

Meeting Minutes of the **BOARD OF TRUSTEES**



SOUTHERN STATE
COMMUNITY COLLEGE

APRIL 9, 2021 SPECIAL BOARD MEETING

The Southern State Community College Board of Trustees met via Zoom on Friday, April 9, 2021 at 1:00 p.m. for a special meeting.

At 1:04 p.m., Chair Prickett called the meeting to order. Roll Call was as follows:

Present:

Trustee Doug Boedeker
Trustee Rachel Cummings
Trustee Jeff Newman
Trustee Tracy O'Hara
Trustee Brian Prickett, Chair
Trustee Kyle Rudduck, Vice Chair
Trustee Lynn Stevens

21.30

Consideration of Agenda

Trustee Stevens moved and Trustee Boedeker seconded that the April 9, 2021 agenda be approved. Roll Call Vote was as follows:

Yes, acceptance of April 9, 2021 agenda:

Trustee Rachel Cummings
Trustee Jeff Newman
Trustee Tracy O'Hara
Trustee Kyle Rudduck, Vice Chair
Trustee Lynn Stevens
Trustee Doug Boedeker
Trustee Brian Prickett, Chair

21.31

Executive Session

At 1:06 p.m., Trustee Boedeker moved and Trustee O'Hara seconded that the Board move into executive session for the purpose of discussing the purchase or sale of property. Roll Call Vote was as follows:

Yes, approval of moving into executive session:

Trustee Jeff Newman
Trustee Tracy O'Hara
Trustee Kyle Rudduck, Vice Chair
Trustee Lynn Stevens
Trustee Doug Boedeker
Trustee Rachel Cummings
Trustee Brian Prickett, Chair

21.32

The Board returned to regular session at 1:53 p.m., following a motion by Trustee Stevens and a second by Trustee O'Hara. All were in favor.

Resolution to Authorize Sale of Property

Trustee Rudduck motioned and Trustee O'Hara seconded that the Board approve the authorization of the divestiture of real property via sale, which is the land and property known as Southern State's former North Campus (Wilmington Campus), as presented in the following resolution:

**SOUTHERN STATE COMMUNITY COLLEGE
BOARD OF TRUSTEES
April 9, 2021**

Resolution to authorize the divestiture of real property owned by the Board of Trustees of Southern State Community College and located at 1850 Davids Drive, Wilmington OH, via sale.

WHEREAS, Southern State Community College was chartered on February 21, 1975 as Southern State General and Technical College to serve Adams, Brown, Clinton, Fayette, and Highland Counties;

WHEREAS, on November 4, 1977 the 112th Ohio General Assembly enacted Amended Senate Bill No. 229 which changed the designation of state general and technical colleges to “state community colleges”;

WHEREAS, at its September 1977 Board meeting, the Board of Trustees adopted a Resolution requesting the Ohio Secretary of State to amend the College’s charter to reflect that as a result of Amended Senate Bill No. 229, the College’s name would be changed from Southern State General and Technical College to Southern State Community College;

WHEREAS, in 1977, the name of the College was officially changed to Southern State Community College;

WHEREAS, on November 4, 1997 the Community Improvement Corporation of Wilmington, an Ohio non-profit corporation, transferred title to The Board of Trustees of Southern State Community College real property located in the City of Wilmington, Clinton County, to the State of Ohio, for the use and benefit of Southern State Community College;

WHEREAS, the transfer of title to the real property by the Community Improvement Corporation of Wilmington was by donation for construction and use of the Wilmington Campus of the Southern State Community College, an educational purpose;

WHEREAS, the real property located in Clinton County, Ohio consists of 25.775 acres of land, a building containing approximately 39,929 square feet that was constructed in 2,000, a barn of approximately 1440 square feet constructed in 2000 and paved parking areas of about 120,000 square feet constructed in 2000; a building and greenhouse facility of 4,279 square feet constructed in 2018.

WHEREAS, the real property concerned is located in the City of Wilmington, Clinton County, Ohio and is bounded and described as follows:

Situate in the City of Wilmington and Union Township, Clinton County, Ohio and being parts of Military Surveys No. 2693 and No. 2694 and bounded and described as follows: Beginning at a nail (found) in the center of State Route 134 at the Northwesterly corner of an 84.791 Acre Tract as recorded in Volume 21, Plat No. 125 of the Clinton County Engineers Record of Land Division and at the Southwesterly corner of a 14.880 Acre Tract as recorded in Volume 21, Plat No. 6 of said Record of Land Division: Running thence, from said point of beginning, with the lines of the aforesaid 84.791 Acre Tract and the 14.880 Acre Tract, on the following courses: (1) N. 70° 27’ 18” E. (passing a ½” iron pin (found) at 30.00 feet) a distance of 400.34 feet to a ½” iron pin (found); (2) N. 19° 59’ 02” E., 741.68 feet to a ½” iron pin (found); thence, with a line of said 84.791 Acre Tract and a line of a 286.41 Acre Tract as recorded in Volume 12, Page 505 of the Clinton County Surveyors Records, S. 70° 00’ 58” E., 1088.32 feet to a ½” iron pin

(found); thence, by new division lines, on the following courses: (1) S. 43° 26' 07" W., 794.74 feet to a point; (2) on an 1141.14 foot radius curve to the right, whose chord bears S. 57° 34' 19" W., 557.41 feet, an arc distance of 563.10 feet to a point; (3) S. 71° 42' 30" W., 460.56 feet to a point; thence, with the center of State Route 134, N. 19° 32' 42" W., 595.88 feet to the point of beginning, containing Twenty-Five and Seven Hundred Seventy-Five Thousandths (25.775) Acres. Subject to all legal highways, a water main easement granted to the City of Wilmington as recorded in Volume 196, Page 58 of the Clinton County, Ohio, Deed Records and all other easements of record.

