



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

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Mr. Mark Bishop Mr. Berlin Carroll, II  
Mr. Sean Chapman Ms. Susan Crotty  
Mr. Tom Ekleberry Ms. Sue Gerker  
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: August 12, 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 August 19, 2021**, at **3:30 p.m.**, 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 – July 15, 2021
3. RTA Report
4. FINAL Comprehensive Economic Development Strategy (CEDS)
5. Update FY 2022 Unified Work Program
6. Other
7. Adjournment

**Meeting agendas/minutes are published on the LACRPC website; click on the “Committees” tab on the left for more information. Any questions, please feel free to contact the Commission Office at 419-228-3196.**

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

COMMUNITY DEVELOPMENT COMMITTEE

**August 19, 2021**

The Community Development Committee of the Lima-Allen County Regional Planning Commission held on August 19, 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 – July 15, 2021
3. RTA Report
4. Final Comprehensive Economic Development Strategy (CEDS)
5. Update FY 2022 Unified Work Program
6. Other
7. Adjournment

With a quorum being present, Shane Coleman brought the meeting to order and proceeded with the agenda (Mitchell Kingsley was unavailable to attend the meeting).

**1. ROLL CALL**

Mr. Mark Bishop	Shawnee Township
Mr. Berlin Carroll, II	Allen County
Ms. Susan Crotty	City of Lima
Ms. Sue Gerker	Allen Economic Development Group
Mr. Russ Holly	Shawnee Township

**STAFF**

Mr. Shane Coleman	Lima-Allen County Regional Planning Commission
Ms. Marlene Schumaker	Lima-Allen County Regional Planning Commission

**2. APPROVAL OF CDC MINUTES – July 15, 2021**

**Motion 24 (08-19-21) CDC**

Susan Crotty made the motion to approve the CDC minutes of July 15, 2021. Seconded by Berlin Carroll, motion carried.

**3. RTA REPORT**

Marlene Schumaker reported that Committee members should have received a copy of the RTA data report in the packets emailed to them. Unfortunately, Karen was not able to attend the meeting. Ridership numbers for the Allen County Regional Transit Authority (ACRTA) are continuing to increase. The Delphos and Bluffton routes began in the second week of June. Ridership was sparse for June but has more than doubled in July. Several manufacturers have informed RTA that they believed more employees would use the bus over time. ACRTA signed contracts with the schools to transport some students again this year. ACRTA also requested that Marlene let the committee know they are looking for CDL drivers.

**Motion 25 (08-19-21) CDC**

Russ Holly made the motion to accept the RTA report. Seconded by Susan Crotty, motion carried.

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

Shane Coleman explained to the committee that a rough draft was brought to the committee last month, and the staff has been working on the updates since then. The new CEDS is online, and comments can be submitted until Thursday, August 26, 2021.

Mr. Coleman went over the CEDS as follows:

Section 1 is an introduction outlining the history of the economic plan, the philosophy developed by a host of individuals, and the process that has historically been undertaken as a part of the CEDS process. Mr. Coleman reminded the committee that the plan was developed in 2005, updated in 2010, 2015, and again now.

Section 2 Organization/Management: Section 2.4 talks about the chronology of events. Some of the 2015 events remain to show a basis for what is in the document. It also includes the entire AEDG Strategic Plan to give one giant look at economic development since 2015. AEDG partnered with IQ Partners for a two-day workshop in 2015 and 2017 to assist in creating the Greater Lima Region Collaborative Growth Plan. The AEDG strategic plan incorporates a survey that Lima Allen Leadership conducted last fall. More than 800 responses were used to form the strategies in this strategic plan. Staff used this plan and the Business Outlook Survey conducted by AEDG as a basis for the CEDS. Another area to highlight in section 2 is 2.6, development issues. Many of these were held over from the previous document, so please look them over, and if there are other issues because of the pandemic, let us know, and we would be happy to include those. We do not want to miss anything. The document will be up for final adoption on Thursday, August 26, 2021.

Section 3 Site and Situation: not much has changed here regarding the basis of the data and types of data collected. Mr. Coleman did want to highlight a couple of things on page 24 about land used based on parcel analysis. Based on Dec 2020 auditor parcel data (land uses from 2014 thru 2021). There was a 4600-acre increase in residentially zoned parcels. The total acres dedicated to industrial use have decreased by 250 acres, down from 5600 acres to a little over 5300, and agricultural land use has dropped by over 1700 acres. The two tables on page 24 show the land use by type, number of acres, and number of parcels and will show you how each of those has changed since 2014, which was interesting and worth noting. Then on page 25, in recent years, the agricultural ground has been used indiscriminately for development, especially family home sites. Such plan development has resulted in uncoordinated and haphazard development along once rural roadways and now results in the expansion of infrastructure for health, safety, and environmental hazards. That statement was part of the previous document. We left it in there because we have been discussing a much more long-term plan to develop long-range planning throughout the county, including Allen County Water and Sewer and other Allen County entities. We are looking at the land use and where it best fits the county's commercial and industrial investment. I think you will see more work committed to this as we have had some great meetings. A County Commissioner and AEDG have put together monthly meetings of local stakeholders to discuss development. It has been very beneficial. We are starting to see people come together to do some long-term planning.

