

County Commissioners' Office  
Auglaize County, Ohio  
May 16, 2024

NO.   #24-287  

**IN THE MATTER OF AUTHORIZING CHANGE ORDER #1 FOR HOUSING PRIVATE OWNER REHAB PROJECT FOR MANDY FRANK UNDER THE C.H.I.P. PROGRAM.**

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The Board of County Commissioners of Auglaize County, Ohio, met in regular session on the 16th day of May, 2024.

Commissioner   Bergman   moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, the Board of County Commissioners did receive a grant through the State of Ohio's Comprehensive Housing Improvement Program for the rehabilitation of housing units within the County; and,

**WHEREAS**, in Resolution #24-227 dated April 9, 2024, the Board approved Private Owner Rehab to the property of Mandy Frank at a cost of \$53,900.00; and,

**WHEREAS**, Kleinfelder has advised the Board of the need for a change order #1, which is for the following reasons: Change Order #1 – Add Items: (1) Replace water heater with tankless electric water heater, (2) replace natural gas furnace and air conditioner; Delete items – (1) Spec 25 – water heater replacement, (2) Spec 30 – clean furnace and (3) Spec 31 – clean air conditioning unit. The total cost for Change Order #1 is \$14,200.00; and,

**WHEREAS**, the change order will increase the contract for the new cost of \$77,400.00.

**THEREFORE, BE IT RESOLVED** that the Board of County Commissioners does hereby authorize the above noted change order #1 for Private Owner Rehab work for the Mandy Frank's property.

Commissioner   Bambauer   seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
16th day of  
May, 2024

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

  Douglas A. Spencer  ,   yes    
Douglas A. Spencer

  David Bambauer  ,   yes    
David Bambauer

  John N. Bergman  ,   yes    
John N. Bergman

✓ cc: Kleinfelder  
BOCC Clerk

**IN THE MATTER OF SETTING DATE AND TIME TO RECEIVE BIDS FOR THE PURCHASE OF AN ELECTRIC FORKLIFT FOR THE AUGLAIZE COUNTY SOLID WASTE DISTRICT.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 16th day of May, 2024.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, specifications have been prepared for the purchase of an electric forklift for the Auglaize Solid Waste District; and,

**WHEREAS**, it is necessary, at this time, to set date and time to receive bids for said purchase.

**THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Auglaize County, Ohio does hereby set June 13, 2024 at 10:30 a.m. as the date and time at which to receive and open bids in the office of the Commissioners for the purchase of an electric forklift.

Commissioner Bambauer seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
16th day of  
May, 2024

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, Yes  
Douglas A. Spencer

David Bambauer, yes  
David Bambauer

John N. Bergman, yes  
John N. Bergman

✓cc: Solid Waste District

**IN THE MATTER OF AUTHORIZING A PARTNERSHIP AGREEMENT BETWEEN AUGLAIZE COUNTY AND THE CITY OF ST. MARYS AND THE CITY OF WAPAKONETA IN REGARDS TO THE PROGRAM YEAR 2024 COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) FUNDS FROM THE OHIO DEPARTMENT OF DEVELOPMENT (ODOD) AND AUTHORIZING THE PRESIDENT OF THE BOARD TO EXECUTE SAID PARTNERSHIP AGREEMENT.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 16th day of May, 2024.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, Auglaize County (Applicant/Grantee) and the City of St. Marys and the City of Wapakoneta (Partners) have agreed to terms in regards to a Partnership Agreement for the planning, administration, implementation, fiscal obligation and grant close-out of the PY2024 CHIP funds from the Ohio Department of Development, Office of Community Development (ODOD/OCD) for the performance of owner rehabilitation and owner home repair activities throughout Auglaize County and within the city limits of St. Marys and city limits of Wapakoneta for the duration of the grant period.

**THEREFORE, BE IT RESOLVED** that the Board of Commissioners, Auglaize County, Ohio, does hereby approve the Partnership Agreement and authorizes the President of the Board, Douglas A. Spencer, to execute the Partnership Agreement between Auglaize County as the Applicant/Grantee and the City of St. Marys and the City of Wapakoneta as the Partners in regard to PY2024 Community Housing Impact and Preservation funds to be in effect for the duration of the grant period.

Commissioner Bambauer seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
16th day of  
May, 2024

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, Yes  
Douglas A. Spencer

David Bambauer yes  
David Bambauer

John N. Bergman, yes  
John N. Bergman

cc: Kleinfelder  
Ohio Department of Development  
City of St. Marys  
City of Wapakoneta

**State of Ohio**  
**PY2024 Community Housing Impact and Preservation (CHIP) Program**  
**Partnership Agreement**  
**Between Auglaize County, Ohio**  
**and the Cities of Wapakoneta and St. Marys, Ohio;**

**WHEREAS**, Auglaize County will be submitting a PY2024 CHIP Grant Application to the Ohio Department of Development (ODOD) due *June 20, 2024*; and