The herein Grantor reserves unto itself, its heirs, successors and assigns, an easement, 10 feet in width, for utility purposes, over the following described tract: Beginning at the Southwesterly corner of the above described 25.775 Acre Tract in the center of State Route 134: Running thence, from said point of beginning, with a line of said 25.775 Acre Tract in the center of State Route 134, N. 19° 32' 42" W., 10.00 feet to a point; thence on the following courses: (1) N. 71° 42' 30" E., 460.78 feet to a point; (2) on an 1131.14 foot radius curve to the left, whose chord bears N. 57° 34' 19" E., 552.52 feet, an arc distance of 558.17 feet to a point; (3) N. 43° 26' 07" E., 790.40 feet to a point; thence, with the lines of the aforesaid 25.775 Acre Tract, on the following courses: (1) S. 70° 00' 58" E., 10.90 feet to a point; (2) S. 43° 26' 07" W., 794.74 feet to a point; (3) on an 1141.14 foot radius curve to the right, whose chord bears S. 57° 34' 19" W., 557.41 feet, an arc distance of 563.10 feet to a point; (4) S. 70° 42' 30" W., 460.56 feet to the point of beginning.

In the above described 25.775 Acre Tract there being 2.752 Acres, more or less, in Military Survey No. 2694 and 23.023 Acres, more or less, in Military Survey No. 2693 and there being 0.410 of an Acre, more or less, in Union Township and 25.365 Acres, more or less, within the present corporate limits of the City of Wilmington.

This description is the result of a new survey made under the direction of Richard D. Roll, Registered Surveyor No. 4957, by CLINCO SURVEYORS, Wilmington, Ohio, in October, 1997, as recorded in Volume 28, Plat No. 161 of the Clinton County Engineers Record of Land Division. The bearings in this description were derived from the survey of the aforesaid 84.791 Acre Tract.

It is understood and agreed between the Grantor and the Grantee that the above described real property shall be used as the Wilmington Campus of the Southern State Community College, an educational purpose. If the construction thereof is not commenced by January 1, 2001, or having commenced is thereafter abandoned, said real property shall revert to, vest in and become absolutely the property of the Grantor, its successors and assigns.

SUBJECT TO legal highways and to all easements of every nature which may affect said real property, both recorded and unrecorded, either above ground or underground, such as all easements for sanitary sewer and storm sewer purposes, all easements for the distribution or transmission of electric current (including telephone or telegraph lines) and all easements for the conveyance or transportation of water, oil, gas, gasoline or any other substance which can be conveyed through a pipeline, regardless of whether or not either or both of the parties hereto have actual knowledge of the existence or location of any such easement.

PRIOR INSTRUMENT REFERENCE: Volume 0244, Page 129, Recorder's Office, Clinton County Official Records.

WHEREAS, the Board of Trustees now wishes to dispose of both the land and the building that comprises the real property located in Clinton County, Ohio;

WHEREAS, R.C. 3358.08 authorizes the Board of Trustees to "Hold, encumber, control, acquire by donation, purchase or condemn, construct, own, lease, use, and sell, real and personal property as necessary for the conduct of the program of the state community college on whatever terms and for whatever consideration may be appropriate for the purpose of the institution";

BE IT RESOLVED, that the Southern State Community College Board of Trustees hereby authorizes the divestiture of both the land and the building that comprises the real property owned by Southern State Community College and located in Clinton County, Ohio via sale.

Roll Call Vote was as follows:

Yes, approval of resolution:

Trustee Jeff Newman

Trustee Tracy O'Hara

Trustee Kyle Rudduck, Vice Chair

Trustee Lynn Stevens

Trustee Doug Boedeker

Trustee Brian Prickett, Chair

21.33

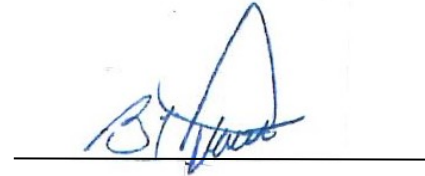
Adjournment

At 1:58 p.m. on Wednesday, April 9, 2021, Trustee Boedeker moved and Trustee Stevens seconded that meeting be adjourned. All were in favor.

NOTE: Copies and/or originals of all documents referenced throughout the minutes are on file (BOARD OF TRUSTEES \ April 9, 2021 \ meeting) in the President's office unless otherwise noted.

A handwritten signature in blue ink, appearing to be "J. A.", written over a horizontal line.

President

A handwritten signature in blue ink, appearing to be "B. A.", written over a horizontal line.

Chairman

A handwritten signature in blue ink, reading "Robin L. Tholen", written over a horizontal line.

Secretary