



Minutes of a Special Meeting of the Finance & Facilities Committee

Youngstown State University - Board of Trustees

11/20/2025 3:30 PMEST

@ Board Meeting Room, First Floor, Tod Hall with Virtual Option

**Resolutions, Supporting Documents and Background Materials
are located in the APPENDIX**

Attendance

Present:

Members: Richard Fryda, Charles T. George, Anita A. Hackstedde, M.D., Joseph J. Kerola, Jocelyne Linsalata, Laura Lyden, Michael A. Peterson, Allen L. Ryan, Jr., J.D., Sterling Williams, Nadia Zarbaugh

Absent:

Members: Sergul Erzurum, Eric Spiegel, Zane Perrico

Guests: Joy Polkabla Byers, Timothy Harrington, Holly Jacobs, Sarah Keeler, Neal McNally, Jennifer Pintar, Mike Sherman, Ron Strollo

A. Finance and Facilities Committee

Allen L. Ryan, Jr., Chair

Sergul A. Erzurum, Vice Chair

All Trustees are Members

1. Call the Meeting to Order

Chair Ryan called the meeting to order.

2. Disposition of Minutes for Meeting

Chair Ryan noted that the minutes of previous meeting(s) will be considered at the next regular meeting of the Committee.

3. Old Business

There was no Old Business to consider.

4. Committee Item

a. Executive Session

Chair Ryan stated that, "I hereby move that the Board enter Executive Session to consider the purchase of property for public

purposes in Steubenville, Ohio, in accordance with Ohio Revised Code Section 121.22(G)(2), and to consider the appointment, employment, or compensation of one or more public employees or officials to operate an additional location, in accordance with Ohio Revised Code Section 121.22(G)(1).

Chair Ryan requested that General Counsel Jacobs, conduct a roll call vote and note and record the time the Board enters and exits Executive Session.

General Counsel requested that members respond “yes” when their names were called. Members attending virtually were asked to state their city and state of location.

The roll call proceeded as follows:

- Trustee George: Yes.
- Trustee Erzurum:
- Trustee Kerola: Yes.
- Trustee Liden: Yes.
- Trustee Peterson: Yes.
- Trustee Ryan: Yes.
- Trustee Williams: Yes.
- Trustee Fryda: Yes.
- Trustee Hackstedde: Yes, attending from Salem, Ohio
- Trustee Spiegel: Yes.
- Trustee Linsalata: Yes, attending from Naples, Florida.
- Trustee Perrico:
- Trustee Zarbaugh: Yes.

With all trustees voting in the affirmative, the Chair announced that the motion to go into Executive Session has been made and approved and the Committee will enter Executive Session.

Executive Session

- Entered at: 3:43 p.m.
- Exited at: 4:43 p.m.

b. Finance and Facilities Action Item

The Chair of the Committee, Trustee Ryan, invited President Johnson to provide a comprehensive review of the due diligence conducted in anticipation of a potential resolution authorizing Youngstown State

University to accept, on behalf of the Board of Trustees, the deed to the Steubenville property.

Report from President Johnson

President Johnson began by expressing enthusiasm for the proposed resolution and appreciation for the extensive work undertaken to reach this stage. He thanked the leadership team, faculty, staff, and the Board of Trustees for their support, noting that the progress made reflects the dedication and collaboration of the entire university community.

President Johnson recounted that in December 2023, Governor DeWine contacted YSU to request that the university step into the educational gap that would result from the anticipated closure of Eastern Gateway Community College (EGCC). He stated that “We gave Governor DeWine our promise to do our very best to fill that gap,” observing that the Governor “could have asked any other university in the state, but he didn’t,” expressing the belief that the governor viewed YSU as uniquely capable of addressing the need. Although YSU was not involved in the legal and regulatory challenges that subsequently arose and had no control over them, President Johnson emphasized that the university did not remain idle. He described the significant coordination efforts with the Ohio Department of Higher Education, the Ohio Director of Budget and Management, Jefferson County officials, and the state-appointed governance authority charged with overseeing EGCC’s closure. He reported that Academic Affairs successfully secured approval from the Higher Learning Commission to establish an additional operating location in Steubenville and obtained approval for dozens of new academic programs designed to address both current and long-term workforce and educational needs in the region. Concurrently, appropriate U.S. Department of Education approvals were sought and received.

