

RESOLUTION NO. 2026-26

CITY OF CLYDE, OHIO

AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY HOUSING IMPACT AND PRESERVATION PARTNERSHIP (“CHIP”) AGREEMENT BETWEEN SANDUSKY COUNTY, THE CITY OF FREMONT, THE CITY OF CLYDE, AND THE CITY OF BELLEVUE.

WHEREAS Sandusky County, the City of Fremont, the City of Clyde, and the City of Bellevue (Partners) wish to address various housing needs of low- and moderate-income residents of the county and cities; and

WHEREAS, the State of Ohio Department of Development, Office of Community Enhancement (OCE) provides financial assistance to local governments under its Program Year 2026 Community Housing Impact & Preservation (CHIP) program to address local housing needs; and

WHEREAS the partners are eligible to apply for CHIP funds from the State of Ohio; and

WHEREAS the Partners desire to file a combined application under the CHIP Program to receive financial assistance to address needs prioritized by the local Housing Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Clyde, State of Ohio:

SECTION 1. The City Manager is hereby authorized and directed to enter into a community housing impact and preservation partnership agreement (“Exhibit A”) between Sandusky County, the City of Fremont, the City of Clyde, and the City of Bellevue.

Adopted:

3-17-2026

Authorized:

Doug McCauley

Attest:

Janet R. Dickman

Approved to form:

[Signature]

Community Housing Impact and Preservation Partnership Agreement

between

Sandusky County, City of Fremont, City of Clyde and City of Bellevue

WHEREAS, Sandusky County, City of Fremont, City of Clyde and City of Bellevue (Partners) wish to address various housing needs of low and moderate income residents of the county and cities; and

WHEREAS, the State of Ohio, Department of Development, Office of Community Enhancements (OCE) provides financial assistance to local governments under its Program Year 2026 (PY26) Community Housing Impact & Preservation (CHIP) program for the purpose of addressing local housing needs; and

WHEREAS, the Partners are eligible to apply for CHIP funds from the State of Ohio;

WHEREAS, OCE encourages local CHIP eligible communities to request funds as partners in one application; and the Partners desire to file a combined application under the CHIP Program to receive financial assistance to address needs, prioritized by the local Housing Advisory Committee;

NOW, THEREFORE, the Partners hereby agree to the following terms of this Partnership Agreement (Agreement):

1. Sandusky County has agreed to serve as the single applicant for funds and subsequent Grantee responsible for administering the CHIP grant, if funded. The Partners understand Sandusky County will be solely responsible for administration, regulatory compliance, fiscal operations, and all the terms of the grant agreement.
2. Sandusky County is responsible for submitting the CHIP grant application in cooperation with the City of Fremont, City of Clyde and City of Bellevue, including procuring an administrator who shall conduct the detailed tasks of the planning process.
3. Sandusky County agrees to implement the PY26 CHIP, if funded, in compliance with Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Ohio Housing Trust Fund (OHTF) requirements, the State of Ohio Consolidated Plan, the CHIP program guidelines, and this Agreement.
4. This Agreement applies to any funds awarded from the State of Ohio PY26 CHIP program. This Agreement remains in effect until the CHIP funds are expended, and the funded activities completed and closed out. The Partners cannot terminate or withdraw from this Agreement while it remains in effect.
5. The Partners acknowledge the maximum CHIP fund request is \$1,350,000, as follows:
 - Sandusky County: \$400,000
 - City of Fremont: \$350,000
 - City of Clyde: \$300,000
 - City of Bellevue: \$300,000

6. The Partners understand funding amounts are an estimate based on PY25 CHIP application instructions.
7. The Partners acknowledge the funding request can be revised based on recommendations of the Sandusky County Housing Advisory Committee (HAC) and partner's consensus or changes once the PY26 CHIP application instructions are released.
8. The Partners will arrive at a funding decision, prior to submission of the PY26 CHIP application based on program income commitments or other resources leveraged.
9. The Partners agree that once the funding request and activities are determined based on the HAC recommendations it will be distributed to all the partners and will be made a part of this agreement at that time.
10. The Partners understand the agreement covers the CHIP awarded with funds from the state's CDBG, HOME, and OHTF allocations.
11. The Partners understand and acknowledge that these goals do not represent a commitment of guaranteed program funds to partners.
12. The Partners mutually agree to comply with all current Ohio Department of Development Program Policy Notices.
13. Partners understand the amount of funds awarded to any or all jurisdictions may be less than the request.
14. The Partners approve the grantee to direct the administrator to commit activity funds, proportional to the jurisdictional totals in #5, and to adjust proportionally relative to the percentage allocated of the grant award.
15. This Agreement does not contain a veto provision or other restriction that would allow any party to obstruct the implementation of the CHIP, during the PY26 CHIP grant period.
16. The Partners agree to provide information to the Grantee for reporting purposes.
17. All program and financial records will be retained by the Grantee after the financial closeout is complete.
18. The partners agree to adopt the Sandusky County CHIP Policy and Procedures Manual and shall apply these policies to any activities conducted under the PY26 CHIP.
19. Each partner with uncommitted balances on March 31st, 2026, of housing program income funds will commit said funds.
20. The Partners agree any mortgages expected to generate program income will be prepared by each jurisdiction as follows: The lien-holder shall be determined by the location of the property assisted: the City of Fremont shall be the lien-holder for properties situated within Fremont City limits; the County shall be the lien-holder for all other properties, including those located in Clyde and Bellevue City limits. Program income will be received by the lien-holder. Reporting and expenditure of any such program income shall become the responsibility of the jurisdiction holding the lien.
21. Per OCD Policy 15-04 the Grant Administrator will expend program income within the jurisdictions prior to grant funds when available, until the dates listed in #23.
22. If program income remains on the dates in #23, expenditure will follow the selection criteria and schedule as outlined in #23.
23. Partners agree to the following selection criteria, for funded activities:
 - Home Repair applications will be first-come, first-serve within each Partner's jurisdiction first, and then, if funding remains on July 31, 2028, within the grant service area.

