



Lima/Allen County  
**REGIONAL PLANNING  
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TO: COMMUNITY DEVELOPMENT COMMITTEE

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Mr. Todd Gordon Mr. Russ Holly  
Mr. Ahmad Houston Mr. Dan Kaseman  
Mr. Greg Kessen Mr. Jamie Mehaffie  
Mr. Lynn Mohler Mr. Tony Wilkerson

FROM: Mitchell Kingsley, Chairman

DATE: May 13, 2021

RE: CDC Meeting

There will be a meeting of the **Community Development Committee** of the Lima-

Allen County Regional Planning Commission held on **Thursday, May 20, 2021**, at **3:30 p.m.**, via teleconference in the Conference room of the Commission office located at 130 W. North Street, Lima, Ohio.

The agenda will be as follows:

1. Roll Call
2. Approval of CDC Minutes – February 18, 2021
3. RTA Report
4. Comprehensive Economic Development Strategy (CEDS)
5. FEMA Mapping Update
6. Other
7. Adjournment

**To comply with Ohio Director of Health guidelines and order limiting/prohibiting group gatherings of more than 10 persons, no in-person attendance at LACRPC meetings by the public will be available. The public can view committee meetings via the LACRPC Facebook page at <https://www.facebook.com/Lima-Allen-County-Regional-Planning-Commission-114563720277180/>. Anyone wanting to exercise Privilege-of-the-Floor, for a committee meeting, must contact the LACRPC at 419-228-1836. Meeting agendas/minutes are published on the LACRPC website; click on the “Committees” tab on the left for more information.**

**NOTE: PLEASE CALL THE LACRPC WHETHER OR NOT YOU WILL ATTEND**

## COMMUNITY DEVELOPMENT COMMITTEE

**May 20, 2021**

There was a meeting of the **Community Development Committee** of the Lima-Allen County Regional Planning Commission held on **Thursday, May 20, 2021**, at **3:30 p.m.** in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio.

The agenda was as follows:

1. Roll Call
2. Approval of CDC Minutes – February 18, 2021
3. RTA Report
4. Comprehensive Economic Development Strategy (CEDS)
5. FEMA Mapping Update
6. Other
7. Adjournment

A quorum being present, Mitchell Kingsley brought the meeting to order and proceeded with the agenda.

### **1. ROLL CALL**

Mr. Berlin Carroll, II	Allen County
Ms. Susan Crotty	City of Lima
Mr. Greg Kessen	Perry Township
Mr. Mitchell Kingsley	Village of Bluffton
Mr. Jamie Mehaffie	City of Delphos

### **STAFF**

Mr. Shane Coleman	Lima-Allen County Regional Planning Commission
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### **2. APPROVAL OF CDC MINUTES – February 18, 2021**

#### **Motion 14 (05-20-21) CDC**

Greg Kessen made the motion to approve the CDC minutes of February 18, 2021. Seconded by Susan Crotty; motion carried.

### **3. RTA REPORT**

Shane Coleman reported that a representative from the Allen County Regional Transit Authority (ACRTA) was not available to attend the meeting.

### **4. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)**

Shane Coleman reported the last update to the Comprehensive Economic Development Strategy (CEDS) was in 2015. The CEDS is a continuous economic development planning process that addresses Allen County's economic potential as well as some of Allen County's problems. It also promotes sustainable economic development and opportunities, fosters effective transportation systems, and balances fiscal resources through sound management while enhancing and protecting the environment. Shane Coleman stated the CEDS takes a broad look at economic development and the CEDS is a countywide document. The first CEDS was created in 2005 and is required to be updated every 5 years. The current CEDS update is a

