



**Board of Directors
Meeting Minutes**

Date: August 13, 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, Zoiee Smith, John Stabler, and David Swackhammer (Proxy), Donnie Willis

CALL TO ORDER

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

MINUTES

- *The minutes of the June 25, 2025, meeting were approved on a motion by Mr. Haller, seconded by Mr. Willis. Motion Carried.*

DEMOLITION & HOME BUILD BIDS

Welcome Home Ohio – *Mr. Brenner exited for the discussion.*

- The bid opening was held on August 12, 2025, and bids are as follows:
 - Brenner Restoration (Jackson): \$185,000
 - Brenner Restoration (Wellston): \$180,000
 - Running G Farms & Construction: \$175,000 each
- The Board discussed technical issues with reporting that has caused delays with disbursements from Ohio Department of Development.
- *A motion was made by Mr. Swackhammer to table awarding a contractor at this time. Motion was seconded by Mr. Willis. Motion carried.*

Demolition & Site Revitalization Grant Program –

- The bid opening was held on August 12, 2025. Mr. Stabler reviewed the bid tabulation noting that H & H Environmental bid ACM projects only and Running G Farms & Construction and Wilson Excavating bid demolition only.
- Jackson County Contractors' bids within 10% of the lowest bid will be awarded.
- *Mr. Brenner made a motion to move forward with awarding the bids with the amendments. Mr. Haller seconded the motion. Motion carried.*

FINANCE REPORT

Mr. Hubbard presented the financial report.

- *The financial report was approved on a motion by Mr. Haller, seconded by Mr. Brenner. Motion carried.*

○ **Disbursement Approvals**

- A check (#347) written to H & H Environmental in the amount of \$1,305.00 was approved on a motion from Willis and seconded by Mr. Brenner. Motion carried.
- A check (#348) written to Buckeye Construction and Restoration in the amount of \$99,857 was approved on a motion from Mr. Brenner and seconded by Mr. Haller. Motion carried.
- A check (#349) written to MIL Property Management in the amount of \$250.00 was approved on a motion by Mr. Brenner and seconded by Mr. Swackhammer. Motion carried.
- A check (#350) written to Brenner Restoration LLC in the amount of \$390.00 was approved on a motion by Mr. Swackhammer and seconded by Mr. Willis. *Mr. Brenner abstained.* Motion carried.
- A check (#351) written to Total Media – The Telegram in the amount of \$516.00 was approved on a motion by Mr. Haller and seconded by Mr. Willis. Motion carried.

OLD BUSINESS

- Demolition & Site Revitalization – 2022 Project
 - Mr. Stabler has had continuous issues with submitting reports and will be meeting with Kelly Love to try to resolve the problem.
- Demolition & Site Revitalization – 2024 Project
 - Mr. Stabler will ask the Ohio Department of Development when we can submit more properties for this grant period. We will have 30 days to acquire more properties.
- Diamond Area – Condemned Properties
 - Three letters have been sent in hopes to find the heirs of the properties.
- 69 Main Street, Coalton
 - There has been a plan created for the State Historic Preservation Office. We have a verbal agreement with the Village of Coalton to participate, and the Land Bank will acquire the property once completed.

PUBLIC COMMENTS

- **None**

DATE OF NEXT MEETING

The next regular meeting will be *Wednesday, October 1, 2025*, at 10:30 a.m. at the Jackson County Jobs and Family Services Offices.

ADJOURNMENT

The meeting was adjourned at 11:36 a.m. on a motion from Mr. Brenner and a second from Mr. Haller. Motion carried.

Respectfully Submitted,
Nicole Havens