President Johnson explained that in late September, following Board approval, YSU entered into a tri-party agreement with the State of Ohio and Jefferson County to initiate the formal due diligence required to develop a path forward. As part of this effort, YSU appointed a project manager, Shannon Tirone, to oversee the process of identifying operational, technical, logistical, academic, and personnel requirements. Planning efforts to “stand up educational operations in Steubenville” are progressing positively and in an organized fashion.

He further reported that the university collaborated with the Ohio Department of Higher Education and the Ohio Office of Budget and Management to establish a viable funding model for initiating and sustaining operations. While noting that YSU “didn’t get everything we wanted,” he stated that the university did receive adequate operational and capital startup support. In addition, a comprehensive market analysis was conducted to evaluate the feasibility of the funding plan. The analysis showed substantial educational demand in the region, which President Johnson described as “a significant market that is YSU’s to capture.” He expressed confidence that the operation, with strong fiscal oversight and robust marketing strategies, “can and will be long-term sustainable.”

President Johnson provided an overview of key risks. He noted that due to the difficulties experienced by EGCC, there has been a loss of trust between local citizens and higher education institutions generally. “That trust has to be restored, and we intend to restore it,” he stated. He also acknowledged uncertainties related to the pace at which students may return, the specific academic programs they may choose, and the availability of qualified faculty and staff to support those programs. Facility concerns were also identified; the Steubenville property has experienced years of neglect and has largely been vacant for the past two years. However, mitigation plans are in place, and the state has committed to supporting capital funding requests to address these issues.

Accreditation work remains ongoing. Some program-specific accreditations require YSU to be actively operating before final approval can be granted. President Johnson indicated that the university does not foresee obstacles in obtaining such approvals but noted that a full ramp-up will take time.

In addressing other risk mitigation strategies, President Johnson stated that YSU will implement a disciplined spending policy, ensuring that investments occur at levels and times that maximize opportunities for near-term return. Break-even analyses will be monitored continually to maintain fiscal responsibility. An aggressive marketing plan is being prepared to reach the substantial potential student market, which includes not only counties formerly served by EGCC but also nearby regions in West Virginia, and possibly extending to some areas of Pennsylvania. YSU has also begun forming partnerships with local businesses, industries, and school districts in anticipation of reestablishing educational

operations. Hiring practices will follow a scalable model, with faculty and staff being brought on only as enrollment growth requires. “We won’t have people on the payroll waiting for students to show up,” he emphasized.

President Johnson outlined the next steps should the Board approve the resolution. He stated that he would notify the Ohio Department of Higher Education, the Director of Budget and Management, and Jefferson County officials that YSU is prepared to move forward, triggering the release of significant operational funds. Jefferson County would subsequently make a formal offer to YSU of the deed to the Steubenville property. Following YSU’s acceptance, the county would transfer the deed, a bill of sale would also be executed, and implementation of the planned disciplined operating and capital spending policies would begin immediately.

He announced that YSU anticipates hosting a community open house and press conference at the Steubenville site when appropriate to formally announce the university’s presence and begin accepting applications for admission shortly thereafter. Instructional operations are planned to begin in the summer of 2026 if practicable.

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In concluding his report, President Johnson emphasized that the former Eastern Gateway service region represents an important strategic opportunity for the university. “It’s YSU’s market to go get,” he stated. While acknowledging uncertainties and risks, he affirmed that they are manageable and that the university is proceeding “with eyes wide open.” He described the initiative as a moment to strengthen the YSU brand and to demonstrate that the institution is truly “the anchor university of Northeast Ohio,” capable of achieving what “no other university in the region was prepared to do.” President Johnson reminded the committee, “The Governor could have gone to any other institution in the state to take on this monumental task. He didn’t. He came to us.” He expressed gratitude for the Board’s continued support and guidance and encouraged the Board to approve the resolution under consideration.

There was the discussion amongst members of the Committee and President Johnson regarding various aspects of potential operational issues and regarding the commitments from the state for resources. It was reiterated that the up-front funding from the state would be available for starting-up operations, the institution

will judiciously utilize funds set aside in the current fiscal year budget for this strategic purpose. It was also reiterated that expenses would be aligned with identified strategic educational opportunities.

Chair Ryan asked if there were any additional questions, and hearing none, he asked if there was a motion to approve the “Resolution Related to EGCC and Jefferson County Deed with an Exhibit?”