**4. COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) (Continued)**

year behind. The reason a CEDS is important is that in order for the county to be eligible for Economic Development Administration (EDA) funding, an entity that might apply for EDA funds must be a part of the CEDS document. Shane Coleman reported that last year a couple of local entities applied for EDA funds (City of Delphos and City of Lima). Both entities would still be interested in EDA funds as they become available. The Allen Water Conservation District (AWCD) and the Allen County Sanitary Engineer (ACSE) are both also interested in EDA funds. A lot of the monies that staff sees becoming available as it relates to coronavirus, etc. will be funneled through the EDA. Staff wants to make sure the CEDS is updated because it is a good thing to have a strategy in place and an updated CEDS will make sure that local stakeholders are eligible for funding. Shane Coleman reported that staff has been in conversations with numerous partners that are willing to help fund the CEDS update and include the cities of Lima and Delphos, Allen County Commissioners as well as the water and sewer districts. In conversations with the EDA this week, it looks like if Allen County is in the process of updating the CEDS, the county will be eligible to apply for EDA funds. The EDA also put forward the idea of the creation of an Economic Development District (EDD). Staff understands that many local stakeholders are not familiar with what an EDD is. Shane Coleman stated that he had a conversation with Dave Stratton of the Allen Economic Development Group (AEDG) earlier this week about an EDD. AEDG and staff will be doing some “homework” into an EDD, what it would take to create one, the benefits above and beyond what the county is currently eligible for with the EDA and see if there are any other stakeholders that might like to partner with the current partners and the Lima-Allen County Regional Planning Commission (LACRPC) in the creation of an EDD. Shane Coleman stated that if it is determined that an EDD will be created, it may entail more than one county or re-create the CEDS. The current CEDS is on the RPC website. Staff will be getting in touch with current stakeholders to review the current strategies and goals (Sections 2 and 8 of the current CEDS) as part of the public participation process. Staff is presenting this information to all of the internal Committee structure this month. The updated document will focus more on the local Economic Opportunity Zones as requested by the EDA as well as addressing some resiliency such as surviving a pandemic, natural disaster(s), etc. Staff is still waiting on the release of the 2020 Census data. Mitchell Kingsley asked what difference a multi-county EDD might have over the current situation. Shane Coleman replied that his understanding is that a multi-county EDD would open up all of the various streams of EDA funding which Allen County is not currently eligible for all of EDA’s funding streams. Some of the funds include planning monies that can be used to create documents, plans and strategies. Shane Coleman stated that from the research he has conducted, the EDA may not be open to a single county CEDS/EDD; the EDA is looking more for regional documents and strategies. The EDD could be used as a “clearinghouse” to evaluate projects, prioritize projects and put forth projects every year that will score best with the EDA.

**Motion 15 (05-20-21) CDC**

Susan Crotty made the motion to accept the Comprehensive Economic Development Strategy (CEDS) report. Seconded by Jamie Mehaffie; motion carried.

**5. FEMA MAPPING UPDATE**

Shane Coleman reported that he is in the process of meeting with all of the local political subdivisions. One of the items staff wants to be sure the local jurisdictions are aware of is the Federal Emergency Management Administration (FEMA) is updating the floodplain maps. Staff recently had a meeting with FEMA. FEMA will be updating all of the Allen County floodplain maps which will precipitate some changes to the local floodplains. Shane Coleman shared some maps on-screen and stated that those areas in blue represent the current floodplain(s). Any areas in red are proposed to be added to the floodplain(s). There are several areas

5. **FEMA MAPPING UPDATE** (Continued)

throughout the county that are proposed to be added to the current floodplain(s). Shane Coleman reported that the RPC will begin a 90-day comment period sometime this summer. Staff is unsure when this 90-day period will begin as the new floodplain maps must be posted to the Federal Register first. Once the posting has been completed, RPC will be notified that the Agency has 90-days for review and comment. Staff encourages the internal committee structure to let their stakeholders, friends, family, etc. to begin to research how these floodplain map changes may affect them. Staff can assist the public on determining if they are currently in the floodplain, if they will remain in the floodplain or if they are currently not in the floodplain but will be after the map updates. Shane Coleman stated that Flood Insurance is available in all of Allen County whether a resident is in the floodplain or not. Mitchell Kingsley asked why there is so much red added to the floodplain. Is the mapping becoming more accurate or is Allen County experiencing more flooding? Shane Coleman replied that it may be a combination of the two. Mapping technology has greatly improved over the years. Some areas in Allen County (tributaries, waterways, etc.) have not been studied as it costs to conduct studies and at this time, the funds have not been available. Shane Coleman stated as technology improves, the mapping will also improve. Mitchell Kingsley asked what affect a comment might make as pertains to a person's property, etc. Shane Coleman replied that he was unsure what affect a comment might have and stated that he would attempt to get an answer to the question. Jamie Mehaffie asked if previous Letters of Map Amendment (LOMA) are automatically included in the updated floodplain maps. Shane Coleman replied that he was unsure but would ask staff (Adam Haunhorst) the question and get back to Jamie Mehaffie. Greg Kessen asked if a map of Perry Township could be emailed to him. Shane Coleman replied in the affirmative and stated that anyone else that would like a map, please email him and he will get one to them. Jamie Mehaffie stated that he has heard rumors that in September the flood insurance rates are changing and asked if that was true. Shane Coleman replied that he had heard the same rumor and stated he would look in to whether a date for the purported rate increase has been released.

**Motion 16 (05-20-21) CDC**

Jamie Mehaffie made the motion to accept the FEMA Mapping Update report. Seconded by Susan Crotty; motion carried.

6. **OTHER**

a. **New Delegates**

Shane Coleman stated that he wanted to thank the current and new delegates for participating in the CDC and welcome the new delegates.

7. **ADJOURNMENT**

**Motion 17 (05-20-21) CDC**

Susan Crotty made the motion that the meeting be adjourned. Seconded by Berlin Carroll; motion carried.