Section 4 Population: we have not touched this yet because we received the population data last week. There is a pretty good portion of this section that will still need to be updated. Anything that we can't update, we will come back and visit at a later date. We are pushing to get this passed and submitted so that everyone can remain eligible for the funding. Hopefully, you

have all had a chance to see the census data, just a couple of interesting things. LACRPC has been tracking population since 1960, and when we talk about how the population has changed, we use the 1980 census numbers a lot when we talk about population decline. However, if you go back to 1960, the 2010 Census still showed a 2.5 % increase in the overall population since 1960. The 2020 Census now shows the population below the 1960 numbers. Allen County is now down 1.4% from the 1960 population total. There was some minimal growth in Delphos, Elida, Harrod, and Spencerville. While the 2020 Census shows a 1% growth in those areas, Delphos and Harrod's population is still below 1980. So it does look like the County had a 10,000-person decline since 1980. We will get more into that information in the coming weeks. Dode is putting some maps and tables together, and we will get those updated.

Section 5 deals a lot with the environment, and there is nothing to highlight there. The maps have all been updated, and every piece of data we could update has been changed. So a lot of it doesn't change over time. We did note the Ohio H2O program related to the environment and water quality and things of that nature.

Section 6 is the big one for us as we talk about infrastructure factors; again, this is one of the main reasons the jurisdictions in the county wanted this update to happen. This document opens up the infrastructure funding at EDA, one of the most significant pots of money they have to draw on. This section deals with water, wastewater, and items of that nature. We highlight in our summary the critical issues of concern for future development, adequacy, and cost associated with infrastructure, transportation network, water distribution, wastewater removal, land use, and typical public concerns. The importance of the I75 and US 30 corridors is discussed and the link between industrial development and transportation. There is concern about how the transportation network affects growth and how we have to work and plan together for both of those areas. The community must begin to recognize the capital assets already invested in and devoted to its various water and wastewater systems. In addition, the ability to financially establish and support expansion must meet primary cost-benefit analyses. Concerns regarding water and wastewater systems include the age of distribution and collection systems. This is something that our communities are dealing with right now. Water and wastewater issues have been ongoing for many years and will affect our pocketbooks and future development.

Section 7 Economic Analysis: Some of the categories have changed, but the 2019 Labor Statistics suggest that just five employment sectors comprise 77.4 percent of the employment in Allen County. Those are Manufacturing, Professional/Management/Scientific, Retail, Education, and Arts/Entertainment/ Food Service. From 2014 thru 2019 there was a 18.5% drop in retail, a 45.5% increase in professional/management/ scientific sector. The other big change was a 27.4% increase in arts, entertainment, and recreation. Page 37 begins the agricultural census data.

Section 8: Mr. Coleman requested that committee members look at this section as the action plan, and future goals are being developed and approved. Please let us know if anything needs to be included. The goals and strategies are from the goals set over the past years and from the strategic plan. Some of the goals are stand-alone, while others intertwine with the goals of the previous CEDS. From the committee's perspective, sections 2 and 8 are pretty important. We would appreciate any feedback you may have on the document. It is still a work in progress, and we can make changes until Thursday of next week.

**Motion 26 (08-19-21) CDC**

Susan Crotty motioned to accept the Final Comprehensive Economic Development Strategy (CEDS) report and forward it to the Executive Committee. Seconded by Sue Gerker, motion carried.

## **5. UPDATE FY 2022 UNIFIED WORK PROGRAM**

Marlene Schumaker explained to the committee that in July/August, an update to the Unified Work Program budget is required. The UPWP is initially prepared in January. In January, ODOT supplies LACRPC with an estimated amount to prepare the budget for the FY that begins on July 1. In July, ODOT then adjusts the amount for the budget to an actual encumbrance amount. In FY 2022, there was a decrease in the budget amount of approximately \$10,000. Also, in July, ODOT allows LACRPC to figure the remaining amount not spent in the previous fiscal year and put that carryover into the updated budget. For FY 2022, the Consolidated Planning Grant carryover was approximately 187,800, and the STP carryover was about \$140,180. The new budget sheets were shown to the committee

### **Motion 27 (08-19-21) CDC**

Susan Crotty motioned to accept the Updated FY 2022 Unified Work Program and forward it to the Executive Committee. Seconded by Sue Gerker, motion carried.

## **6. OTHER**

Mr. Coleman updated the Committee regarding Thayer Road and that the change in classification has been approved by ODOT, making Thayer Road eligible for federal funding.

Mr. Coleman also mentioned to the Committee that Bike/Ped counts will be retaken in September and that if anyone was interested in volunteering to help with the counts, they can now sign up.

## **7. ADJOURNMENT**

### **Motion 28 (08-19-21) CDC**

Berlin Carroll made the motion that the meeting be adjourned. Seconded by Russ Holly, motion carried.



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