

WCOED BI-MONTHLY NEWSLETTER

October 2026 / Issue 097



UPCOMING EVENTS

October 20th - 8:30a-2:30p

Wyandot Career Showcase

Wyandot Fairgrounds Master's Building

November 9th - 4:00pm

WCOED Bi-Monthly Board Meeting

Vaughn Industries Training Room - Carey

[Click here for additional local events](#)

METRICS DASHBOARD

State Procured Leads	683
WCOED Leads	86
Website Visits (1st time only)	83,275
Capital Investment from Attraction Projects	\$688,312,000
Capital Investment from Expansion Projects	\$440,845,135
Jobs Created	1,699
New Annual Payroll Generated	\$76,182,942
Jobs Retained	6,175
Annual Payroll Retained	\$363,806,678
Grant Dollars Submitted	\$29,596,264
Grant Dollars Approved	\$20,149,687
Incentive Value Secured	\$15,628,546
Business Retention & Expansion (BR&E) Visits	317

Note - figures represent cumulative estimates from inception

A Special Message from Greg Moon

It was with a heavy heart that I shared a few weeks ago my resignation as WCOED Executive Director effective Oct 12th.

Leaving this role has been one of the most difficult decisions I have ever made. I have a tremendous amount of pride in what we have built together and, even more so, appreciation for the people who have made this work so rewarding.

A few weeks ago, I accepted an offer as a commercial lending officer with the First Citizens National Bank. A significant part of my decision was the opportunity to remain in the community and continue helping local businesses grow and succeed. Remaining close by, I am committed to support a smooth transition to new WCOED leadership, and provide training to the new leader as I can. The WCOED executive officers and county commissioners are actively reviewing applications in response to [the position posting](#), and hope to begin interviews over the next few weeks.

We have built a fantastic organization that provides significant value to the Wyandot County community, and none of us want to see that momentum or progress diminished. I have tremendous confidence in our group and the ability to guide this organization through this process successfully.

On a personal note, I want to thank each of you for the opportunity you gave me to lead this organization. It has been one of the greatest professional privileges of my life.

I am incredibly grateful for the trust you placed in me, the relationships we built, and everything we accomplished for Wyandot County over the last 14 1/2 years.

I look forward to continuing our partnership in the years ahead.



WCOED MEMBER SPOTLIGHT

Union Home Mortgage

This month's WCOED Member Spotlight features silver level member Union Home Mortgage (UHM). UHM and its local leader, Rex Grasz, have been a WCOED member for nearly a decade, joining in December 2016. We sincerely appreciate the many years of support from Rex and for all they do in the Wyandot County community! The following was submitted by Rex Grasz:

I have been in the mortgage industry since August 1998. After 12 years in the mortgage brokerage business, I joined Union Home Mortgage (UHM) in July 2010.

About UHM: Founded in 1970 and headquartered in Strongsville, Ohio, Union Home Mortgage has grown from its Ohio roots into a national mortgage lender while maintaining its commitment to personalized service. UHM's goal has always been to create "Raving Fans" by providing borrowers with knowledgeable guidance, personal attention and mortgage solutions tailored to their individual needs.

Today, Union Home Mortgage has more than 155 branch locations across the country and continues to combine the resources and technology of a national lender with the personal service of local mortgage professionals.

Union Home Mortgage is a privately held, Ohio-based residential mortgage lender specializing in home financing. Because mortgages are our primary focus, our team is able to provide extensive knowledge and experience throughout the home financing process.

UHM has also continued to earn national recognition for its workplace culture. In 2026, Union Home Mortgage was recognized as a USA TODAY Top Workplace for the fifth consecutive year. Community involvement remains an important part of the company's mission as well. Since 2015, the Union Home Foundation has provided more than \$2 million in grants to organizations that help equip families with resources to achieve economic self-sufficiency.

Offerings: Union Home Mortgage is a Top 25 U.S. mortgage lender by loan originations and offers a broad range of residential financing solutions designed to meet the needs of borrowers at different stages of homeownership. These include Conventional, FHA, VA and USDA loans, along with financing options for new construction, renovation and manufactured homes.





WCOED MEMBER SPOTLIGHT

Union Home Mortgage (cont.)

We also offer specialized programs designed to address today's changing housing market and the needs of borrowers with different financial circumstances, including financing options for investment properties and qualifying self-employed borrowers.