📎 Resolution approved September 17, 2025 - Resolution to Approve Agreement with Eastern Gateway Community College and Jefferson County Commissioners

📎 Resolution Related to EGCC and Jefferson County Deed - Final with Exhibit_1

Motion:

Motion was made to approve the Resolution.

Motion moved by Charles T. George and motion seconded by Michael A. Peterson. Passed unanimously via roll-call vote.

5. Unfinished Business

It was determined there was no Unfinished Business.

6. New Business

It was determined there was no New Business.

7. Background Material

8. Adjournment

Chair Ryan adjourned the meeting considering that all matters to be brought before the Committee have been satisfactorily addressed.



APPENDIX

YSU Board of Trustees

*Special Meeting of the
Finance & Facilities
Committee*

November 20, 2025

*Resolutions, Supporting
Documents and Background
Materials*



Special Finance & Facilities Committee Meeting

Youngstown State University - Board of Trustees

Board Meeting Room, First Floor, Tod Hall with Virtual Option

2025-11-20 15:30 - 17:00 EST

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Allen L. Ryan, Jr., Chair Sergul A. Erzurum, Vice Chair All Trustees are Members

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a. Executive Session

b. Finance and Facilities Action Item

i. Possible Follow-on Resolution to the September 17, 2025 Resolution

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5. Unfinished Business

6. New Business

7. Background Material

8. Adjournment



**RESOLUTION TO APPROVE
AGREEMENT WITH EASTERN GATEWAY COMMUNITY COLLEGE
AND JEFFERSON COUNTY COMMISSIONERS**

WHEREAS, the Board of Trustees of Youngstown State University is a self-governing body established under Chapter 3356 of the *Ohio Revised Code*; and

WHEREAS, Youngstown State University has been approved to operate an additional location in Steubenville; and

WHEREAS, Youngstown State University has developed, designed and been authorized to offer new and additional course offerings to students in the Jefferson County area; and

WHEREAS, Eastern Gateway Community College ended formal instruction in 2024 and is winding down its affairs working toward full closure of its campus, including the transfer of real and personal property; and

WHEREAS, the parties have agreed to attempt to resolve numerous issues relating to real and personal property working toward establishing a YSU location in Steubenville.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees authorizes the President to execute the Agreement which provides for an opportunity to conduct due diligence in determining next steps.

BE IT FURTHER RESOLVED, that the University administration will follow the University Board Policy 3356-4-05 Acquisition of real estate, and present the transfer of the deed for the Jefferson County property to the Board of Trustees for final approval.

**Board of Trustees Meeting
September 17, 2025
YR 2026-53**



**RESOLUTION TO AUTHORIZE ACCEPTANCE OF TITLE TO
CERTAIN REAL PROPERTY FROM THE BOARD OF
COMMISSIONERS OF JEFFERSON COUNTY AND TO FURTHER
ACCEPT TITLE TO CERTAIN RELATED PERSONAL PROPERTY
FROM EASTERN GATEWAY COMMUNITY COLLEGE**

WHEREAS, the Board of Trustees of Youngstown State University is a self-governing body established under Chapter 3356 of the *Ohio Revised Code*; and

WHEREAS, Youngstown State University has been approved to operate an additional location in Steubenville; and

WHEREAS, Youngstown State University seeks to ensure the continuity of strong, accessible educational and career opportunities in Steubenville; and

WHEREAS, Eastern Gateway Community College (“EGCC”) ended formal instruction in 2024 and ceased its operations on or about September 30, 2025; and

WHEREAS, on or about September 30, 2025, EGCC transferred to the Board of Commissioners of Jefferson County (“Jefferson County”) approximately 75 acres of real estate located at 4000 Sunset Boulevard, Steubenville, Ohio 43952 (Permanent Parcel No. 08-01519-000) (“Former EGCC Campus Property”); and

WHEREAS, Youngstown State University, EGCC and Jefferson County entered into a Settlement and Transfer Agreement (hereinafter “Agreement”) in September 2025 that provides the University with an option to accept from Jefferson County title to approximately 12.9540 acres of the Former EGCC Campus Property, which includes the former EGCC campus building and parking lots nearest the building as identified in the deed attached hereto as Exhibit A; and

WHEREAS, the Agreement further provides the University with an option to accept from EGCC a bill of sale conveying title to certain personal property from EGCC that was previously used at the Former EGCC Campus Property and another nearby location.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees does hereby authorize the University to accept title to approximately 12.9540 acres of real property in Steubenville, Ohio, comprising a portion of the Former EGCC Campus Property, which includes the former EGCC campus building and

parking lots nearest the building as identified in the deed attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Board of Trustees does hereby authorize the University to accept from EGCC a bill of sale conveying title to certain personal property from EGCC that was previously used at the Former EGCC Campus Property and another nearby location.

