

Sandusky County Commissioners – 622 Croghan Street, Fremont, OH 43420

2023 MEETING

Meeting: Board Of Commissioners

Location: Commissioners' Board Room

Date: 3/30/2023

Time: 8:00AM – 10:48AM

Present: Commissioners: Charles Schwochow – President; Russ Zimmerman– Vice President; Scott Miller

Present: Theresa Garcia – County Administrator

Others Present: Beth Hannam, Sheriff, Peggy Courtney, Dave Thornbury (phone conference), Marc Glotzbecker

(*action items)

AGENDA ITEMS	BRIEF DESCRIPTIONS / ACTION STEPS:	PERSON RESPONSIBLE:	DOLLAR AMOUNT:	MOTION / VOTE
Call to Order Pledge of Allegiance (8:00am)		Charles Schwochow, President		
*Review & Approval of Commissioner Meeting Minutes, incoming Mail Review & External Meeting Notices	The 3/28/2023 minutes were reviewed/approved by the Board. The Board reviewed incoming mail and external meeting notices.	Charles Schwochow Russ Zimmerman Scott Miller		*Motion: Move to Approve minutes Moved by: Scott Miller 2nd: Russ Zimmerman Yes – 3
Review of External board / Meetings Attended by Commissioners	The Commissioners all attended the Northwest Ohio Commissioners and Engineers meeting. County Engineer, Carlos Baez, also attended. Crawford County hosted the meeting. Crawford County EDC Director talked about the expansion of businesses in Northwest Ohio. Northwest Ohio is number one in the nation in economic development growth. Rumpke, local refuse collection firm, spoke about their expansion and their recycle center. OSS Solid Waste uses their services. They shared a lot of information. Lieutenant Governor Husted attended the meeting. Commissioner Miller asked him if he could share his thoughts on the St Rt 23 corridor project.	Charles Schwochow Russ Zimmerman Scott Miller		
Commissioners and Administrator Discussion	Sue from Congresswoman Kaptur's office called to set up a day and time for her to visit Sandusky County. She would like to visit our Regional Airport and the Jail and			

	<p>share information on assistance she may be able to give Sandusky County. There are three dates she is looking at.</p> <p>Administrator Garcia did complete the funding application for the Community Funding Projects available through Congresswoman Kaptur's office. The application is for assistance with the renovation of the East State Street building.</p>			
* Then /Now Documents	<p>One certificate was presented by Sanitary Engineers Office. Office was under the impression this was an item under warranty, and it was not. One invoice makes up this certificate. Buckeye Power Sales - \$499.00</p> <p>Two certificates were presented by DJFS. Both had a PO in place but 2022 invoice was not turned in by 2022 PO deadline. Two invoices make up these certificates to the same vendor. Sandusky County Common Pleas - \$1,404.66 & \$1,659.26</p> <p>One certificate was presented by TASC. Immunalysis never sent an invoice for purchase last year until March of this year. One invoice makes up this certificate. Immunalysis - \$338.90</p> <p>Two certificates were presented by Common Pleas Court. First, payments were overlooked on previous Visa statements; second, interpreter services were provided prior to a PO being put in place. Three invoices make up these certificates two for the same vendor. Visa - \$123.96 & \$101.00 Surinder Singh - \$714.60</p>	<p>Sanitary Engineer</p> <p>DJFS</p> <p>TASC</p> <p>Common Pleas</p>	<p>\$499.00</p> <p>\$1,404.66 \$1,659.26</p> <p>\$338.90</p> <p>\$123.96 \$101.00 \$714.60</p>	<p>*Motion: Move to Approve certificates Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 3</p>
* Personnel	None			
* Travel Requests	None			
Sandusky County EDC	<p>Beth Hannam – EDC. Beth came in for the annual update for the enterprise zone tax abatements. The meeting with the companies was held to review their projects and agreements. See attachment for minutes. Beth noted that the comments on workforce seemed a bit more positive, but they can all use more help. Many</p>	Beth Hannam – Executive Director		