Union Home Mortgage serves borrowers across much of the United States. My office in Upper Sandusky is currently licensed to originate mortgages in Ohio, West Virginia, Kentucky, Indiana, Illinois and Michigan. While I have helped finance homes throughout Ohio and beyond, my roots remain firmly in the local communities we serve.

Accomplishments: One of the accomplishments I am most proud of is the opportunity to help approximately 3,000 families with their home financing needs over the course of my career. Those transactions have included purchasing, building, refinancing and renovating homes. Union Home Mortgage has continued to invest in digital mortgage technology while preserving the personal service that has always been central to our business.

Clients can begin and manage much of the mortgage process digitally, but technology does not replace personal guidance. My team includes two fully licensed Production Assistants in our Upper Sandusky office, and we remain available to meet with clients personally, answer questions and work around their schedules, including evenings and weekends when necessary.



At the company level, UHM now has more than 155 branch locations nationwide, has earned five consecutive USA TODAY Top Workplace recognitions and has accumulated more than 8,000 five-star customer reviews.

One of our ongoing priorities is helping borrowers understand the financing options available to them, particularly first-time buyers, self-employed borrowers, investors and families who may assume homeownership is out of reach.



WCOED MEMBER SPOTLIGHT

Union Home Mortgage (cont.)

Involvement: Community involvement has always been important to me. Over the years, I have served in a number of leadership and membership roles, including past President of the Rotary Club of Upper Sandusky, past Ambassador to the Wyandot County Chamber of Commerce, past President of the People Fund Board for North Central Electric Cooperative, member of the Elks and Knights of Columbus, member of the Mortgage Bankers Association and Ohio Mortgage Bankers Association, and a current Board Member of the Ohio Manufactured Housing Association.

Wyandot County is fortunate to have an organization like WCOED working to support economic development in our community. Strong communities do not happen by accident. They require businesses, organizations and community leaders who are willing to remain engaged, anticipate change and work together toward long-term growth.

Maintaining a strong and stable economic environment requires continued collaboration, investment and a willingness to be proactive. That is why organizations such as WCOED are so important. I'm proud to have been involved with WCOED since 2016 and to continue supporting its efforts to keep Wyandot County moving in a positive direction.

For assistance with home financing, I can be reached at 567-998-4276 or through [ApplyWithRex.com](https://www.applywithrex.com).



WYANDOT COUNTY NEWS



Upper Sandusky Prepares New Zoning Regulations for Large Industry

The City of Upper Sandusky is actively working to adjust its zoning code to regulate heavy industrial users that are referred to as High Resource Demand Facilities (HRDF). A development would be considered a HRDF if it uses 75,000 gallons per day of water and or sewer, or if it has anticipated coincident electrical demand of 10 megawatts. In addition, all data center operations would be considered a HRDF.

The potential data center development on the City's north side in a General Manufacturing zoning district has preempted the City Planning Commission and leadership to take steps putting protections in place. Currently, the zoning code does not call for additional scrutiny of industrial and commercial developments of particular sizes. The proposed zoning code amendments would incorporate a whole new chapter that includes enhanced setbacks, noise, lighting, screening and buffering, and a multitude of studies and submittal requirements for HRDFs.

The new code updates were based on recently drafted examples from municipalities around the state such as Canton, Findlay, and Plain City. Unlike these communities, the Upper Sandusky draft goes beyond regulating only data centers and includes all large-scale developments falling into the HRDF definition.

The draft regulations continue to be reviewed and amended by the planning commission based on feedback received. The City also plans to engage legal and technical counsel to review the draft regulations before moving them forward for a formal approval vote.

Any amendment to the zoning code would first be approved by the planning commission and then move on to city council for multiple readings. The formal process will take multiple months to complete.

Meanwhile, Upper Sandusky City Council passed a 6-month moratorium on any data center development that will expire in early January. There is also a ballot initiative to amend the City charter to ban data center development that will head to City voters on Nov. 3rd. Even if the ballot initiative passes to prohibit this one type of development, the new zoning regulations surrounding HRDFs are planned to continue working their way to eventual approval.

WYANDOT COUNTY NEWS



4 Properties Approved for Demolition Grant

The Wyandot County application to the Ohio Demolition & Site Revitalization Program in late 2025 was recently approved for up to \$230,000 in grant funding.

The award was the maximum made available to each county across the state in guaranteed set-aside grant funds, and will cover the cost of demotion and site restoration activities for four Wyandot County properties.

The properties approved include residential structures in each the Villages of Nevada and Sycamore, and one in rural Upper Sandusky.

