



**Jackson County Lank Reutilization Corporation
Board of Directors
Meeting Minutes**

Date: January 15, 2025

Meeting Type: Welcome Home Ohio Pre-Bid Meeting

Location: Jackson County Economic Development Partnership, 920 Veterans Drive, Jackson, Ohio 45640

Present: John Stabler, Nicole Havens, Sam Brady

Guest: Ricky Wilson - Running G Farms, Tyler Gandee – Running G Farms

CALL TO ORDER

The meeting was called to order at 8:34 a.m.

OVERVIEW OF PLANS:

- Mr. Stabler explained that the enhanced plans have an attached garage.
- \$175k is the max sell price
- The foundation needs to be 4-6 blocks high.
- Utilities: Both lots have city sewer, Wellston lot has AEP electricity and Jackson lot has City of Jackson electricity. Tap fees will be part of the contractor's price.
- There is an allowance for the roof and cabinets and the board would prefer the mid-grade cabinets.
- HVAC unit for size (Gas in Wellston).
- Dimensions can vary if needed.

FINISHINGS:

- Flooring: vinyl/floating floor
- Driveway: Concrete to the road with a sidewalk to the porch.
- Plumbing: Pex Pipe
- Ceiling fans in each room.
- Landscape: seeded after complete, landscaping will be left to home buyer.

QUESTIONS:

- Coffman Lot: with the layout of the lot, the home will look best if the garage is on the back of the house, so the porch faces the road. The layout can be altered for curb appeal.
- Timing: the board would prefer that construction starts at the end of February, beginning of March. The deadline for the program is the end of 2026.
- Are the appliances included in the bid or is that something that the Land Bank will provide? John will confirm with the board.
- Bid with options is preferred.

The Welcome Home Ohio Pre-Bid Meeting concluded at 9:13am.

Respectfully Submitted,
Nicole Havens