	<p>other employers have adapted to less workforce and have become more automated or reduced their hours. Commissioner Schwochow mentioned the investment in the East State Street building and asked if anyone had talked to her about that area. Beth did give a heads up about a company looking at a local building to move their operations in to and they were given a tour of the County and seem to be very interested.</p>			
Sheriff	<p><u>Chris Hilton – Sheriff.</u> Sheriff came in for his regular meeting with the Commissioners. Sheriff had Captain Bender come in to talk about the new boat and marine patrol office. He is finishing up equipping the boat in order to be prepared to put it in the water. Commissioner Miller asked if he had any type of procedure in place for inspecting or preparing the boat every time it is put in the water. There is a log with a checklist of items that need to be reviewed prior to going out and when they get back. They do pull the boat from the water every day and put it back in when they head out. There is seventeen miles of river they patrol, and they patrol the Bay.</p> <p>Sheriff noted they have had 125 students in their IGNITE program. The inmates are very appreciative of the opportunity. One of the best classes has been a career preparedness class. It teaches what you should do at an interview and how to prepare. Sheriff is expecting to have a resignation in dispatch and would like to bring someone in now to start training. Commissioners asked if he could get a written resignation prior to hiring a replacement. They approved the hire prior to last day in order to get the time for training.</p>	Chris Hilton - Sheriff		
Visitors Bureau	<p><u>Peggy Courtney and Dave Thornbury – Visitors Bureau.</u> Peggy came in to review the latest draft of the sign at the Visitors Bureau Office. Dave called to join in on the conversation. Several designs were looked at. The thought was the sign needed to be visible to those traveling South on Rawson and East and West on North Street. The design would be more of a check mark than a “V” shaped sign. Dave talked about the change in landscaping if the sign was a check mark. Commissioner Miller and Dave will work on the design prior to presenting it to the Fair Board.</p>	Peggy Courtney – Executive Director Dave Thornbury – Marketing Director		

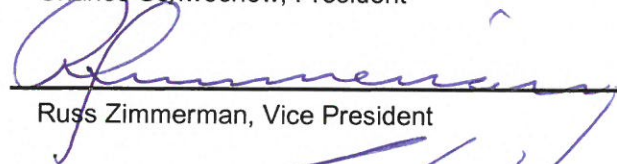
* Resolutions	2023 - 95 APPROVING AMENDED SANDUSKY COUNTY PREVENTION, RETENTION, CONTINGENCY (PRC) PLAN.	DJFS		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 3
	2023 - 96 RECOGNIZING NATIONAL COUNTY GOVERNMENT MONTH 2023	Commissioners		*Motion: Move to Approve resolution Moved by: Scott Miller 2nd: Russ Zimmerman Yes – 3
	2023 – 97 APPROVING SUBORDINATION AGREEMENT FOR MORTGAGE TO FIRELAND FEDERAL CREDIT UNION, IN THE MATTER CONCERNING A REHABILITATION LOAN TO ANN-MARIE KERR	Commissioners		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 3
	2023 – 98 APPROVING THE REPORT OF THE SANDUSKY COUNTY TAX INCENTIVE REVIEW COUNCIL (SCTIRC) OF EXISTING ENTERPRISE ZONE AGREEMENTS FOR YEAR 2022	Sandusky County EZ Abatement		*Motion: Move to Approve resolution Moved by: Scott Miller 2nd: Russ Zimmerman Yes – 3
	2023 - 99 APPROVING SUPPLEMENTAL APPROPRIATION TO BOARD OF DD TRANSFER OUT FUND AND FUND TRANSFER FROM BOARD OF DD GENERAL FUND TO CAPITAL IMPROVEMENT FUND (\$418,172.57)	Board of DD	\$418,172.57	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 3
Public Open Session	Citizens Attendees – none Media Attendees – none Elected Officials – Chris Hilton, Sheriff			
Village of Gibsonburg	Marc Glotzbecker, Village Administrator, came in to talk to the Commissioners about the Wall that Heals event coming to Gibsonburg in August. Marc had fliers that could be posted for the event. The wall will be coming from Indiana. They have several groups that will help transport and build the wall.	Marc Glotzbecker – Village Administrator		

* Adjournment (10:48am)	With business completed for the day the meeting was adjourned.			* Motion: Move to adjourn Moved by: 2nd:
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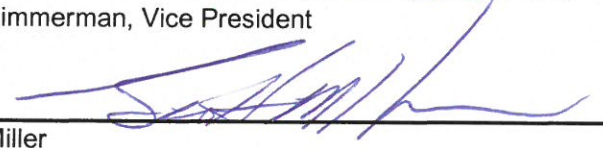
Signature of:



Charles Schwochow, President



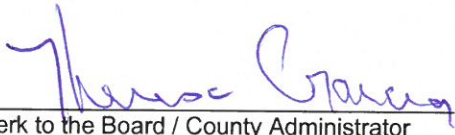
Russ Zimmerman, Vice President



Scott Miller

Board of County Commissioners, Sandusky County Ohio

Attest:



Clerk to the Board / County Administrator

I, the undersigned, Clerk of the Board of Commissioners, Sandusky County, Ohio, do hereby certify that the foregoing is a true and correct copy from the official record of said Board of County Commissioners as recorded in its Journal.