The forth property approved under the application includes 2 house trailers and the grain bins located on South 5th Street in Upper Sandusky. The property, located on contiguous parcels under the same ownership, spans a city block in the southern downtown area. The clearing of the site would create opportunities for future development and generate positive lasting impact in the area.

Ohio BUILDS

Ohio Building Demolition and Site Revitalization Program



WYANDOT COUNTY NEWS



Commercial & Industrial Property Transfers

Since the last newsletter report, a snapshot of local commercial and industrial property transfers can be found below:

BUYER	PROPERTY REFERENCE	ADDRESS	SALE DATE	SALE PRICE
CLINGER JEFFREY L JTS ETUX	Clinger Mechanical	104 1/2 Pennington, Sycamore	9/30/2026	\$ 120,000
JMB INVESTMENT PROPERTIES LLC	4 apartments	106 Center St, Nevada	8/10/2026	\$ 75,000
VAN GUNDY FARMS LLC	3 Hog barns	Twp Hwy 29, Upper Sandusky	8/14/2026	\$ 119,025
520 ARROWHEAD HOLDINGS LLC	Smith Drug Company to Prasco	520 Arrowhead Dr, Carey	8/20/2026	\$ 15,080,000
KALMBACH MILL LLC	Mennel C&O Facility	US 30 West, Upper Sandusky	8/28/2026	\$ 5,055,669
CRP1 LLC	Former Keaton Fab & Welding	364 S Sarpole Rear, Upper Sandusky	8/31/2026	\$ 225,000
LANGSTON ERIC & JAIME L JTS	Beauty Shop	110 N Main, Nevada	8/31/2026	\$ 5,000

Commercial Listings

Highway Access Commercial Building

For Sale: \$575,000

(16848 County Highway 113, Upper Sandusky)

Very nice commercial building, formerly operated as a candy shop and approximately 7,400 square feet. The interior is approximately 90% finished and ready for business, offering an excellent opportunity for a retail operation, showroom, specialty shop, service business, or a variety of other commercial uses.



Carey Restaurant Findlay Street

For Sale: \$129,000

(118 E Findlay, Carey)

This restaurant includes all equipment you will need as you start up your new business in the heart of Carey. Included: mega vent, grill vent, walk in cooler and freezer, 2-40lbs deep fryers, BBQ, 3 compartment wash sink, sandwich unit, griddle, smoke house, tables & chairs, plenty of prep space and 2 handicap accessible restrooms.



The WCOED was established to assist existing local businesses in economic development projects enabling them to remain profitable and competitive. In addition, we strategically research existing supply chains and regional industries to target and recruit new business development into the community. Ultimately, it is our intent to help improve the overall economic viability and quality of life in Wyandot County and the various municipalities located therein.

A special thanks to our
PLATINUM MEMBERS:



GOLD MEMBERS:

Carey Exempted Village Schools
The Composites Solution Partner
CSI Construction Services Inc.
Custom Glass Solutions
First Citizens National Bank
First National Bank of Sycamore
Freedom Caregivers
Hempy Water
Kimmel Corporation

Kirbys Sand & Gravel
Marion Technical College
M.C. Diversified
Mohawk Local Schools
National Lime & Stone Company
North Central Electric Cooperative
Ohio Logistics
Prospira America Corporation
Roynon Electrical Products Co.

Schilling Propane Service
Sycamore Telephone Company
Thrive Local
UIS Insurance & Investments
Upper Sandusky Schools
Vancrest of Upper Sandusky
WesBanco
WMS Marketing Services

SILVER MEMBERS:

A-1 Printing
AEP Ohio
ACI Alvada Construction Co.
Edward Jones - Chris Daris
Hancock-Wood Electric Coop.
Inspired Private Wealth Planning

Key Realty - Ken Lucius
Mid-Ohio Energy Cooperative, Inc.
OPS Controls
Peterman Associates, Inc.
Pfeifer Hardware
Regina Vent Realty LLC

Roth Bacon Moon Attorneys, LLC
Tuttle Construction Inc.
Union Home Mortgage
Village of Sycamore
Wyandot County Skilled Nursing & Rehabilitation Center

RECIPROCAL & EX-OFFICIO MEMBERS:

Carey Area Chamber of Commerce
Wyandot Chamber of Commerce
Wyandot Co. Board of Developmental Disabilities

Wyandot County Office of Economic Development

Greg Moon - Executive Director
 109 S Sandusky Ave, Room 16
 Upper Sandusky, OH 43351
 419-294-6404
director@wcoed.com