

Meeting Minutes of the **BOARD OF TRUSTEES**



SSCC's mission is to provide accessible, affordable, and high-quality education to people in southern Ohio.

FEBRUARY 19, 2025 SPECIAL MEETING

The Southern State Community College Board of Trustees met on Wednesday, February 19, 2025, at 1:00 p.m. in Room 344 at Central Campus, located at 100 Hobart Drive in Hillsboro, Ohio.

At 1:00 p.m., Chair Cummings called the meeting to order. Roll Call was as follows:

Present:

Trustee Doug Boedeker
Trustee Randy Chandler (via Zoom)
Trustee Rachel Cummings, Chair (via Zoom)
Trustee Dennis Milstead, Vice Chair
Trustee Jeff Newman (via Zoom)
Trustee Brian Prickett

Absent:

Trustee Karen Daniels
Trustee Denny Kirk

25.10

Consideration of Agenda

Trustee Prickett moved and Trustee Milstead seconded that the February 19, 2025 special meeting agenda be approved. Roll Call Vote was as follows:

Yes, approval of February 19 meeting agenda:

Trustee Randy Chandler
Trustee Dennis Milstead, Vice Chair
Trustee Jeff Newman
Trustee Brian Prickett
Trustee Doug Boedeker
Trustee Rachel Cummings, Chair

25.11

Consideration of Resolution to Use Sale Proceeds for Capital Improvements

President Roades provided some background information and explanation of details surrounding the proposed resolution. Trustee Milstead moved and Trustee Boedeker seconded that the Board accept the resolution as presented:

**SOUTHERN STATE COMMUNITY COLLEGE
BOARD OF TRUSTEES
February 19, 2025**

**Resolution to authorize President Roades to designate proceeds of
partial land sale to be used for capital improvements.**

WHEREAS, on October 25, 2023, the Southern State Community College Board of Trustees adopted a Resolution authorizing the divestiture of a portion of the excess land located at 351 Brooks-Malott Road, Mt. Orab, OH, property owned by Southern State Community College and located in Brown County via sale, and

WHEREAS, the Adams County Regional Medical Center made an offer for the purchase of approximately seven (7) unimproved acres for \$59,000 per acre on November 19, 2024, and

WHEREAS, the Southern State Community College Board of Trustees, on November 21, 2024, authorized President Roades to execute the purchase/sale agreement with Adams County Regional Medical Center as presented, subject to the contingencies in the agreement and approval of the bonding agent, and

WHEREAS, the Southern State Community College Board of Trustees wishes to close on the sale of the property as described in the Purchase and Sale Agreement dated November 19, 2024,

THEREFORE BE IT RESOLVED that the Southern State Community College Board of Trustees hereby wishes to maintain the tax-exempt status of the outstanding bonds related to the original purchase by designating the proceeds to be spent on capital improvements at the College's Central Campus (Hillsboro, OH) or Brown County Campus (Mt. Orab, OH).

Roll Call Vote was as follows:

Yes, approval of sale proceeds for capital improvements resolution:

Trustee Dennis Milstead, Vice Chair

Trustee Jeff Newman

Trustee Brian Prickett

Trustee Doug Boedeker

Trustee Randy Chandler
Trustee Rachel Cummings, Chair

25.12

Consideration of Resolution Authorizing President to Explore Alternative Utility Easement Option

President Roades drew the Board's attention to photos of the easement options and explained details about the proposed resolution. Trustee Newman moved and Trustee Prickett seconded that the Board accept the resolution as presented:

**SOUTHERN STATE COMMUNITY COLLEGE
BOARD OF TRUSTEES
February 19, 2025**

**Resolution to authorize exploration of alternative easement option with
Adams County Regional Medical Center and the Village of Mt. Orab**

WHEREAS, Southern State Community College has agreed to grant a sanitary sewer utility easement for Adams County Regional Medical Center along the southern property line at the Brown County Campus, located at 351 Brooks-Malott Rd., in Mt. Orab, Ohio, as part of the February 20, 2025 closing, and