Clerk, Board of County Commissioners, Sandusky County, Ohio

2022 ENTERPRISE ZONE ANNUAL REVIEW MEETING

Wednesday, March 8, 2023 | 8:30 am – 12:30 pm
SCEDC, 2511 Countryside Drive, Fremont, OH

Present: Jan Day, Sandusky County Auditor's Office; Russ Zimmerman, Sandusky County Commissioner; Paul Fiser, City of Clyde; Marc Glotzbecker, Village of Gibsonburg; Beth Hannam, Sandusky County Economic Development Corporation; Anne Arnold, Gibsonburg Village Schools; Tom Jeffrey, Clyde-Green Springs Schools; Aaron Wilson and Jack Zimmerman, Community Members; Robert Kusmer, Ballville Township Trustee; Gilbert Overmyer, Sandusky Township Trustee

Not Present: Tammy Flicker, Bellevue City Schools Treasurer; Green Creek Township Trustees Kenneth Bonnigson/Matt Hofelich, Alex Binger, Vanguard-Sentinel Career Center; Justin LeBenne, City of Clyde; Mayor Steven Fought, Village of Gibsonburg; Charles Schwochow, Sandusky County Commissioner; Jerri Miller, Sandusky County Auditor; Megan Parkhurst, Fremont City Schools, Mary Ann Reser, Ballville Township Trustee, Paul Lotycz, Sandusky Township Trustee

Review Agenda and Meeting Minutes:

I. Welcome & Review of the meeting agenda – Jan Day, Chair (Sandusky County Auditor's Office)

II. Review of the meeting process – Beth Hannam, Sandusky County EZ Manager (SCED-ED)

III. Company Enterprise Agreement Review Schedule:

- **8:45 AM – Whirlpool-Clyde (2 agreements)**

Agreement # - 142-07-02

Agreement to create 0 jobs and retain 15

Have met requirement - 45 jobs retained

Agreement will expire on 12/31/2022, last review with council in person. Written report only '24.

Agreement # - 142-08-02

Agreement to create 0 jobs and retain 45

Have not met agreement. Have retained 15 jobs.

Agreement will expire on 12/31/2024.

*Motion to Approve both abatements – Bob Kusmer; 2nd –Chip Overmyer; Motion Carried

- **9:10 AM – Dynasty RE Holdings/Ohio Truck Sales (1 agreement)**

(Former KF Ventures/Total Distribution/Modolluz) – Agreement # 142-11-02

New owners in 2021 and amendment completed on 12/2/2021

Building renovations started in December 2021 and completed in 2022.

Agreement to create 100 jobs, retain 0. Currently 64 new jobs. Was higher job creation number but in summer

of '22 but downturn in economy forced layoffs. They intend on slow growth to get to the 100 jobs again.

Agreement will expire on 12/31/2027.

*Motion to Approve –Aaron Wilson; 2nd – Paul Fiser; Motion Carried

- **9:30 AM - CDSF Ltd, LLC/Total Distribution (1 agreement)**

Agreement #- 142-17-01

Agreement to create 4 jobs and retain 6

Have met requirements; created 4 jobs and retained 6 just at Watertower Drive site.

Hiring environment getting better.

Updating facilities.

Agreement to expire on 12/31/2033,

**Motion to Approve – Anne Arnold; 2nd – Jack Zimmerman; Motion Carried*

- **9:50 AM – Clyde Onsite Generation, LLC (AEP Onsite Partners) (1 agreement)**

Agreement #- 142-19-01

Agreement to create 1 job and retain 0

Have met agreement; Created one job and retained 1.

This EZ is for personal property only.

Will expire on 12/31/2029.

**Motion to Approve – Tom Jeffrey 2nd – Russ Zimmerman; Motion Carried.*

- **10:10 AM - Reino Linen Services (2 agreements)**

Agreement #- 204-13-01

Agreement to create 0 jobs and retain 147

Retention number at 105, which is due to issues of people not wanting to work. Have several job openings in trucking to meet the 147 jobs. Production jobs are mainly staffed.

Have not met requirement.

Have raised wage rates.

Will expire on 12/31/2023; Last review date with Council in '24 and written report on in '25.

**Motion to Approve – Paul Fiser; 2nd - Anne Arnold; Motion Carried*

Agreement #- 204-13-02

Agreement to create 0 jobs and retain 147

Retention number at 105, which is due to issues of people not wanting to work. Have several job openings to meet the 147 jobs.

Have not met requirement.

Will expire on 12/31/2023; Last review date with Council in '24 and written report on in '25.