**Board of Trustees Meeting
November 20, 2025
YR 2025**

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **THE BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, OHIO** (“Grantor”), for valuable consideration paid, grants with limited warranty covenants to **THE STATE OF OHIO FOR THE USE AND BENEFIT OF YOUNGSTOWN STATE UNIVERSITY**, a State University formed and existing under Chapter 3356 of the Ohio Revised Code (“Grantee”), whose tax mailing address is 1 Tressel Way, Youngstown, Ohio 44555, the following real property, including without limitation the land, buildings, improvements, structures, fixtures, fences, roads, parking lots, sewers, utility systems, and all other additions that are affixed to and intended to enhance the value or utility of the real property:

Located in Jefferson County Ohio, and being in the City of Steubenville, in Cross Creek Township, Section 12, Twp 6, Range 2, and being a portion of Parcel 1 of O.R. Vol 170, pg 337, that was conveyed to Jefferson Community College, and being more particularly described as follows;

Beginning at an iron pin found bearing a plastic cap marked V. Dowdle PS#7396, marking the common easterly corner between Lots 25 & 26 of Cunningham Place Subdivision, recorded in Cabinet B, Slide 176, and also marking

a point in the westerly line of Parcel 1 of O.R. Vol 170, pg 337, that was conveyed to Jefferson Community College, and also marking the SW corner of the parcel here-in described.

Thence with the easterly line of said Subdivision, and with the westerly line of said Jefferson Community College Parcel 1, **N2°34'43"E 767.829 ft.** to a 5/8" diameter iron pin set bearing a plastic cap marked V. Dowdle P.S.#7396, (here-in-after called a 5/8" CIP), in the southerly right of way line of Sunset Boulevard, being 40 ft right of highway station 98+05.55, as shown on State of Ohio Right of Way Plans Jef-22-12.21, marking the SW corner of an easement to the State of Ohio, recorded in Parcel 69 of Vol 426, pg 458, and also marking the NW corner of an easement to the State of Ohio, recorded in Vol 426, pg 460, and also marking the NW corner of the parcel here-in described.

Thence crossing over and into said Jefferson Community College Parcel 1, and with the southerly right of way line of Sunset Boulevard, the following 3 bearings and distances;

1. Maintaining a distance of 40 ft from a best fit curve on the center of the physical road, with a non-tangent curve, concave to the southeast, having a radius of 1536.798 ft. a central angle of 13°47'36", an arc length of 369.964 ft., and a chord bearing **N64°08'17"E 369.071 ft.** to a point in the entrance of the college, at Highway Station 101+85-rt 40.00, and passing on the curve a 5/8" CIP set at a curve length of 350.87 ft.

2. **N79°32'28"E 151.191 ft.** to a 5/8" CIP set at Highway Station 103+40.18 rt 55.00.

3. **N76°40'25"E 101.307 ft.** to a 5/8" CIP set marking the NE corner of the parcel here-in described.

Thence leaving said road right of way and continuing over and across said Jefferson Community College Parcel 1, the following 2 bearings and distances;

1. **S52°09'10"E 311.316 ft.** to a 5/8" CIP set.

2. **S19°52'37"E 79.513 ft.** to a 5/8" CIP set 20 ft north of the center of an existing drive or road way that passes through said Parcel

Thence continuing over and across said Jefferson Community College Parcel 1, and maintaining a distance of 20 ft north of said drive or roadway, the following 6 bearings and distances;

1. With a non-tangent curve, concave to the southeast, having a radius of 620.000 ft. a central angle of 7°49'28", an arc length of 84.670 ft., and a chord bearing **S37°38'54"W 84.604 ft.** to a 5/8" CIP set at a point of tangent.

2. **S33°44'09"W 120.839 ft.** to a nail set.

3. **S34°40'09"W 162.075 ft.** to a 5/8" CIP set.

