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FRANKLIN COUNTY BOARD OF ELECTIONS  
REGULAR MEETING  
1700 Morse Road  
Columbus, Ohio 43229

- - -

Monday, January 13, 2025  
3:00 p.m.

- - -

BEFORE:

- Douglas J. Preisse, Chairman
- Meredith Freedhoff
- Michael E. Sexton
- Kimberly E. Marinello
- Anton White, Director
- David Payne, Deputy Director
- Erin Gibbons, Executive Manager

- - -

Higgins & Associates  
Court Reporting - Legal Video - Videoconference  
4889 Sinclair Road, Suite 102  
Columbus, Ohio 43229  
\*614.985.DEPO (3376) \*888.244.1211

1 APPEARANCES:

2 ON BEHALF OF THE FRANKLIN COUNTY BOARD OF  
3 ELECTIONS:

4

5 G. Gary Tyack, Esquire  
6 Franklin County Prosecutor  
7 By: Brian Zagrocki, Esquire  
8 Assistant County Prosecutor  
9 373 South High Street  
10 Columbus, Ohio 43215  
11 (614) 525-3555

12

13 ALSO PRESENT:

14 Sara Ziemba

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I N D E X

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AGENDA

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Approval of Minutes

4

Voter Challenge - Troy Timbrook

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Voter Challenge - Dawn Jenkins

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Voter Challenge - Theresa Maddox

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Voter Challenge - Rhonda Mozzetti

20

Voter Challenge - Edward Mayrides

25

Voter Challenge - Holly Wells

31

Lease Agreement

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BOE Staff Pay Raise

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1 DEPUTY DIRECTOR PAYNE:

2 Mr. Chairman, it looks like we have a quorum, but I  
3 will go ahead and take the roll. Kim Marinello.

4 MEMBER MARINELLO: Here.

5 DEPUTY DIRECTOR PAYNE: Doug  
6 Preisse?

7 CHAIRMAN PREISSE: Here.

8 DEPUTY DIRECTOR PAYNE: Meredith  
9 Freedhoff?

10 MEMBER FREEDHOFF: Here.

11 DEPUTY DIRECTOR PAYNE: Mike Sexton?

12 MEMBER SEXTON: Here.

13 DEPUTY DIRECTOR PAYNE:

14 Mr. Chairman, we do have a quorum. The first item  
15 on the agenda is the approval of minutes of the  
16 November 20 and the December 9 meetings in Franklin  
17 County Board of Elections.

18 I believe Erin sent out all of the  
19 Board minutes. Hopefully you had a chance to look  
20 at those.

21 MEMBER MARINELLO: Mr. Chairman, I  
22 move that the Board approve the minutes of the  
23 November 20 and December 9, 2024 meeting of the  
24 Franklin County Board of Elections.

1                   CHAIRMAN PREISSE:  Second of the  
2 motion.

3                   DEPUTY DIRECTOR PAYNE:  It's been  
4 properly moved and seconded.  All in favor, signify  
5 by saying aye.

6                   (All members of the Board voted unanimously by  
7 saying aye.)

8                   DEPUTY DIRECTOR PAYNE:  All opposed  
9 same sign.  Motion carries.

10                   The next item on the agenda, we have  
11 seven voter challenges, and I believe we have five  
12 of the individuals here to address those voter  
13 challenges.

14                   I don't believe Sandra Hall-Daniels  
15 is here.  So the next one would be Troy Eugene  
16 Timbrook is challenging John Edwards.

17                   I'll turn that over to Sara Ziemba,  
18 voter services supervisor, to give a brief  
19 overview; and then we'll ask Mr. Timbrook to come  
20 on up.

21                   MS. ZIEMBA:  Thank you, David.  I'm  
22 Sara Ziemba the supervisor of voter services  
23 department here at the Board of Elections.  Good  
24 afternoon, everyone.

1                   Our first challenge, as David said,  
2 is going to be the challenge against John Edwards  
3 brought to us by Troy Eugene Timbrook, registered  
4 at the address 70 Wilson Avenue, Columbus, Ohio  
5 43205.

6                   You should have in your packets a  
7 copy of Mr. Timbrook's challenge form and then also  
8 a short overview of the information we have on  
9 Mr. Edwards from his voter registration file.

10                   I'll just go through that quickly  
11 for everyone. John Edwards registered to vote at  
12 70 Wilson Avenue, Columbus, Ohio 43204 on August 7,  
13 2024 via paper registration form collected by an  
14 advocacy group in Franklin County prior to the  
15 November General of last year.

16                   After being registered in August of  
17 2024, Edwards has not voted in the one election  
18 that has been held since that time.

19                   Our challenger today, Troy Eugene  
20 Timbrook, has been registered to vote in Franklin  
21 County since 1994 and has been registered at 70  
22 Wilson Avenue since 2010.

23                   Mr. Timbrook is an active voter  
24 participating in nearly every election for which

1 they are eligible and has valid status to bring  
2 this challenge to the Board.

3 We have no other registered voters  
4 at 70 Wilson Avenue, just John Edwards and Troy  
5 Eugene Timbrook.

6 And, again, since Edwards was  
7 registered in August of last year, there was just  
8 the one election, did not vote, and we have no  
9 other activity on file for John Edwards.

