Haller. Motion carried.

**OLD BUSINESS**

- **Demolition & Site Revitalization Grant Program –**
  - **2022 Grant:** All information had to be input again due to updates made for the 2024 Grant. The Land Bank should expect reimbursement in August.
  - **2024 Grant:** The Land Bank received the award notice in September 2025 but didn't receive the signed contract until May 2025. Due to this delay, the timeline for completion has been updated to December 31, 2025.
    - H&H Environmental has begun asbestos reviews with an expected completion date of July 11, 2025, and reports due back the following week.
    - Demolition is expected to go out to bid on July 23, 2025, with the bids being due on August 12, 2025.

- **Welcome Home Ohio** – The Board reviewed 3 sets of plans and chose one set of plans that will work for both lots. The Welcome Home Ohio project will go out to bid with the new set of plans on July 23, 2025, with bids being due on August 12, 2025.
  - The Board reviewed additional plans for multi-family condos as a possible future housing project following the Welcome Home Ohio home builds.
- **Diamond Area** – Condemned Properties – Mr. Stabler will be reaching out to property owners again.

## **NEW BUSINESS**

- **67 Main Street, Coalton** – State Historic Preservation Office Needs:
  - Mr. Stabler met with the Village of Coalton about the 67 Main Street property. The Village is willing to drop the current liens in the condition that the property go to the County, Jackson County Land Bank, or the Village of Coalton.
  - The State Historic Preservation Office needs an end-use plan. The Village would like to use this space as a memorial for the First Cash Register, and possibly green space.
- **Pre-Qualified Contractor** – SF Restoration LLC
  - All documents have been submitted.
  - *A motion was made to approve SF Restoration LLC as a Pre-Qualified Contractor by Mr. Brenner, seconded by Mr. Haller. Motion carried.*

## **PUBLIC COMMENTS**

- **None**

## **DATE OF NEXT MEETING**

The next regular meeting will be *Wednesday, August 13, 2025*, at 10:30 a.m. at the Jackson County Jobs and Family Services Offices.

## **ADJOURNMENT**

*The meeting was adjourned at 11:16 a.m. on a motion from Mr. Brenner and a second from Mr. Haller. Motion carried.*

Respectfully Submitted,  
Nicole Havens