**Motion to Approve – Gilbert Overmyer; 2nd – Marc Glotzbecker; Motion Carried*

- **10:50 AM – ABC Inoac (1 agreement)**

Agreement #- 142-15-01

Agreement to create 25 jobs and retain 441; Current workforce is 462. Job creation is 25 and retention is 341. The company has many jobs openings currently. Company has raised wages in last year along with employee incentives added. Ownership change so amendment will be needed as ABC Canada equity group now out. The agreement will expire 12/31/2028.

**Motion to Approve – Russ Zimmerman; 2nd – Bob Kusmer; Motion Carried*

- **11:10 AM – Standard Wellness (1 agreement)**

Agreement #- 204-18-01

Agreement to create 37 jobs and retain 0
Company has met agreement by hiring 82.
At full capacity with a few production jobs open.
The agreement will expire on 12/31/2028.

**Motion to Approve – Ann Arnold; 2nd – Paul Fiser; Motion Carried*

- **11:30 AM – NBA Properties (1 agreement)**

Agreement #- 142-18-01

Agreement to create 10 jobs and retain 30
The company has created 4 jobs and retained 25. The company is within the 3-year window to meet metrics (last year).
Potential new ownership over the next 2 years.
'22 was a down year but a lot of quotes so far in '23. Hoping business turns back around.
The agreement expires on 12/31/2028.

**Motion to Approve – Paul Fiser; 2nd – Gilbert Overmyer; Motion Carried*

- **11:50 AM – SPD Enterprises Inc (2 agreements)**

Agreement #- 142-06-02

Agreement to create 10 new jobs and retain 71.5
Have met requirement with 10 hires and 71 retained.
Agreement Expired on 12/31/2021. Last year for all reviews.

**Motion to Approve abatement – Tom Jeffrey; 2nd –Ann Arnold; Motion Carried*

Agreement #- 142-07-01

Agreement to create 0 jobs and retain 81
Retention number at 74, which is due having problems finding enough workers.
The building is 90-95% full.

The agreement expired on 12/31/2022. Last year for Council review and written only in '24.

**Motion to Approve abatement – Jack Zimmerman 2nd –Paul Fiser; Motion Carried*

- **Motion to Adjourn Meeting** – Craig Davis; 2nd – John Kahmann; Motion Carried

INTERVIEW AGENDA ITEMS W/ EACH COMPANY:

1. Project Status: (Collect each report from company)
 2. Introduction of each Review Board Members
 3. Has the Ownership of the Company changed
 4. Any change in the Project's Plans
 5. Local Issues or Problems Connected to the Project
 6. Job Creation & Retention Update
 7. Future Project Plans
- Additional Questions from the Company or Council Members
 - Dismissal of the Company
 - *Approval to continue the Tax Abatement w/ Company (*Requires a motion for each company)

March 10, 2023 – Rescheduled Meeting Date with SCTIRC

Present: Jerri Miller, Sandusky County Auditor's Office; Russ Zimmerman, Sandusky County Commissioner; Beth Hannam, Sandusky County Economic Development Corporation; Anne Arnold, Gibsonburg Village Schools; Tom Jeffrey, Clyde-Green Springs Schools; and Jack Zimmerman, Community Member;; Robert Kusmer, Ballville Township Trustee; Alex Binger, Vanguard-Sentinel Career Center; Megan Parkhurst, Fremont City Schools;

Not Present: Tammy Flicker, Bellevue City Schools Treasurer; Green Creek Township Trustees Kenneth Bonnigson/Matt Hofelich, Justin LeBenne, City of Clyde; Mayor Steven Fought, Village of Gibsonburg; Charles Schwochow, Sandusky County Commissioner.; Mary Ann Reser, Ballville Township Trustee, Paul Lotycz, Sandusky Township Trustee; Paul Fiser, City of Clyde; Marc Glotzbecker, Village of Gibsonburg; Aaron Wilson, Community Member; Gilbert Overmyer, Sandusky Township Trustee

- **11:00 AM – Standard Technology Inc. (1 agreement)**

Agreement #- 142-14-01

Agreement to create 75 jobs and retain 61
 Job Creation is 49 and retention is 61. The company cannot find enough workers but has job openings to meet the 75 jobs.
 One of the higher paying companies in the County. Even though job creation is down, payroll is up due to increasing wages.
 Supply chain and cost is challenging for the company.
 The agreement will expire on 12/31/2025.

**Motion to Approve – Bob Kusmer; 2nd – John Zimmerman; Motion Carried*

3/30/2023

Name	Signature	Contact Information
Beth Hancock		
Marc Glotzbach	