4. **S33°42'11"W 135.566 ft.** to a mag nail set in the north edge of the existing sidewalk.

5. **S37°19'57"W 53.478 ft.** to a mag nail set in the roots of a large tree at a point of curve.

6. With a curve to the right, having a radius of 162.801 ft. and a central angle of 8°51'19", an arc length of 25.162 ft., and a chord bearing **S41°45'37"W 25.137 ft.** to a 5/8" CIP set.

Thence crossing the aforementioned road, and continuing over and across

said Jefferson Community College Parcel 1, the following 3 bearings and distances;

1. **S37°10'06"W 129.098 ft.** to a 5/8" CIP set.
2. **S68°13'15"W 129.032 ft.** to a 5/8" CIP set being 1 ft north of a chainlink corner post of the fence surrounding the city of Steubenville water tank.
3. With a line 1 ft north of said fence, **S76°05'34"W 33.396 ft.** to a 5/8" CIP set in the northerly line of and Easement to the City of Steubenville, for the above referenced water tank, recorded in O.R. Vol 478, pg 609, and also marking an angle point in the southerly boundary of the parcel here-in described.

Thence continuing over and across said Jefferson Community College Parcel 1, and with the northerly line of said easement to the City of Steubenville, **S89°58'35"W 84.177 ft.** to an iron pipe found bearing a plastic cap marked DLZ, marking the NW corner of said easement, and also marking an angle point in the southerly boundary of the parcel here-in described.

Thence continuing over and across said Jefferson Community College Parcel 1, **S71°28'28"W 249.938 ft.** to the place of beginning, containing **12.9540 acres**, more or less, and subject to all legal highways, rights of way, and/or easements, leases and options, and subject to any and all conditions and/or restrictions, and/or reservations, and/or exceptions as may be applicable, and to all applicable zoning regulations, or ordinances.

Reserving unto the Grantors here-in, their heirs and assigns forever, the rights of ingress and egress, in common with the Grantees here-in, their heirs and assigns, over a 40 ft wide strip that follows the existing road leading from Sunset Blvd, in a southerly, and then easterly direction, over and across the above described 12.9540 acre tract, the centerline of said 40 ft wide reservation being more fully described as follows;

Beginning **for description** at a 5/8" capped iron pin set marking the NW corner of the above described 12.9540 acre tract, thence, with the northerly boundary of said 12.9540 acre tract, the following 2 bearings and distances;

1. Maintaining a distance of 40 ft from a best fit curve on the center of the physical road, with a non-tangent curve, concave to the southeast, having a radius of 1536.798 ft. a central angle of 13°47'36", an arc length of 369.964 ft., and a chord bearing N64°08'17"E 369.071 ft. to a point in the entrance of the college, at Highway Station 101+85-rt 40.00, and passing on the curve a 5/8" CIP set at a curve length of 350.87 ft.

2. N79°32'28"E 17.427 ft to the center of said road or drive, and **TRUE PLACE OF BEGINNING** of the centerline of the 40 ft wide reservation here-in described.

Thence, with the centerline of said road or drive, the following 12 bearings and distances;

1. S 15°43'53" E 50.206 ft.
2. S 7°51'07" E 130.998 ft.
3. With a curve to the right, having a radius of 289.50 ft, and an arc length of 150.877 ft, and a chord bearing S 7°04'41" W 149.175 ft.
4. S 22°00'30" W 71.388 ft.
5. With a curve to the left having a radius of 216.28 ft, and an arc length of 79.152 ft, and a chord bearing S 11°31'27" W 78.711 ft.

6. S 1°02'23" W 38.659 ft.

7. With a curve to the left, having a radius of 536.40 ft, and an arc length of 105.374 ft, and a chord bearing S 4°35'17" E 105.205 ft.

8. With a curve to the left having a radius of 509.991 ft, and arc length of 74.302 ft, and a chord bearing S 14°23'23" E 74.237 ft.

9. With a curve to the left having a radius of 106.999 ft, and an arc length of 44.135 ft, and a chord bearing S 30°22'48" E 43.823 ft.

10. With a curve to the left having a radius of 64.879 ft, and arc length of 40.849 ft, and a chord bearing S 60°14'02" E 40.178 ft.

11. With a curve to the left having a radius of 170.014 ft and arc length of 58.530 ft, and a chord bearing S 88°08'02" E 58.242 ft.