10 That being said, there's a copy of  
11 the registration form that we received on that page  
12 with the research and as we found no other evidence  
13 that John Edwards lives at 70 Wilson Avenue. No  
14 other activity, we found nothing to contradict the  
15 testimony that Troy Eugene Timbrook provided on his  
16 challenge form and would recommend that the Board  
17 uphold the challenge after speaking with  
18 Mr. Timbrook.

19 Any questions on what I presented?

20 MEMBER FREEDHOFF: Sara, which  
21 advocacy group was it?

22 MS. ZIEMBA: Black Fork Strategies.

23 CHAIRMAN PREISSE: We know that  
24 because of the nature of which this registration

1 was deposited with us?

2 MS. ZIEMBA: Yes. Their group  
3 brought it up and dropped it off at the Board of  
4 Elections as part of their registration drive last  
5 year.

6 CHAIRMAN PREISSE: Okay. Other  
7 questions for Sara? Thank you.

8 MEMBER FREEDHOFF: Thank you.

9 CHAIRMAN PREISSE: Mr. Timbrook wish  
10 to address the Board? Since you're going to give  
11 testimony, if you would please allow the  
12 stenographer to swear you in.

13 TROY TIMBROOK  
14 being first duly sworn, as hereinafter certified,  
15 testifies as follows:

16 MR. TIMBROOK: I have poof that 70  
17 Wilson Avenue is my address, my property. There's  
18 never been a John Edwards at that property.

19 CHAIRMAN PREISSE: Could you pass  
20 that around to us?

21 MR. TIMBROOK: Sure.

22 MEMBER SEXTON: I'm sorry. I didn't  
23 hear your name. Are you Troy Timbrook?

24 MR. TIMBROOK: Yes, I am.



1                   MEMBER SEXTON:   Okay.   Thank you.

2                   CHAIRMAN PREISSE:   Questions for  
3   Mr. Timbrook?

4                   I don't have any.   Appreciate you  
5   taking the time to bring this to our attention and  
6   to attend today.

7                   MR. TIMBROOK:   I started receiving a  
8   whole bunch of political ads for John Edwards.  
9   That's why I brought it forward.

10                  MR. PREISSE:   Any other questions?

11                  MEMBER MARINELLO:   Mr. Chairman, I  
12   move the Board to approve the Challenge of the  
13   Right to Vote filed by Troy Eugene Timbrook of 70  
14   Wilson Avenue, Columbus, Ohio 43204 against John  
15   Edwards of the same address and order that John  
16   Edwards' registration be removed from the Franklin  
17   County Board of Elections voter file.

18                  CHAIRMAN PREISSE:   Doug Preisse,  
19   second.

20                  DEPUTY DIRECTOR PAYNE:   It's been  
21   properly moved and seconded.   All those in favor of  
22   the motion, signify by saying aye.

23   (All members of the Board voted unanimously by  
24   saying aye.)

1                   DEPUTY DIRECTOR PAYNE: All opposed,  
2 same sign. Motion carries. Thank you,  
3 Mr. Timbrook.

4                   The next item on the agenda is a  
5 voter challenge filed by Dawn Jenkins against John  
6 Eberhardt. And, again, I'll turn that over to Sara  
7 Ziemba.

8                   MS. ZIEMBA: Thanks, David. For the  
9 next challenge, like David said, we have a  
10 challenge against John Eberhardt brought to us by  
11 Dawn F. Jenkins both registered at 7301 Crossett  
12 Court in Canal Winchester, Ohio 43110.

13                   And John Eberhardt, similarly to the  
14 last case, was registered via an advocacy group on  
15 June 3, 2024; and when that registration form was  
16 brought to our office and processed in, Mr.  
17 Eberhardt's registration did not match with the  
18 BMV's records. So it was placed into an inactive  
19 status.

20                   At that time, a confirmation letter  
21 follow up asking for clarification on the  
22 mismatched information that was sent to 7301  
23 Crossett Court for John Eberhardt to return and let  
24 us know what the correct information was, and we

1 never received that notice back. So that's why  
2 Eberhardt's status right now is inactive status for  
3 BMV mismatch.

4 Also, similarly, Eberhardt did not  
5 vote in November 2024, the only election for which  
6 they have been registered in this county. And as  
7 background for Dawn F. Jenkins, they have been  
8 registered to vote in Franklin County since 1996  
9 and registered at 7301 Crossett Court in Canal  
10 Winchester since 2002.

11 Jenkins also is an active voter and  
12 has valid status to bring this challenge to the  
13 Board. In addition to Dawn Jenkins and John  
14 Eberhardt, there are three other registered voters  
15 at 7301 Crossett Court; and they are Gregory, Jack  
16 and William Jenkins.

17 Voter services found no additional  
18 information on John Eberhardt. Nothing was  
19 confirmed to us via confirmation notices sent or a  
20 vote in the November election. And, therefore, we  
21 find no other evidence that would contradict Dawn  
22 Jenkins' statement on their challenge form. Again,  
23 concluded that John Eberhardt does not live there  
24 and would recommend that the Board uphold the

1 challenge today following talking with Ms. Jenkins.

2 Any questions?

3 CHAIRMAN PREISSE: After the  
4 registration was processed, the Board received  
5 notice from the BMV that the information on the  
6 registration did not match their records. The  
7 follow-up confirmation letter was sent to  
8 Eberhardt. How is it -- remind me how is it that  
9 the BMV was looped into this.

