

Sandusky County Commissioners – 622 Croghan Street, Fremont, OH 43420		2026 MEETING		
Meeting: Board Of Commissioners	Location: Commissioners' Board Room	Date: 5/28/2026	Time: 8:00AM	
Present: Commissioners: Scott Miller – President, Russ Zimmerman – Vice President, Justin Smith				
Present: Theresa Garcia – County Administrator, Marc Glotzbecker – County Administrator				
Others Present:				
(*action items)				
AGENDA ITEMS	BRIEF DESCRIPTIONS / ACTION STEPS:	PERSON RESPONSIBLE:	DOLLAR AMOUNT:	MOTION / VOTE
Call to Order Pledge of Allegiance (8:21am)	Commissioner Miller opened the meeting at 8:21am	Scott Miller, President		
*Review & Approval of Commissioner Meeting Minutes, incoming Mail Review & External Meeting Notices	The 5/26/2026 minutes were reviewed/approved by the Board. The Board reviewed incoming mail and external meeting notices.	Scott Miller Russ Zimmerman Justin Smith		*Motion: Move to Approve minutes Moved by: Smith 2nd: Zimmerman Yes – 3
Commissioners and Administrator Discussion				
* Then /Now Documents	1. Certificate was presented by Common Pleas Court- No purchase Order was in place. Court Administrator not aware purchase was being made One invoice makes up this certificate. Walmart- \$102.02 2. Certificate was presented by Common Pleas Court- Closing out TCAP Grant for FY 23-25. Unspent funds to be returned to State of Ohio. Treasurer- \$32.53	Common Pleas	\$102.02 \$32.53	*Motion: Move to Approve certificates Moved by: Zimmerman 2nd: Smith Yes – 3
* Personnel	None			
* Travel Requests	None			
Sandusky County EMS	Sandusky County EMS- Chief Jackson came in for his regular meeting with the Commissioners. Chief updated	Chief Jeff Jackson		

	the Commissioner on Vehicles, Personnel, Employees in Paramedic School and the Construction Projects at both locations (Gibsonburg and Fremont). Discussion was had on the signage for the new stations and responsibility for them going forward. Chief also detailed timelines for opening both facilities, including needed inspections, completion of punch list items and issues being encountered and worked through.				
Sandusky County Juvenile and Probate Court	Judge Brad Smith Sarah Lewis				
CHIP	Tiffany Shaver, GLCAP				
Sandusky County Auditor	Jerri Miller, Auditor				
* Resolutions	RESOLUTION 2026 - 129 AWARDING BID TO M & B ASPHALT CO. INC, OF TIFFIN, OHIO FOR THE 2026 RESURFACING OF CR 65 PROJECT	County Engineer	\$1,073,233.30	*Motion: Move to Approve resolution Moved by: Smith 2nd: Zimmerman Yes - 3	
	RESOLUTION 2026 - 130 APPROVING OPIOID APPROPRIATION TRANSFER WITHIN THE SAME FUND	Sheriff	\$500.00 \$2,500.00 \$300.00 \$2,634.36	*Motion: Move to Approve resolution Moved by: Smith 2nd: Zimmerman Yes - 3	
	RESOLUTION 2026 - 131 APPROVING SUPPLEMENTAL APPROPRIATION TO EMS PI CAPITAL OUTLAYS FOR ROLL ZENIX MONITORS/DEFIBRILLATOR/ACCESSORIES & VARIOUS EMS ACCOUNTS TO MOVE FUNDS RECEIVED FOR TRAINING, GRANTS, UTILITY REIMBURSEMENTS AND VARIOUS REFUNDS Commissioners entered recess at 9:42am	EMS	\$135,000.00 \$12,417.20	*Motion: Move to Approve resolution Moved by: Zimmerman 2nd: Smith Yes - 3	

	Commissioners returned to session at 10:08am			
Public Open Session	Citizens Attendees – none Media Attendees – none Elected Officials - none			
Sandusky County Courts	Judge Welty and Clerk of Courts Schneider came in to inquire about any plans for the buildings in Clyde and Woodville. Commissioners discussed the high costs associated with any work on either building and shared their thoughts on potential future plans, while continuing the present pause. Judge Welty expressed her thoughts on what would happen in the interim until something could be done to alleviate the issues and potentially combine both county courts into a central location. Discussion was had amongst the entire group on potential future locations to consider and continuing the dialogue and working together.	Judge Cynthia Welty Christine Schneider, Clerk of Courts		
Mental Health and Recovery Services Board	Mircea Handru, Executive Director came in to update the Commissioners. He presented them with the FY 2025 Annual Report for the MHRSB and highlighted a number of items from it. Commissioners discussed data from the Annual Report specifically related to Sandusky County and how the MHRSB effectively serves Sandusky County with the funds they receive from the levy. The full report is available at the MHRSB website: mhsosw.org	Mircea Handru, Executive Director		
* Adjournment (11:10am)	With business completed for the day the meeting was adjourned at 11:10am.			* Motion: Move to adjourn Moved by: Smith 2nd: Zimmerman Yes - 3