**WHEREAS**, ODOD has determined that the Cities of Wapakoneta and St. Marys are eligible CHIP program “partner” participants within Auglaize County for the PY2024 funding round enabling Auglaize County to apply for \$400,000; Wapakoneta for \$300,000; and St. Marys for \$300,000 for a total grant of \$1,000,000 for housing assistance to income eligible households; and

**WHEREAS**, without this partnership agreement, Auglaize County would have been eligible for only \$400,000 of CHIP Grant Funds; and

**WHEREAS**, the Auglaize County Housing Advisory Committee at its *March 25, 2024*, meeting supported the continuation of the partnership arrangement between Auglaize County and the Cities of Wapakoneta and St. Marys for the PY2024 CHIP Grant Application; and

**WHEREAS**, the Cities of Wapakoneta and St. Marys reviewed and approved the PY2024 CHIP Partnership arrangement; and

**WHEREAS**, Auglaize County and the Cities of Wapakoneta and St. Marys agree to form a partnership for the purpose of applying for a PY2024 CHIP Grant Application; and

**WHEREAS**, Auglaize County has agreed to be the Grantee and fiscal agent for the entire PY2024 CHIP Grant and be responsible for the preparation of the PY2024 CHIP Application and for the administration of the grant in accordance with the CHIP rules and regulations as required by ODOD;

**NOW, THEREFORE**, Auglaize County and the Cities of Wapakoneta and St. Marys do hereby agree to the following terms of this PY2024 CHIP Partnership Agreement:

1. That Auglaize County will be responsible for the preparation of the PY2024 CHIP Grant Application due *June 20, 2024*, which will include the partnership arrangement between the County and the Cities of Wapakoneta and St. Marys as stipulated herein.
2. That Auglaize County will be the Grantee (recipient of the PY2024 CHIP Grant) and be responsible for the overall administration and implementation of said grant.

3. That this agreement will be in full force and effect for the duration of the PY2024 CHIP Grant Period which will be from December 1, 2024, until April 30, 2027.
4. That this agreement cannot be withdrawn or terminated by any parties while it remains in effect.
5. That through this partnership agreement, Auglaize County is eligible to apply for \$1,000,000 of CHIP Grant Funds that may include Federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program Funds (HOME) and State of Ohio Housing Trust Fund (OHTF) monies to fund private owner rehabilitation loans and home repair grants, (see planned budget - final numbers to be determined by ODOD based on available funding).
6. That for the PY2024 CHIP Grant, the Auglaize County CHIP Program Policies and Procedures Manual will be utilized for the administration of the grant.
7. As required by ODOD, Auglaize County and the Cities of Wapakoneta and St. Marys will use respective CHIP Program Income as leverage/in conjunction with the PY2024 Auglaize County CHIP Grant Application and program if funded.
8. That Auglaize County agrees to retain and track the use of CHIP Program Income deriving from said Grant and use it to fund CHIP-eligible housing activities in both Cities of Wapakoneta and St. Marys, and throughout the Auglaize County CHIP Service Area.
9. That Auglaize County, through the Auglaize County Board of Commissioners will provide copies of the ODOD CHIP status reports to the Cities of Wapakoneta and St. Marys, as requested, and provide updates on program status throughout the grant period.
10. That Auglaize County will be the repository of all applicable PY2024 CHIP program records for monitoring purposes and agrees to retain all applicable records for the required time period from the date of grant completion, currently three years.
11. That Auglaize County and the Cities of Wapakoneta and St. Marys agree to take actions necessary to assure compliance with the certifications required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights of 1964, the Fair Housing Act, Section 109 of the Housing and Community Development Act of 1974 and other applicable laws.

12. That Auglaize County and the Cities of Wapakoneta and St. Marys agree that CHIP funds are prohibited for activities that do not affirmatively further fair housing within their own jurisdiction or that impede the Grantee's actions to comply with its fair housing certification. Noncompliance can, in turn, provide cause for funding sanctions or other remedial actions by the State of Ohio or U.S. Department of Housing and Urban Development (HUD).
13. That Auglaize County and the Cities of Wapakoneta and St. Marys do designate Kleinfelder, Inc. and its CHIP staff to be Representatives of the Local Public Agency (LPA) and that staff may be responsible for executing certain necessary CHIP contract documentation used for Private Rehabilitation and Home Repair, including, but not limited to, the HOME Written Agreement.

**14. CHIP GRANT FUNDS PARTNERSHIP PY2024 PLANNED BUDGET**

The CHIP grant funds will be budgeted and distributed between the three partners, Auglaize County and the Cities of St. Marys and Wapakoneta, for use in respective jurisdiction service areas. The City CHIP service areas extend to the respective corporation limits. Auglaize County's CHIP service area includes the entire county. The budget amounts shown in the table below will be in effect for an initial period of nine (9) months, unless other arrangements are approved by the County and both Cities, after which any remaining unspent grant funds will be available and expended throughout the partnering jurisdictions CHIP Program Service Area regardless of the original program budget.