10 MS. ZIEMBA: Sure. So every time  
11 our office registers a voter, it's crosschecked  
12 with information that the BMV has digitally by the  
13 Secretary of State. So if what, like, the name,  
14 the birthday or the social or the driver's license  
15 doesn't match the BMV records, they send a message  
16 back to us requiring that we put the voter status  
17 into inactive status and send a follow-up  
18 confirmation letter to try to get the correct  
19 identifying information.

20 CHAIRMAN PREISSE: This confirmation  
21 letter was sent to Mr. Eberhardt at the --

22 MS. ZIEMBA: 7301 Crossett.

23 CHAIRMAN PREISSE: Okay. I don't  
24 have any more questions.

1                   MEMBER FREEDHOFF: Do we know the  
2 group?

3                   MS. ZIEMBA: We do. It was the same  
4 group, Black Fork Strategies.

5                   MEMBER MARINELLO: I have no  
6 questions.

7                   CHAIRMAN PREISSE: Okay. Does  
8 Ms. Jenkins wish to address the Board? You don't  
9 have to if you don't want to, but you can if you  
10 do.

11                   DAWN JENKINS  
12 being first duly sworn, as hereinafter certified,  
13 testifies as follows:

14                   MS. JENKINS: He does not live at my  
15 house nor has ever lived at my house.

16                   MEMBER SEXTON: How long have you  
17 lived there?

18                   MS. JENKINS: Since it was built in  
19 1999.

20                   MEMBER SEXTON: '99. Thank you.

21                   CHAIRMAN PREISSE: Any other  
22 questions for Ms. Jenkins?

23                   Hearing none, I think an order to  
24 have a motion.

1                   MEMBER FREEDHOFF: Mr. Chairman, I  
2 move the Board approve the Challenge of Right to  
3 Vote filed by Dawn F. Jenkins, 7301 Crossett Court,  
4 Columbus, Ohio 43110 against John Eberhardt of the  
5 same address and order that John Eberhardt's  
6 registration be removed from the Franklin County  
7 BOE voter file.

8                   MEMBER SEXTON: Michael Sexton, I'll  
9 second.

10                   DEPUTY DIRECTOR PAYNE: It's been  
11 properly moved and seconded. All of those in favor  
12 of the motion, signify by saying aye.

13 (All members of the Board voted unanimously by  
14 saying aye.)

15                   DEPUTY DIRECTOR PAYNE: All opposed,  
16 same sign.

17 Motion carries. Thank you.

18                   CHAIRMAN PREISSE: Thank you,  
19 Ms. Jenkins, very much.

20                   DEPUTY DIRECTOR PAYNE: The next  
21 item on the agenda is a voter challenge filed by  
22 Theresa A. Maddox against Sybil Lacey.

23                   Again, I'll turn that over to Sara  
24 Ziembra for explanation.

1 MS. ZIEMBA: Thank you. This is  
2 another case similar to the previous challenge you  
3 just heard. Sybil Lacey and it's being challenged  
4 by Theresa A, Maddox, 1021 Elaine Road, Columbus,  
5 Ohio 43227.

6 Sybil Lacey was registered on August  
7 14, 2024 via paper registration form collected by  
8 an advocate group in Franklin County; and when the  
9 Board of Elections processed that registration  
10 form, again, we got that notification from the BMV  
11 stating that the information didn't match their  
12 records. So we sent another follow-up confirmation  
13 letter and placed Lacey's registration in an  
14 inactive status, which is what you see there on the  
15 research.

16 We did not receive a response to  
17 confirmation to the letter since, and that's why  
18 Sybil Lacey's record is still inactive.

19 Additionally, Sybil Lacey did not  
20 vote in November of 2020 -- or 2024 for the General  
21 and has had no other activity -- voter activity  
22 since registering on 8-14-2024.

23 And the person who is bringing the  
24 challenge to the Board, Theresa A. Maddox, has been

1 registered to vote in Franklin County since 1988  
2 and has been registered at 1021 Elaine Road since  
3 10-1 of 2021.

4 Maddox is also an active voter and  
5 has valid status to bring this challenge to the  
6 Board today, and there are no other voters that are  
7 registered at 1021 Elaine Road, Columbus, Ohio  
8 43227.

9 And much like the others, voter  
10 services found no other voter activity or anything  
11 else on the voter file for Sybil Lacey that would  
12 indicate that they do live at 1021 Elaine Lane  
13 Road; and, therefore, we would say that there's  
14 nothing to contradict Theresa Maddox's testimony on  
15 the challenge form. And, again, would recommend  
16 that the Board uphold the challenge today.

17 CHAIRMAN PREISSE: Questions for  
18 Sara?

19 MEMBER FREEDHOFF: Black Fork  
20 Strategies again?

21 MS. ZIEMBA: Yes, it was.

22 THERESA MADDOX  
23 being first duly sworn, as hereinafter certified  
24 testifies as follows:



1 MS. MADDOX: Sybil Lacey has never  
2 lived at my address, doesn't live at my address and  
3 never will.

4 CHAIRMAN PREISSE: You don't know  
5 this person?

6 MS. MADDOX: No.

7 CHAIRMAN PREISSE: Other questions  
8 for Ms. Maddox?

9 MEMBER SEXTON: How long have you  
10 lived there?

11 MS. MADDOX: Since '21 -- '20, '21.

12 CHAIRMAN PREISSE: Any other  
13 questions? Thank you for your effort. Appreciate  
14 it very much. Okay.

15 MEMBER SEXTON: Mr. Chairman,  
16 Michael Sexton, I move the board approve the  
17 Challenge of Right to Vote filed by Theresa A.  
18 Maddox, of 1021 Elaine Road, Columbus, Ohio 43227  
19 against Sybil Lacey of the same address and order  
20 that Sybil Lacey's registration be removed from the  
21 Franklin County BOE voter file.