12. With a curve to the left having a radius of 105.825 ft, an arc length of 20.80 ft, and a chord bearing N 76°22'21" E 20.766 ft to the intersection of the southerly boundary of the above described 12.9540 acre tract, and the terminus of the centerline of the 40 ft strip here-in described, the side lines of said strip to extend to the northerly boundary of said 12.9540 acre tract along Sunset Blvd, and also to the southerly boundary of said 12.9540 acre tract.

The bearings given are for angle calculation only, and are not based on any known meridian. All distances in U.S. Survey Feet.

This description from a field survey conducted in September, 2025, by Vincent Dowdle P.S. #7396, a plat of which was made and filed at the mapping office, and any interpretation of the information with-in this description should not be made with-out the inclusion of the information and notes on said plat, said survey being subject to any facts that may be disclosed in a full and accurate title search.

Even though an 811 request was made, some underground utilities were not marked out prior to the survey, therefore 5/8" diameter iron pins set are 30" long except in areas where underground utilities were thought to exist, and in those areas the 5/8" iron pins were shorter to avoid damage to utilities and electrocution.

Subject to an easement for sewer purposes that was conveyed to the State of Ohio, as the same is more fully described in Vol 426, pg 460.

Subject to an easement conveyed to the Ohio Power Company as the same is more fully described in Vol 631, pg 275.

Subject to a deed of easement that was conveyed to the City of Steubenville, as the same is more fully described in O.R. Vol 478, pg 609.

Subject to a deed of easement conveyed to the Ohio Power Company as the same is more fully described in Vol 628, pg 861.

Subject to an easement for highway purposes as the same is more fully described in O.R. Vol 321, pg 285.

Subject to all prior records.

Subject to any and all prior records, including, but not limited to, any and all coal, oil, gas, and/or mineral rights reserved, excepted, conveyed or leased.

From O.R. Vol 170, pg 337: Subject to easements for highways and public utility lines.

EXCEPTING AND RESERVING to the Grantor, BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, STATE OF OHIO, all the oil, gas and other minerals, known and unknown in and under the above-described parcel of real property. Grantor intends to convey the surface of the real property to Grantee and Grantee intends to receive only the surface of the real property. In no way shall this conveyance be construed to transfer unto Grantee any right to the real property's mineral estate, which includes but is not limited to coal, oil, gas, hydrocarbons, non-hydrocarbons, fee royalty interests, fee mineral interests, and every other type or kind of mineral or mineral interest. The Grantor reserves unto the Grantor, all minerals associated with the real property, including without limitation, coal, oil, gas, hydrocarbons, non-hydrocarbons, sulfur, lignite, uranium, and other fissionable material, geothermal energy, base and precious metals, rock, stone, gravel, and any other mineral substances or mineral interests. In the event a future determination is made, judicially or otherwise, that Grantor owns the mineral rights associated with the real property, then this reservation shall cover those minerals. The doctrine of after-acquired title, as it relates to the real property's mineral estate, shall apply to this reservation. For purposes of clarity, the forgoing reservation described in this paragraph does not provide the right to disturb the surface of the real property, and does not provide any right or access to the surface of the real property.

Deed Reference: *Official Record Volume 1538, Page 4623*

Parcel Number: _____

This conveyance is subject to a reversionary interest held by THE BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, OHIO. Specifically, this conveyance is made to Grantee for educational purposes only. If the above-described real property is not used for educational purposes or if the above-described real property ceases to be used for educational purposes, title shall revert to THE BOARD OF COMMISSIONERS OF THE COUNTY OF JEFFERSON, OHIO.

Executed this _____ day of _____, 2025.

**JEFFERSON COUNTY BOARD
OF COMMISSIONERS**

By: _____
Tony Morelli, Commissioner

By: _____
Eric Timmons, Commissioner

By: _____
Ronald Kleineke, Commissioner

STATE OF OHIO :
 : SS
COUNTY OF JEFFERSON :

Before me, a Notary Public, in and for said county, personally appeared the above-named **TONY MORELLI, ERIC TIMMONS, and RONALD KLEINEKE**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed, as individuals, and as the County Commissioners, by and with full authority of the Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Steubenville, Ohio, this _____ day of _____, 2025.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
SHAWN M. BLAKE, Attorney-at-Law, 4110 Sunset Boulevard, Steubenville, Ohio 43952