**PY2024 CHIP Activities Planned Budget**  
(includes \$136,201.92 from Auglaize County HOME Program Income)

Partnering Jurisdiction	Activity	Activity Budget	Outcomes
Auglaize County	Private Owner Rehabilitation	\$238,739	3
	Home Repair - Owner	\$120,000	4
City of Wapakoneta	Private Owner Rehabilitation	\$238,731	3
	Home Repair - Owner	\$90,000	3
City of St. Marys	Private Owner Rehabilitation	\$238,731	3
	Home Repair - Owner	\$90,000	3
TOTAL		\$1,016,201 <i>(\$880,000 CHIP &amp; \$136,201 PI)</i>	19

**THE UNDERSIGNED REPRESENTATIVES OF THIS PY2024 CHIP PARTNERSHIP AGREEMENT HEREBY AGREE TO THE ABOVE-STATED TERMS AND CONDITIONS ON RESPECTIVE DATES SET FORTH ON SIGNATORY PAGES.**

**SEE SIGNATORY PAGES.**

SIGNATORY:

**PY2024 CHIP PARTNERSHIP AGREEMENT  
AUGLAIZE COUNTY BOARD OF COMMISSIONERS  
AUGLAIZE COUNTY, OHIO**



**Douglas A. Spencer  
President, Auglaize County  
Board of Commissioners**



**Witness**

Date: 5/16/2024

**Legal Form and Sufficiency**

This PY2024 CHIP Partnership Agreement has been reviewed by the legal counsel of Auglaize County. The terms and provisions of said Agreement are fully authorized under the State of Ohio and local law. This Agreement provides full legal authority for Auglaize County, as the PY2024 CHIP Grantee, through the Auglaize County Board of Commissioners, its governing body.

**Approved as to Form and Sufficiency:**



**Auglaize County Prosecutor**

Date: MAY 17, 2024

**SIGNATORY: PY2024 CHIP PARTNERSHIP AGREEMENT  
CITY OF WAPAKONETA, OHIO**

\_\_\_\_\_  
**Mayor Daniel E. Lee**  
**City of Wapakoneta**

\_\_\_\_\_

**Witness**

**Date:** \_\_\_\_\_

**Legal Form and Sufficiency**

This PY2024 CHIP Partnership Agreement has been reviewed by the legal counsel of the City of Wapakoneta. The terms and provisions of said Agreement are fully authorized under the State of Ohio and local law.

**Approved as to Form and Sufficiency:**

\_\_\_\_\_


**City Attorney**

**Date:** \_\_\_\_\_



SIGNATORY:

PY2024 CHIP PARTNERSHIP AGREEMENT  
CITY OF ST. MARYS, OHIO

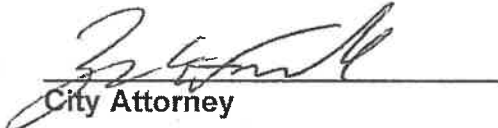
  
Mayor Joseph Hurlburt, Jr.  
City of St. Marys

  
Witness

Date: 5/13/24

**Legal Form and Sufficiency**

This PY2024 CHIP Partnership Agreement has been reviewed by the legal counsel of the City of St. Marys. The terms and provisions of said Agreement are fully authorized under the State of Ohio and local law.

Approved as to Form and Sufficiency:   
City Attorney

Date: 5/13/2024

**IN THE MATTER OF AUTHORIZING THE COUNTY AUDITOR TO DRAW WARRANTS FOR THEN AND NOW CERTIFICATE PAYMENTS.**

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The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 16th day of May, 2024.

Commissioner Bergman moved the adoption of the following:

**RESOLUTION**

**WHEREAS**, the practice of using “Then and Now Certificates” has been instituted by the County Auditor.

**THEREFORE, BE IT RESOLVED** that the Board of County Commissioners, Auglaize County, Ohio, the taxing authority for Auglaize County, having thirty (30) days to approve payment by resolution from receipt of “Then and Now Certificates”, does hereby approve the following:

<u>Check No.</u>	<u>Amount</u>	<u>Vendor</u>
479649	1250.00	JOINT TOWNSHIP MEMORIAL HOSPITAL
479661	217.50	MARK DAVIS
479665	119.67	US PLASTICS
479678	5810.06	GA WINTZER & SON
479682	23140.00	MPRMA
479701	218.85	BANK OF AMERICA
479706	150000.00	VILLAGE OF MINSTER
479716	10300.00	CENTRAL OHIO YOUTH CENTER
479723	21650.00	NORTHWEST OHIO JUV. DET. TRAINING & REHAB
479727	77553.18	BUTLER, FAIRMAN, & SEUFERT, INC.
479728	1550.00	KELLI MARIE DOUGLAS BADER
479733	2378.08	NIDEC MINSTER CORPORATION
479737	1235.00	INTRINSIC INTERVENTION
479748	12700.00	RUNNING G FARMS

Commissioner Bambauer seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this  
16th day  
May, 2024

BOARD OF COUNTY COMMISSIONERS  
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, Yes  
Douglas A. Spencer

David Bambauer, yes  
David Bambauer

John N. Bergman, yes  
John N. Bergman

cc: County Auditor