22 CHAIRMAN PREISSE: Doug Preisse,  
23 second the motion.

24 DEPUTY DIRECTOR PAYNE: It's been

1 properly moved and seconded. All of those in favor  
2 of the motion, signify by saying aye.

3 (All members of the Board voted unanimously by  
4 saying aye.)

5 DEPUTY DIRECTOR PAYNE: All opposed,  
6 same sign. Motion carries.

7 The next item on the agenda is a  
8 voter challenge filed Rhonda Mozzetti against Erika  
9 King.

10 Again, I'll turn that over to Sara  
11 Ziemba for some explanation.

12 MS. ZIEMBA: We are up to the  
13 challenge of Erika A. King brought to us by Rhonda  
14 Mozzetti who registered at 564 South Eureka Avenue,  
15 Columbus, Ohio 43204.

16 Very similar to the last couple of  
17 challenges we heard, Erica A. King registered to  
18 vote at 564 South Eureka Avenue on 8-7-2024 via  
19 paper registration form collected by an advocacy  
20 group in Franklin County.

21 King has never voted in Franklin  
22 County for the one election for which they were  
23 eligible; and the person presenting the challenge  
24 to the Board today, Rhonda Mozzetti, has been

1 registered to vote in Franklin County since 1980  
2 and has owned the home for 34 years.

3 Mozzetti is an active voter,  
4 participating in nearly every election for which  
5 she is eligible and has valid status to bring this  
6 challenge to the Board today.

7 There are four other voters in  
8 addition to Erika King and Rhonda Mozzetti at 564  
9 South Eureka, and those voters are Jadina, Michael,  
10 William and Angelina Mozzetti who are registered  
11 there.

12 There are -- voter services has  
13 found no other evidence on file. There's no other  
14 voter activity from Erika A. King other than this  
15 one registration form we received from the advocacy  
16 group in August.

17 Therefore, we found nothing to  
18 contradict Rhonda Mozzetti's testimony; and, again,  
19 would recommend that the Board uphold the challenge  
20 after you speak with Ms. Mozzetti.

21 CHAIRMAN PREISSE: Questions for  
22 Sara?

23 MEMBER FREEDHOFF: Same one.

24 MS. ZIEMBA: Same answer. Black

1 Fork Strategies.

2 CHAIRMAN PREISSE: Other questions  
3 for Sara? And is Rhonda here? Ms. Rhonda, in the  
4 hot seat. Would you like to address, and if so,  
5 can we swear you in?

6 MS. MOZZETTI: Yes.

7 RHONDA MOZZETTI:  
8 being first duly sworn, as hereinafter certified,  
9 testifies as follows:

10 MS. MOZZETTI: I have lived there  
11 since 1990 and just my children and my husband have  
12 lived there, so. I don't know this person, but I  
13 do have her mail if you guys want it.

14 MEMBER FREEDHOFF: Are you still  
15 continuing to get mail?

16 MS. MOZZETTI: I just got that  
17 Saturday.

18 MS. MARINELLO: From the Board of  
19 Elections?

20 MS. MOZZETTI: Yes. I haven't got  
21 anything except for a stack of fliers prior to the  
22 election and after, but nothing since.

23 CHAIRMAN PREISSE: Questions for  
24 Ms. Mozzetti? Thank you very much for bringing

1 this to our attention.

2 MS. MOZZETTI: No problem.

3 MS. MARINELLO: I move that the  
4 Board approve the Challenge of Right to Vote filed  
5 by Rhonda Mozzetti of 564 South Eureka Avenue,  
6 Columbus, Ohio 43204 against Erika A. King of the  
7 same address and order that Erika A. King's  
8 registration be removed from the Franklin County  
9 Board of Elections voter file.

10 CHAIRMAN PREISSE: Second the  
11 motion.

12 DEPUTY DIRECTOR PAYNE: It's been  
13 properly moved and seconded. All of those in  
14 favor, signify by saying aye.

15 (All members of the Board voted unanimously by  
16 saying aye.)

17 DEPUTY DIRECTOR PAYNE: All opposed,  
18 same sign. Motion carries.

19 The next item on the agenda is a  
20 voter challenge brought to us by Edward Mayrides  
21 against Clinton Duvall. I will call on Sara.

22 MS. ZIEMBA: This one is a little  
23 different than the previous ones that we've had.  
24 Michael Clinton Duvall and Edward Mayrides are both

1 registered at 597 Ryan Avenue, Columbus, Ohio  
2 43223.

3                   And Michael Clinton Duvall  
4 originally registered to vote in Franklin County in  
5 2006, and then Duvall updated his address to the  
6 address in question, 597 Ryan Avenue, through  
7 online registration submitted to the Board on June  
8 12, 2014. And then since that date, June 12, 2014,  
9 Duvall has remained registered at 597 Ryan Avenue.

10                   Michael Duvall voted twice from the  
11 597 since registering there in 2014. One time in  
12 person at the polls for 11-6-2018 General. Once in  
13 person at the early vote center for the 11-3-2020  
14 General.