WHEREAS, Southern State Community College and the Village of Mt. Orab would like to explore the benefits of extending the existing sanitary sewer line toward the northern part of the property (extending north from existing point toward the intersection of Brooks-Malott and Bardwell Road-see attached), and

WHEREAS, a northern extension may be in the best interest of Southern State Community College, Adams County Regional Medical Center, and the future economic development in the region,

THEREFORE, BE IT RESOLVED, that Southern State Community College Board of Trustees authorizes President Roades to participate in discussions with the Village of Mt. Orab and Adams County Regional Medical Center regarding a possible alternative to the easement agreed to as part of the February 20, 2025 closing, and

BE IT FURTHER RESOLVED, that the Board authorizes President Roades to initiate necessary data collection for the Board's consideration, and

BE IT FURTHER RESOLVED, that the Board authorizes negotiations and easement drafting for an alternative easement with the caveat that an easement cannot be signed without the approval of the Southern State Community College Board of Trustees.

Roll Call Vote was as follows:

Yes, approval of utility easement option resolution:

Trustee Jeff Newman

Trustee Brian Prickett

Trustee Doug Boedeker

Trustee Randy Chandler

Trustee Dennis Milstead, Vice Chair

Abstain:

Trustee Rachel Cummings, Chair

25.13

Consideration of Authorization of Closing Document Signatures

President Roades provided a brief history and explanation of the next proposed resolution.

Trustee Milstead moved and Trustee Boedeker seconded that the Board accept the resolution as presented:

**SOUTHERN STATE COMMUNITY COLLEGE
BOARD OF TRUSTEES
February 19, 2025**

Resolution to authorize President Roades to close on the sale of property as described in the Purchase and Sale Agreement dated November 19, 2024, and as amended and execute any and all closing documents required to complete and close the transaction (including but not limited to deeds, utility easement agreements, settlement statements, and any other title and/or closing documents)

WHEREAS, on October 25, 2023, the Southern State Community College Board of Trustees adopted a Resolution authorizing the divestiture of a portion of the excess land located at 351 Brooks-Malott Road, Mt. Orab, OH, property owned by Southern State Community College and located in Brown County via sale, and

WHEREAS, the Adams County Regional Medical Center made an offer for the purchase of approximately seven (7) unimproved acres for \$59,000 per acre on November 19, 2024, and

WHEREAS, the Southern State Community College Board of Trustees, on November 21, 2024, authorized President Roades to execute the purchase/sale agreement with Adams County Regional Medical Center as presented, subject to the contingencies in the agreement and approval of the bonding agent, and

WHEREAS, the Southern State Community College Board of Trustees approved a resolution on February 19, 2025, to maintain the tax-exempt status of the outstanding bonds related to the original purchase and designate the proceeds to be spent on capital improvements at the College's Central Campus (Hillsboro, OH) or Brown County Campus (Mt. Orab, OH), and

WHEREAS, the Southern State Community College Board of Trustees wishes to close on the sale of the property as described in the Purchase and Sale Agreement dated November 19, 2024, and as amended

THEREFORE BE IT RESOLVED that the Southern State Community College Board of Trustees hereby authorizes Nicole Roades, President of Southern State Community College, to execute any and all closing documents required to complete and close the transaction (including but not limited to deeds, utility easement agreements, settlement statements, and any other title and or closing/documents).

Roll Call Vote was as follows:

Yes, approval of authorization of closing document signatures resolution:

Trustee Brian Prickett

Trustee Doug Boedeker

Trustee Randy Chandler

Trustee Dennis Milstead, Vice Chair

Trustee Jeff Newman

Abstain:

Trustee Rachel Cummings, Chair

25.14

Adjournment

At 1:34 p.m. on Wednesday, February 19, 2025, Trustee Prickett moved and Trustee Milstead seconded that the meeting be adjourned.

25.15

NOTE: Copies and/or originals of all documents referenced throughout the minutes are on file (BOARD OF TRUSTEES / February 19, 2025) in the President's office unless otherwise noted.



President



Chairman



Secretary