PUBLIC HEARING # 2
Sandusky County
Program Year 2026
COMMUNITY HOUSING IMPACT & PRESERVATION PROGRAM

Hearing Date: May 28, 2026
Hearing Time: 9:00 a.m.
Hearing Location: Sandusky County Commissioners Office
622 Croghan St.
Fremont, OH 43420
Conducted by: Tiffaney Shaver, GLCAP

Sandusky County is preparing an application to the State of Ohio, Ohio Department of Development to fund the PY2026 Sandusky County **Community Housing Impact & Preservation Program (CHIP)**. This request for funding will include Community Development Block Grant and HOME funds from HUD, as well as Ohio Housing Trust Funds. The County and the Cities of Fremont, Clyde and Bellevue have agreed to partner for the Program Year 2026 CHIP program. This partnership will make the application more competitive and qualify the partners to request additional funding.

An initial public hearing was held on April 9, 2026 to cover general information about the Community Development Block Grant program. The purpose of this hearing is to present citizens with information about the county's intended request for CHIP housing funds.

The program operating area would be all of Sandusky County and the Cities of Fremont, Clyde and Bellevue.

The request includes hard and soft costs. **Hard Costs** are funds paid directly to the contractor completing the work. **Soft Costs** are all direct costs associated with the work/tests necessary to implement and complete the activities for each applicant.

Due to the current economic state and rising costs of construction materials, OCD will be evaluating project limit increases annually versus by program year within each application. The published project limits will be for all active program years on the date the memo is issued. Currently as of **June 2, 2026** the project limits for hard and soft costs are **Rehabilitation and DPA \$85,000 and Repair \$30,000**

The following activities were given priority based on information gathered during the Housing needs assessment process. This process involved an advisory meeting, questionnaires from community stakeholders, and an assessment of various studies / distress criteria. The request includes the following tentative activities and funding levels:

Private Owner-Occupied Rehabilitation: All rehabilitation will meet Ohio Residential Rehab Standards & HUD standards for Lead Based Paint in existing dwellings. Funds would be provided as a combination of deferred and forgivable loans, secured with a mortgage and promissory note. Owner-occupants with incomes below 80% of median income are eligible. Applications are

ranked on a priority scale with the highest scoring applicants considered first.

Funding request will include:

- **HOME \$783,000**

Owner Home Repair: Home Repair typically addresses one system – repairing or replacing unsafe/substandard conditions. Assistance would be provided as a grant to the eligible homeowner. Applications are assisted on a first come first serve basis. CDBG funds are available for owner occupied households with an income below 80% of AMI. OHTF funds are available to owner occupied households with an income below 50% of AMI.

Funding request will include:

- **CDBG \$405,000 and the State may supplement with OHTF**

The balance of funds would be used for project administration (**\$162,000 combined HOME & CDBG**). Funds are included in this total to provide CHIP related **Fair Housing activities**. The **Sandusky County Commissioners** will share administration duties with **Great Lakes Community Action Partnership**, who will implement the project.

The Distribution of the funds between the four partners is as follows:

	Total Number of Units	Total CHIP Activity Request	Total Program Income for Activities
Owner Rehabilitation			
Sandusky County	4	\$232,000	\$53,658
City of Fremont	3	\$203,000	\$38,094
City of Clyde	2	\$174,000	\$0
City of Bellevue	2	\$174,000	\$0
Total Owner Rehabilitation	11	\$783,000	\$91,753
Owner Repair			
Sandusky County	4	\$120,000	\$0
City of Fremont	4	\$105,000	\$0
City of Clyde	3	\$90,000	\$0
City of Bellevue	3	\$90,000	\$0
Total Owner Repair	14	\$405,000	\$0
	Total Activity Request	Total Admin Request	Total CHIP Request
Sandusky County	\$352,000	\$48,000	\$400,000
City of Fremont	\$308,000	\$42,000	\$350,000
City of Clyde	\$264,000	\$36,000	\$300,000
City of Bellevue	\$264,000	\$36,000	\$300,000
Total	\$1,188,000	\$162,000	\$1,350,000
	Program Income for Activities	Program Income for Admin	Total Program Income Committed
Sandusky County	\$53,658	\$5,962	\$59,620
City of Fremont	\$38,094	\$4,233	\$42,327
City of Clyde	\$0	\$0	\$0
City of Bellevue	\$0	\$0	\$0

The application is due to ODSA Office of Community Enhancements, by June 24, 2026.

The CHIP Program is a very competitive application process, so funding is not guaranteed.

Notes:

Questions/Comments:

The Hearing Concluded at _____