15                   Duvall has not cast any ballot or  
16 had any other voter activity since voting in the  
17 11-3-2020 General Election here at the early vote  
18 center.

19                   The Board of Elections put Michael  
20 Duvall's registration into an inactive status in  
21 2023 following a two-year period of no voter  
22 initiated activity, and his registration is on  
23 track to be removed barring any additional voter  
24 activity. I think he has one more General Election

1 before his time would expire on that registration.

2 Edward Mayrides, who has brought the  
3 challenge today, he is the homeowner of 597 Ryan  
4 Avenue and first registered to vote in Franklin  
5 County in September 2008, and then updated to the  
6 address in question, 597 Ryan Avenue in 3-17-2015;  
7 and Mr. Mayrides has remained registered at that  
8 address since 2015.

9 Mr. Mayrides regularly, has valid  
10 standing to bring this challenge to the Board.  
11 There are no other registered voters registered at  
12 597 Ryan Avenue in the county. And much like the  
13 others, voter services has found no other voter  
14 activity since 11-3-2020 for Michael Clinton Duvall  
15 and no other forms or files or any attempt by  
16 Mr. Duvall to remain registered or contact our  
17 office since 11-3-2020.

18 And with that information, we would  
19 conclude that Michael Clinton Duvall does not live  
20 at this address and would recommend that the Board  
21 approve the challenge once you hear from  
22 Mr. Mayrides.

23 MEMBER FREEDHOFF: Two questions.  
24 Do we know which online registration site he used?

1 MS. ZIEMBA: Looking at this real  
2 quick, it says from the SOS. I think it -- it's  
3 not from the BMV. He would have went on online to  
4 Ohio.gov and registered online there.

5 MEMBER FREEDHOFF: Okay. And so he  
6 voted from an invalid address in two elections?

7 MS. ZIEMBA: Well, he might have  
8 lived there. My thought is that he did live there  
9 up until it -- well, actually, no. Because if you  
10 moved in 2015, if you voted using that address in  
11 2020 and 2018, you're right. He wouldn't have  
12 lived there at that time; but, perhaps, he knew he  
13 was registered there. So he went in and said I  
14 live here, and was processed as a regular voter  
15 because he was registered there.

16 MEMBER FREEDHOFF: So the BMV  
17 crosscheck online didn't catch that?

18 MS. ZIEMBA: So the BMV doesn't  
19 crosscheck addresses. They would crosscheck first  
20 name, last name, middle name, date of birth and  
21 Social and driver's license number.

22 MEMBER FREEDHOFF: Okay.

23 MS. ZIEMBA: Is what they would  
24 inform us, like, identifying information.



1                   MEMBER FREEDHOFF: The other ones  
2 where they didn't match --

3                   MS. ZIEMBA: It would have been --  
4 yeah. It would have been their name, their  
5 birthday or ID. Yeah, not the address.

6                   MEMBER FREEDHOFF: Thank you.

7                   MS. ZIEMBA: Yep.

8                   CHAIRMAN PREISSE: Questions for  
9 Sara? Okay. I understand that Mr. Mayrides?

10                  MR. MAYRIDES: Mayrides.

11                  CHAIRMAN PREISSE: Is it Greek?

12                  MR. MAYRIDES: Actually,  
13 Americanized Greek.

14                  CHAIRMAN PREISSE: That's why I was  
15 saying it the old country way. Would you like  
16 to --

17                  MR. MAYRIDES: Americanized Greek.  
18 My dad spoke Greek actually.

19                  CHAIRMAN PREISSE: Thank you,  
20 Mr. Mayrides. If you wish to address the Board,  
21 perhaps, we can swear you in.

22                                 EDWARD MAYRIDES

23 Being first duly sworn, as hereinafter certified,  
24 testifies as follows:

1                   CHAIRMAN PREISSE: Thank you.

2                   MR. MAYRIDES: I bought the house  
3 in -- well, actually, December of 2014. Closed on  
4 it -- the auditor's website has me as January 9,  
5 2015. I actually moved in February, the following  
6 month.

7                   You know, I've been getting his mail  
8 I think for two elections now; and on each one of  
9 them, I put return to sender, no longer lives here;  
10 but then I kept getting his mail. I unwittingly  
11 signed for the certified mail. The mailman didn't  
12 tell me who it was for, and he was new. So he  
13 didn't know who I was. So I just signed for it,  
14 but here's his mail back.

15                  MEMBER FREEDHOFF: Did he use to  
16 live there?

17                  MR. MAYRIDES: I'm sorry?

18                  MEMBER FREEDHOFF: Did he use to  
19 live there?

20                  MR. MAYRIDES: I have no idea. What  
21 I did do, I went on the auditor's website. He's  
22 not listed as any previous owners. So I brought  
23 that with me. I have an electric bill and an ADT  
24 bill with my name and address on it. I mean, I

1 don't know who he is.

2 I think a few times I got junk mail  
3 in his name maybe, but it was junk mail. I just  
4 threw it away. But from you guys, I didn't want to  
5 throw that away. I know I returned it, but...

6 CHAIRMAN PREISSE: Questions for  
7 Mr. Mayrides? We really appreciate you bringing  
8 this to our attention.

9 MEMBER FREEDHOFF: I move that the  
10 Board approve the Challenge of Right to Vote filed  
11 by Edward -- I can't say it in Greek -- Mayrides of  
12 597 Ryan Avenue, Columbus, Ohio 43223 against  
13 Michael Clinton Duvall of the same address and  
14 order that Michael Clinton Duvall's registration be  
15 removed from the Franklin County Board of Elections  
16 voter file.