- Rehabilitation applications will be ranked according to the Sandusky County Policy and Procedure Manual, which state each Partner's jurisdiction first and then, if funds remain uncommitted on April 30, 2028, within the grant service area.
- Tenant Based Rental Assistance (TBRA) applications will comply with the local housing authority selection process.

24. The Partners agree to the following finance mechanism, for funded activities:

- Owner-occupied home repair will be provided as a grant.
- TBRA will be provided as a grant.
- Owner-occupied rehabilitation will be provided as a five-year deferred/declining, forgivable loan.
- Rental rehabilitation will be provided as a loan, 100% forgivable after the affordability period (see OCD policy Notice 21-02), with owners providing up to 50% match on hard costs.
- Rental repair will be provided as a loan, 100% deferred/declining (50% annually), two-year term, forgivable loan, with owners providing up to 50% match on hard costs.

25. The Partners agree the following table represents the responsibilities of partner tasks to be undertaken by one or more partners directly, through cooperation, or by contract:

Task	Sandusky County	City of Fremont	City of Clyde	City of Bellevue	Administrator
X=primary role					
Y=support/cooperate					
Procure Administrator	X	Y	Y	Y	
Convene HAC	X	Y	Y	Y	X
Designate SalesForce Program roles	X				
Authorize application submission	X				
Manage grant fund administration	X				X
Provide on-going oversight of administrator as detailed in administrative contract	X				
Receive and manage program income	X	X			Y
Pay contractors/vendors	X				Y
Prepare/file reports	X				X
Retain all grant records for auditing/ monitoring	X				Y

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Sandusky County Commissioners, the City of Fremont, the City of Clyde, and the City of Bellevue for the application and Administration of the PY26 Community Housing Impact and Preservation (CHIP) Program and authorized by the Grantee with the authorizing legislation #_____ and dated _____, 2026.

GRANTEE:

Sandusky County Commissioners
622 Croghan Street
Fremont, OH 43420

Name: _____
Scott Miller, President

Date: _____

Witness to Grantee Signature: _____ Date: _____

Approved to Form:

Name: _____
Sandusky County Prosecutor

Date: _____

Legal Form and Sufficiency

This Cooperating Agreement has been reviewed by legal counsels of each Party and has been determined the terms and conditions of said agreement are fully authorized under State and local law and said agreement provides legal authority for Sandusky County.

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Sandusky County Commissioners, the City of Fremont, the City of Clyde, and the City of Bellevue for the application and Administration of the PY26 Community Housing Impact and Preservation (CHIP) Program and authorized by the Grantee with the authorizing legislation #_____ and dated _____, 2026.

PARTNER:

City of Fremont
323 South Front Street
Fremont, OH 43420

Name: _____
Daniel Sanchez, Mayor

Date: _____

Witness to Partner Signature: _____ Date: _____

Approved to Form:

Name: _____
City of Fremont Law Director

Date: _____

Legal Form and Sufficiency

This Cooperating Agreement has been reviewed by legal counsels of each Party and has been determined the terms and conditions of said agreement are fully authorized under State and local law and said agreement provides legal authority for Sandusky County.

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Sandusky County Commissioners, the City of Fremont, the City of Clyde, and the City of Bellevue for the application and Administration of the PY26 Community Housing Impact and Preservation (CHIP) Program and authorized by the Grantee with the authorizing legislation #_____ and dated _____, 2026.

PARTNER:

City of Clyde
222 North Main Street
Clyde, OH 43410

Name: _____
Justin LaBenne, City Manager

Date: _____

Witness to Partner Signature: _____ Date: _____

Approved to Form:

Name: _____
City of Clyde Law Director

Date: _____

Legal Form and Sufficiency

This Cooperating Agreement has been reviewed by legal counsels of each Party and has been determined the terms and conditions of said agreement are fully authorized under State and local law and said agreement provides legal authority for Sandusky County.

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Sandusky County Commissioners, the City of Fremont, the City of Clyde, and the City of Bellevue for the application and Administration of the PY26 Community Housing Impact and Preservation (CHIP) Program and authorized by the Grantee with the authorizing legislation #_____ and dated _____, 2026.

PARTNER:

City of Bellevue
3000 Seneca Industrial Parkway
Bellevue, OH 44811

Name: _____
Kevin G. Strecker, Mayor

Date: _____

Witness to Partner Signature: _____ Date: _____

Approved to Form:

Name: _____
City of Bellevue Law Director

Date: _____

Legal Form and Sufficiency

This Cooperating Agreement has been reviewed by legal counsels of each Party and has been determined the terms and conditions of said agreement are fully authorized under State and local law and said agreement provides legal authority for Sandusky County.