

COMMUNITY DEVELOPMENT COMMITTEE

October 17, 2024

There was a meeting of the **Community Development Committee** of the Lima-Allen County Regional Planning Commission held on **October 17, 2024, at 3:30 p.m.** in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio.

With a quorum present, chairman Mr. Kingsley brought the meeting to order at 3:30 p.m. and proceeded with the agenda.

1. ROLL CALL

Rose Franklin	Allen County
Mitchell Kingsley	Village of Bluffton
Stefanie Motter	Area Agency on Aging
John Vandemark	Village of Cairo
Carmillia Zion	Ciyt of Lima

GUEST

Rachael Gilroy	Allen County Land Bank
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STAFF

Colleen Barry	Lima-Allen County Regional Planning Commission
Liwen Kang	Lima-Allen County Regional Planning Commission
Megan Kinnear	Lima-Allen County Regional Planning Commission
Rebecca Phillips	Lima-Allen County Regional Planning Commission
Tonya Dye	Lima-Allen County Regional Planning Commission

2. APPROVAL OF CDC MINUTES – July 18, 2024 (Held)

Motion 5 (10-17-24) CDC

Mr. Vandemark made the motion to approve the CDC minutes of July 18, 2024 (Held). Seconded by Ms. Motter; motion carried.

It was mentioned by Mr. Kingsley that the Trolley Tour was very interesting and a great opportunity for the committee.

3. PRESENTATION: COLLEEN BARRY – LACRPC, WORPO

Ms. Barry presented to the committee a summary of the West Central Ohio Regional Planning Organization that she has been spearheading. WORPO comprises the seven counties surrounding Allen County. As these counties are more rural in nature, they do not have access to the funding that the Lima-Allen County MPO can bring to its membership. It was therefore determined that these seven counties could be formed into their own regional planning organization, with the assistance of the Lima-Allen County Regional Planning Commission for administrative support. WORPO is in the middle of developing a Long Range Plan and has solicited several project ideas for the region. The long-range plan needs to go through a public comment period once a draft is finished. WORPO is also waiting for the formal designation by the governor, expected by the end of the year.

4. PRESENTATION: RACHAEL GILROY, ALLEN COUNTY LAND BANK

Ms. Rachael Gilroy spoke on her experiences leading the Allen County Land Bank and the projects that the Land Bank has completed throughout the county. She stated that the Land Bank is very busy with various projects. She explained the process and the necessary coordination needed to secure title to the residential properties through foreclosure actions, working with the Sheriff's office to physically secure the properties, through demolition, and beautifying the area to reclaim from blight. Some of the properties may require remediation before demolition to reclaim hazardous materials.

The Land Bank can also acquire commercial structures. These may be projects that the community feels to be necessary and have property owner approval. For example, they were able to remove some old grain elevators that no longer served the community. They are careful not to show a preference for one company over another when selecting these demolition projects.

They received ARPA money as well and were assisting people in remediating their homes. In many cases, these projects assisted residents in foundation, roof, or mold remediation, adding or repairing septic systems, or adding accessibility features for people with disabilities. She stated that the money stays local and the contractors involved are local.

They are currently moving into Brownfield remediation projects as well. These are projects in which they do not need to own the buildings. They are working with a contractor from Bluffton to guide them through these projects as there are a lot of EPA regulations involved and so these projects involve a steep learning curve.

Ms. Gilroy stated the importance of the land bank in removing blighted properties and assisting community residents in rehabilitating their homes. She also was pleased to promote the many partnerships that have developed between the land bank and community members, such as emergency services, who may use the abandoned property for training exercises before demolition, various community groups that help with funding, and community organizations such as Habitat for Humanity and Apollo Career Centers who work on rehabilitating or building new housing. She is excited to see where the Land Bank can serve the county over the next several years.

5. ADJOURNMENT

Motion 6 (10-17-24) CDC

Mr. Vandemark made the motion to adjourn. Seconded by Ms. Franklin; motion carried.

The meeting adjourned at 4:31 p.m.

The next meeting is January 16, 2025.

Approved January 16, 2025.

Mitch Kingsley, Chairperson