17 MEMBER SEXTON: I'll second.

18 DEPUTY DIRECTOR PAYNE: It's been  
19 properly moved and seconded. All of those in favor  
20 of the motion, signify by saying aye.

21 (All member of the Board voted unanimously by  
22 saying aye.)

23 DEPUTY DIRECTOR PAYNE: All opposed,  
24 same sign. Motion carries.

1                   The next item on the final voter  
2 challenge brought to us by Holly Wells against  
3 Harry Peterman. I'll turn that over to Sara for a  
4 brief overview.

5                   MS. ZIEMBA: Thank you. The last  
6 challenge we have is against Harry Peterman brought  
7 by Holly L. Wells who are both registered to vote  
8 at 2358 Woodbrook Circle South, Apartment A,  
9 Columbus, Ohio 43223.

10                   And I've got a couple of pieces of  
11 returned mail that came with the challenge form  
12 that came from Ms. Wells. I don't know if the  
13 Board would like to look at these, but there's the  
14 absentee ballot and the voting information guides  
15 are the two pieces that were returned with the  
16 challenge form. And Mr. Peterman originally  
17 registered to vote in Franklin County via online  
18 registration on 9-26-2020. That registered him at  
19 Diblee Avenue, and then Harry Peterman's address  
20 was updated to 2358 Woodbrook Circle South,  
21 Apartment as part of the 2023 national change of  
22 address program.

23                   And so what that is, is every year  
24 the Secretary of State's office provides the boards

1 of election with a file of data from -- collected  
2 at the USPS where voters have given the post office  
3 notice that they updated their address at some  
4 point during the previous year, and they may or may  
5 not have also updated their voter registration; but  
6 as part of the national change of address process,  
7 the Board takes that information from the postal  
8 service and updates any voter registration who has  
9 not also submitted a registration form, just to  
10 make sure that if people thought they were updating  
11 all of their addresses, including their  
12 registration at the post office, we eventually get  
13 that information sometime over the course of the  
14 next year and update those addresses.

15           And that's how Harry Peterman ended  
16 up having his voter registration address updated to  
17 2358 Woodbrook Circle South, Apartment A. That was  
18 from data we got from the Secretary of State who  
19 got from the United States Postal Service.

20           And at that point -- and all voters  
21 received this not just Harry Peterman -- but any  
22 time the Board updates an address from information  
23 that we got from the post office, we'll send a  
24 confirmation letter. That's part of the whole

1 process, and that is asking the voter to either  
2 sign or confirm that that is the correct address  
3 for them, or there's a space where the voter can  
4 write in a new updated correct address, and they  
5 can mail that back to us in a postage paid return  
6 envelope.

7                   Our office did not receive -- we  
8 sent the letter in June of 2023 to Harry Peterman  
9 at 2358 Woodbrook Circle. We never received a  
10 response to that letter.

11                   Harry Peterman has never voted in  
12 Franklin County, and hasn't had any other voter  
13 activity sent to that address updated as part of  
14 that change of address process.

15                   Conversely, the person bringing the  
16 challenge to the forum, Holly Wells, has been  
17 registered to vote in Franklin County since 1984,  
18 and has been registered at 2358 Woodbrook Circle,  
19 Apartment A since 2003.

20                   There are no other voters registered  
21 at 2358 Woodbrook Circle South, Apartment A other  
22 than Harry Peterman and Holly Wells, and Holly  
23 Wells is an active voter and does have valid status  
24 to bring this challenge to you today.

1           Voter services, like the others,  
2 found no other evidence, no voting evidence, no  
3 forms or other voter activity, petition signing or  
4 otherwise from Harry Peterman on file. Therefore,  
5 there's nothing to contradict Ms. Wells' form that  
6 Harry Peterman does not live at this address.

7           And, again, we would recommend that  
8 the Board approve the challenge.

9           CHAIRMAN PREISSE: Okay. Thank you,  
10 Sara. And we have Ms. Wells. Would you like to  
11 address the Board? Swear you in, please.

12           HOLLY WELLS  
13 being first duly sworn, as hereinafter certified,  
14 testifies as follows:

15           MS. WELLS: Don't know him. Mail  
16 started showing up, and the post office kept on  
17 redelivering it. So I finally brought it to your  
18 attention.

19           CHAIRMAN PREISSE: Thank you for  
20 doing that. Questions for Ms. Wells? Seems pretty  
21 straight forward. Thank you for taking the effort  
22 to bring this to our attention.

23           MS. WELLS: Thank you.

24           MEMBER SEXTON: Mr. Chairman,

1 Michael Sexton, I move the Board approve the  
2 Challenge of Right to Vote filed by Holly L. Wells  
3 of 2358 Woodbrook Circle South, Apartment A,  
4 Columbus, Ohio 43223 against Harry W. Peterman of  
5 the same address and order that Harry W. Peterman's  
6 registration be removed from the Franklin County  
7 BOE voter file.

8 CHAIRMAN PREISSE: Second the  
9 motion.

10 DEPUTY DIRECTOR PAYNE: It's been  
11 properly moved and seconded. All those in favor  
12 of the motion, signify by saying aye.

13 (All members of the Board voted unanimously by  
14 saying aye.)

