

shelby County SIZZLES

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Industrial Park Expansion Update

Industrial Park expansions are progressing in Ft. Loramie and Russia. “These strategic investments are important because they provide opportunities for business retention and expansion,” said SSEP’s Jim Hill. “The community also can benefit from an increase in jobs and tax base when a new business chooses to locate there,” added Hill.

Russia Commerce Drive:

Recently the Village of Russia installed a road extension that opens up two additional industrial sites. “One lot has already been sold to JSALP Enterprises LLC,” said Jared Goubeaux, Village Administrator. “LP Hoying, LLC, an international power supply manufacturer plans to build a facility on the site,” said Goubeaux. LP Hoying designs, manufactures, and sells a wide variety of products in the solar energy market. Learn more at www.lphoying.com

The Fitness Doctor is also planning a 12,000 s.f. expansion at their facility in the Russia Commerce Park. Since 1990, the Fitness Doctor has specialized in project management, installation, service and repair of athletic performance facilities. Learn more at www.fitnessdoctorohio.com

Ft. Loramie Industrial Park:

The Village of Ft. Loramie recently completed a road and infrastructure expansion that will add several sites to the industrial park. This project unlocks an additional 60 acres with five additional lots.

To learn more about industrial sites in Shelby County, click this link: <https://choosesidneyshelby.com/site-and-building-search/>

CIC Expands Home Ownership Program

The Sidney CIC represents one of 57 counties receiving state grants to help Ohioans in more communities achieve the dream of homeownership. In total, \$26.9 million is being awarded to support the creation of 246 homes across the state.

The funding comes from the latest round of the [Welcome Home Ohio program](https://www.welcomehomeohio.com/), which was passed by the Ohio General Assembly in the state’s biennium budget bill and signed by Governor Mike DeWine last year.

“Whether it’s supporting workforce needs, attracting new residents to Ohio, or helping longtime residents stay in the communities they love, housing matters,” said Governor DeWine. “The projects we support through Welcome Home Ohio create safe and affordable housing options for families today, while building momentum for future generations to live their very best lives.”

“This award will support the CIC with grant funds to expand the Home Ownership Pilot Program that was launched in 2025,” said CIC President Tom Milligan. “As with the pilot, these new 3-bedroom, 2-bath homes will be sold to area families well below market value, making affordable new home ownership a reality for two families,” added Milligan.

“Every property restored through Welcome Home Ohio represents exciting new potential for a neighborhood, and the people who call it home,” said ODOT Director Lydia Mihalik. “These investments are helping our local partners create housing solutions that meet today’s needs while preparing for tomorrow’s growth.”

The CIC has an application process that will open soon for those interested in home ownership. A family of four can earn up to \$76,800, so this program aligns with a broad segment of the population seeking affordable home ownership. Those interested in the program should scan the QR code on the right so they are added to the CIC’s email list. Those on the list will be notified when the 2026 Program Applications are updated and available.



The CIC plans to build two additional homes similar to the home above. The homes will be sold significantly below market to area families.



Responding to Health Care Costs

Healthcare costs come up often in the list of top concerns for area businesses. What is your organization seeing or doing to respond to this issue?



Over the past 20 years, healthcare has undergone significant changes, particularly in the structure of health insurance. Traditional fully insured health benefits may no longer meet all needs as the industry adapts to rising healthcare service costs.

Recent trends include an increase in companies adopting level-funded self-insured plans, which provide access to network options beyond those offered by major insurance carriers. Previously, these plans were mainly available to large organizations, but now they are accessible to smaller businesses, including those with as few as two employees.

Level-funded self-insured plans enable employers to monitor and report on their specific group, facilitating the creation of tailored employee health programs. Some approaches involve collaborating with local Direct Primary Care providers to offer more individualized healthcare, enhancing early detection of key health indicators. Partnerships with Third Party Pharmacy solutions have also contributed to reducing prescription costs. Utilizing one or more of these strategies has resulted in notable changes and savings for participating groups.

Guest article by: Jerry Vanderhorst, President of VFS: Health Insurance and Employee Benefits. Visit www.vanderhorstfs.com for additional information.

Honda Tops American-Made Index

Honda led all automakers in the [Cars.com 2026 American-Made Index®](#) with five Honda and Acura vehicles ranked in the top 10, including the Honda Passport SUV, Ridgeline pickup, Odyssey minivan, and Acura MDX SUV – with the Honda Accord, the first automobile Honda built in America in November 1982, returning to the top 10 in this, its 50th anniversary year.

Based on its longstanding commitment to build products close to the customer, using domestic and globally made parts, Honda has more top 10-ranked models than any automaker over the 21-year history of the Cars.com American-Made Index®. 57 Honda and Acura models have been in the top 10 since 2006, with the next highest ranked automaker totaling 53 vehicles.

Honda also led all automakers with seven vehicles ranked in the top 20 of the Cars.com American-Made Index®, three more than any competitor. The Acura RDX, Integra, MDX and Honda Accord are produced exclusively in Ohio, while five top 20 vehicles – Honda Passport, Ridgeline and Odyssey, and the Acura MDX and RDX – were designed and developed by Honda engineers in the United States.



Honda U.S. Auto Manufacturing Quick Facts

- More than 62% of the Honda and Acura vehicles sold in the U.S. in 2025 were made in America – the second-highest percentage of any full-line automaker.
- In 2025, Honda purchased over \$33.7 billion in parts and materials from U.S. suppliers to produce Honda and Acura vehicles.
- Honda and Acura models also led all automakers with seven vehicles in the top 20, with four of the seven vehicle engines produced at the Anna Engine Plant in Shelby County.