15 DEPUTY DIRECTOR PAYNE: All of those  
16 opposed, same sign. Motion carries.

17 Saundra K. Hall-Daniels, I don't  
18 think she's here. So I think precedent has been to  
19 table that.

20 CHAIRMAN PREISSE: Okay. Thank you,  
21 Sara.

22 MS. ZIEMBA: Thank you.

23 CHAIRMAN PREISSE: Do we need a  
24 motion to do that?



1 MR. ZAGROCKI: Yeah, I think  
2 probably would be best.

3 MEMBER SEXTON: Mr. Chairman,  
4 Michael Sexton, I would move that the Board table  
5 the voter to challenge for Amanda Thomas filed by  
6 Saundra K. Hall-Daniels.

7 CHAIRMAN PREISSE: Second the  
8 motion.

9 DEPUTY DIRECTOR PAYNE: The motion  
10 on the floor is to table the motion. All of those  
11 in favor of the motion, signify by saying aye.  
12 (All members of the Board voted unanimously by  
13 saying aye.)

14 DEPUTY DIRECTOR PAYNE: All opposed,  
15 same sign. Motion carries.

16 The next item on the agenda is a  
17 lease agreement for the precinct election officials  
18 training, and I'll turn that over to our Director  
19 Anton White.

20 DIRECTOR WHITE: Thank you, David.  
21 In June 2024 the Board approved leasing agreement  
22 with HJH Columbus 1, LLC to lease office space at  
23 200 East Campus View Boulevard to serve as a  
24 temporary location for elections poll worker

1 training.

2 As the Board knows, we are currently  
3 working with the county to expand our current  
4 office space to permanently bring poll working  
5 training online here at Morse Road, and we continue  
6 to work with the county on that planning today.

7 So as we continue our planning, we  
8 would like to expand our lease at 200 East Campus  
9 View Boulevard for an additional year. So today  
10 I'm asking for the Board to approve a lease  
11 amendment to extend that lease beginning January 1,  
12 2025 and ending on December 31, 2025 at a rate of  
13 \$25,249.33 per month.

14 This represents about a 6.6 increase  
15 over the initial term. The lease amendment is  
16 before you today, has been approved by our county  
17 prosecutor; and I ask for your approval.

18 CHAIRMAN PREISSE: What is --  
19 describe this property to us in greater detail  
20 because I haven't read the lease agreement.

21 DIRECTOR WHITE: Sure. So last year  
22 with the assistance of the county, we sought to  
23 find a temporary location to support our  
24 training -- our training for poll workers because

1 it was becoming -- we had an old space through the  
2 City of Columbus that went away, and then we were  
3 training out of this location; but it became  
4 cumbersome to do so with the space limitations. So  
5 we found this space, about 20,000 square foot space  
6 over in Worthington where we've been utilizing that  
7 space since last year to train our poll workers.  
8 And so while we continue to plan, we're doing some  
9 build out here to bring that poll worker training  
10 onsite permanently, we're still working through the  
11 planning stages of that. We want to expand this  
12 lease and continue to train poll workers out of  
13 that Worthington space. It's right on Campus  
14 Boulevard, right off 270 and High Street. It's  
15 approximately 20,000 square foot space. It's very  
16 functional for our needs. At present --

17 CHAIRMAN PREISSE: What's in there?  
18 Do we have exclusive use of that?

19 DIRECTOR WHITE: We do.

20 CHAIRMAN PREISSE: Do we have  
21 material in there?

22 DIRECTOR WHITE: We do.

23 CHAIRMAN PREISSE: You said we're  
24 building out here. Do we need a whole year to

1 achieve that?

2                   DIRECTOR WHITE: I hope not, but we  
3 don't have a schedule yet. So until we determine  
4 the build-out schedule, it would make sense for us  
5 to go ahead and lock this in for a year.

6                   CHAIRMAN PREISSE: And we rented all  
7 of last calendar year?

8                   DIRECTOR WHITE: Part of the year.  
9 We signed a lease in June of 2024.

10                  CHAIRMAN PREISSE: Do you think  
11 there's danger that we would lose our option on  
12 this lease if we don't secure it for a year?

13                  DIRECTOR WHITE: I do because it  
14 took almost a year to find this space that meets  
15 our needs; and so trying to go back out to find  
16 another space would be a risk to us in terms of  
17 handling the location of training our poll workers.

18                  CHAIRMAN PREISSE: We think that  
19 this lease allowed is market rate?

20                  DIRECTOR WHITE: It is market rate.  
21 I think it's probably about \$15 a square foot,  
22 somewhere in that range.

23                  CHAIRMAN PREISSE: Okay. I don't  
24 have any more questions. Do the Board members have

1 questions?

2 MEMBER MARINELLO: I have no  
3 questions.

4 MEMBER FREEDHOFF: Anton, so  
5 basically we don't use it the first half of the  
6 year. We probably won't use it until June?

7 DIRECTOR WHITE: We'll use it the  
8 next few weeks as we gear up for the May primary.

9 MEMBER SEXTON: We have every  
10 precinct opened, right?

11 DIRECTOR WHITE: We're going to have  
12 a full county election in May. So we're training  
13 5,000 poll workers. And then should a special  
14 election arise, again, we would have to have a  
15 space to train our poll workers.