Keep an eye out for more good news regarding Honda investment in Shelby County in the next edition of Shelby Sizzles.

Hotel Nears Completion

Fairfield Inn & Suites is scheduled to open at Folkerth Ave. in Sidney this fall. “The 86 room hotel includes 23 executive suites,” said Ravi Narsinghani of Seva Hospitality. “The community has growing needs to host out-of town travelers and we look forward to being part of that solution,” added Narsinghani.

The company is assembling the team and is currently seeking applications for line-level team members. Visit www.sevahotels.com for more information.

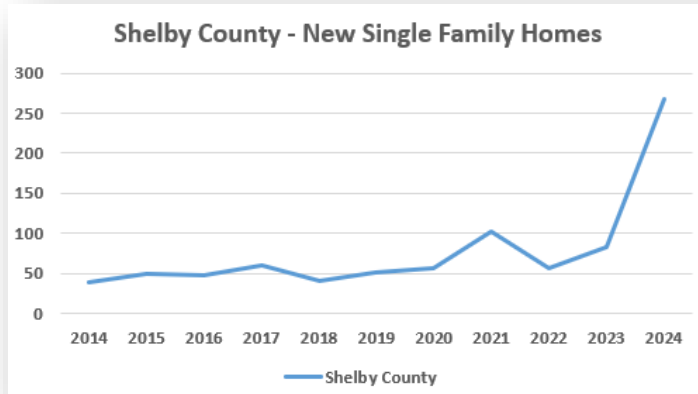


Hotel construction is full steam ahead anticipating a soft opening in September.

Housing Update

Housing has been a top strategic priority for SSEP since 2018. "The graphic below shows significant growth in the number of single family home construction over the past several years," said Jim Hill, SSEP Executive Director.

"While housing availability is improving, affordability continues to be a challenge across the nation. The Sidney CIC Home Ownership Pilot (see page 1) is just one example of ways to address the affordability issue. Unfortunately there are no easy solutions or quick fixes to the housing situation. We continue to work together to find solutions and below you will see some examples of recent housing expansions," added Hill.



The Ohio Building recently held a ribbon cutting to celebrate the completion of the renovation of 50 historic apartments in downtown Sidney. Visit www.ohiobldg.com for more info.



The VC Yard apartments at 1000 N. Kuther Road in Sidney is now leasing one, two and three bedroom apartments. A total of 220 units will be available at completion. Visit www.vcyard.visioncompanies.com for more information.

Let's Celebrate Manufacturing Day 2026

Manufacturing Day is October 2, 2026 this year.

Partnering in the promotion of Manufacturing Day/Month in Shelby County will be Workforce Partnership, SSEP, Upper Valley Career Center, and the Board of County Commissioners.

Our focus this year will be on grades 8, 9, and 10, in Ft. Loramie, Jackson Center, Sidney and Russia Schools.

The purpose is to bridge the talent gap, change public perception of manufacturing, and highlight career opportunities in the industry.

Any business interested in learning more about Manufacturing Day or being a possible host for Shelby County's Manufacturing Day, please contact Commissioner Bruce Metz at 937-498-7324.

Roots Child Care Opens in Jackson Center

Congratulations to Jackson Center on the ribbon cutting of the Roots Child Care Development Center. Operated by the Sidney-Shelby County YMCA, the center represents an important expansion of the childcare offerings in Shelby County.

The project was the product of private-public partnership between the Village, County, private industry and the YMCA.

The project received financial support from the village, county, state grants, local businesses and local foundations.

Contact Tori Faulder, tfaulder@sidney-ymca.org for more information.





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Workforce Partnership Welcomes Carrie O'Leary



The Workforce Partnership of Shelby County is pleased to announce the appointment of Carrie O'Leary as its new Executive Director. O'Leary assumed leadership of the organization June 1, as it continues its mission of connecting industry and education to prepare students for local career pathways.

O'Leary brings more than 13 years of experience in education and student development to the role. She earned her Bachelor's Degree in Education from the University of Dayton. She began her career with Troy City Schools, where she taught for three years before joining Holy Angels Catholic School. During her 10 years at Holy Angels, O'Leary has served in several leadership and instructional roles.

"Having been an education partner since 2016, I have witnessed firsthand the impact Workforce Partnership has made on our youth," said O'Leary. "It has been inspiring to be part of an organization so invested in developing the future workforce. I am excited to help continue the mission of Workforce Partnership into the future."

O'Leary and her husband, Bill O'Leary, Regional HR Talent Manager for Plastipak Packaging in Jackson Center, are active members of the community. They have two children: Madison, a student at Franciscan University of Steubenville, and Ben, a junior at Lehman Catholic High School.

After 10 years of dedicated leadership, Deb McDermott has decided to transition into part-time employment and begin a new chapter in life. During her decade as Executive Director, McDermott played a key role in strengthening partnerships between education and industry, expanding student career opportunities, and advancing the organization's mission throughout Shelby County and the surrounding region.

"I am incredibly grateful for the opportunities I've experienced through Workforce Partnership — opportunities that fostered both personal and community growth," shared Deb McDermott. "I deeply appreciate everyone who has supported Workforce Partnership's mission over the years, as well as the many friendships I've built along the way. Carrie will do a wonderful job leading the organization, and I wish her and the entire partnership continued success. I look forward to a slower pace and spending more time with family and hobbies."