16 Member MARINELLO: Better to be safe  
17 than sorry.

18 CHAIRMAN PREISSE: I don't have any  
19 more questions.

20 MEMBER MARINELLO: I move that the  
21 Franklin County Board of Elections enter into a  
22 lease agreement with HJH Columbus 1, LLC for the  
23 property at 200 East Campus View Boulevard,  
24 Columbus, Ohio for the use as a training facility

1 for poll workers. This lease began on January 1,  
2 2025 and is set to expire on December 31, 2025 with  
3 a monthly rent of \$25,249.33.

4 CHAIRMAN PREISSE: Doug Preisse,  
5 second the motion.

6 DEPUTY DIRECTOR PAYNE: It's been  
7 properly moved and seconded. All of those in  
8 favor, signify by saying aye.

9 (All members of the Board voted unanimously by  
10 saying aye.)

11 DEPUTY DIRECTOR PAYNE: All opposed,  
12 same sign. Motion carries.

13 CHAIRMAN PREISSE: Move to adjourn.

14 MEMBER MARINELLO: Second.

15 CHAIRMAN PREISSE: Did I do  
16 something? I rescind my motion to adjourn.

17 DEPUTY DIRECTOR PAYNE: We'll move  
18 on to the final item on the agenda which is the  
19 Board of Elections staff pay raise. At the end --

20 DIRECTOR WHITE: Go ahead.

21 DEPUTY DIRECTOR PAYNE: At the end  
22 of last year, the county commissioners budget for a  
23 dollar an hour pay raise for all non-bargaining  
24 full-time employees, which would include the Board

1 of Elections full-time employees.

2 Additionally, they gave us a pot of  
3 money that was either merit based or you could use  
4 it across the board.

5 I think in consultation with the  
6 director and myself, we decided that we thought  
7 that across the board would be the best, and that  
8 would amount to an additional 30 cents per  
9 full-time employee. So every employee would get a  
10 \$1.30 pay raise if approved by the Board, which  
11 will amount to 2,696 a year.

12 CHAIRMAN PREISSE: Okay. Questions?

13 MEMBER SEXTON: I just had a  
14 question on what's the -- were the part-time  
15 employees getting increases too or...

16 DIRECTOR WHITE: Our seasonal  
17 employees, they are a different schedule for pay  
18 increases; and so the Board approved probably two  
19 years ago an update to their pay scale. And so  
20 seasonal employees earn an additional 2 percent to  
21 their base pay for every three elections that they  
22 work here at the Board.

23 So every three, six, nine, twelve  
24 elections, they would get a 2 percent increase to

1 their base rate of pay.

2 MEMBER SEXTON: So if that increases  
3 on a seasonal employee for the May election, they  
4 will get that?

5 DIRECTOR WHITE: Yeah. So any  
6 seasonal employee that would return to the Board of  
7 Elections for the May election, and it would be  
8 their third, six, nine election, they will get an  
9 increase.

10 That's calculated by our system.  
11 Department, they maintain those records of all of  
12 the employees, and then apply the appropriate  
13 increase when necessary.

14 MEMBER SEXTON: Okay. Thank you.

15 Mr. Chairman, if there are no other  
16 questions, Michael Sexton, I move the board approve  
17 a pay increase of \$2,696 a year to all full-time  
18 BOE staff for calendar year 2025.

19 CHAIRMAN PREISSE: Doug Preisse,  
20 second the motion.

21 DEPUTY DIRECTOR PAYNE: It's been  
22 properly moved and seconded. All of those in  
23 favor, signify by saying aye.

24 (All members of the Board voted unanimously by



1 saying aye.)

2 DEPUTY DIRECTOR PAYNE: All opposed  
3 same sign. Motion carries.

4 One item for discussion, I guess is  
5 that we -- our February meeting, we need to certify  
6 candidates that will file by, I believe, the 5th,  
7 is the filing deadline. And it will take us a  
8 while, obviously, to review those petitions; and  
9 our suggestion would be to have our next board  
10 meeting on February 18, which is a Tuesday. That's  
11 the day after the President's Day holiday.

12 At that point we would certify those  
13 candidates that may be on the ballot for the May  
14 primary.

15 MEMBER FREEDHOFF: We would not have  
16 our Monday meeting?

17 DEPUTY DIRECTOR PAYNE: I think  
18 because I don't believe we have anything for the  
19 agenda at this point other than the certification  
20 of candidates, that we would just use February 18  
21 as our regular meeting, and forgo the first Monday  
22 of the month in February.

23 DIRECTOR WHITE: Which is  
24 February 3, which is the first Monday.

1                   MEMBER FREEDHOFF:   Okay.

2                   DEPUTY DIRECTOR PAYNE:   If that  
3 works for everybody.

4                   MEMBER MARINELLO:   Move to adjourn.

5                   CHAIRMAN PREISSE:   Second.

6                   DEPUTY DIRECTOR PAYNE:   We're  
7 adjourned.

8   (Thereupon the meeting was adjourned at 3:54 p.m.)

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C E R T I F I C A T E

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THE STATE OF OHIO:

SS:

COUNTY OF FRANKLIN:

I, Jeanine Fansler, Professional Reporter and Notary Public in and for the State of Ohio, do hereby certify that the foregoing is a true and accurate transcript of the proceedings hereinbefore set forth, as reported in stenotype by me and transcribed by me or under my supervision.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of office at Columbus, Ohio, this 24th day of February, 2025.

/s/Jeanine Fansler  
Notary Public, State of Ohio

My Commission Expires: November 28, 2028.