

2040 VILLAGE OF CAIRO COMPREHENSIVE PLAN

August 2015



FORWARD & ACKNOWLEDGEMENTS

This Plan has been developed to provide the foresight and guidance necessary to provide the community with a wide variety of housing and employment opportunities, while preserving the community's small town character and its existing quality of life. Community services, programmatic improvements and targeted infrastructure upgrades are identified in this Plan as being necessary to support existing and future development. The Plan strives to balance shared community values with the need for, and implications stemming from population change, residential development and employment opportunities.

A comprehensive plan is a broad statement of community goals and policies that direct orderly and coordinated physical development into the future. It anticipates changes and provides specific guidance for the future based on resident involvement, technical analysis, and the judgment of local leaders. The Plan calls for increased coordination with respect to development, transportation, utility infrastructure, and open space. The Plan recognizes the need to effectively partner with other local, county, and State stakeholders to address and update various regulatory controls, including: zoning, site design, exterior maintenance, and permitting processes. The Plan is considered pro-growth; it is offered as a vision for the future based on existing opportunities and current challenges within the community.

The Village officials and residents charged with the responsibility of developing this Plan have been diligent staying with the task of preparing for the future development of the Village of Cairo. These two groups have devoted long hours discussing, reviewing and arguing differing points of view on difficult subjects necessary to the Plan's development and adoption. Village officials and residents have made it possible for the Regional Planning Commission and others to bring this project to closure. Those persons involved in the Plan reflect a group that included elected and appointed officials as well as long-time Village residents.

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EXECUTIVE SUMMARY

- This Plan is the result of an extensive planning process that examines population, demographics, employment, land use and housing characteristics necessary to address issues related to future development in the Village of Cairo. The Comprehensive Plan contains: the history of the site and situation of the Village of Cairo, a discussion of both community development problems and opportunities, a discussion setting forth goals and objectives, and a plan of action. Performance measures are offered to evaluate to what extent goals and objectives have been achieved.
- Priorities identified within the Plan target: preservation of the small town character of the Village; supporting and strengthening the economic base of the community; and, developing and maintaining infrastructure necessary to support residential and commercial growth. The Plan is pro-growth but it looks to protect the natural environment and end needless sprawl. The Plan expects local officials to increase the coordination and communication between development interests and local and state officials when addressing development's impact on utility services, transportation infrastructure, the natural environment and open space.
- Population projections for the Village of Cairo indicate a gradual decline to 2040, losing an estimated 77 residents. The projected decline will impact the demand on community facilities, housing supply, land use and associated public services. Consistent with national trends, Cairo's population is expected to continue to gradually grow older. Empty nesters are expected to comprise 35.1 percent of the population by 2040. Age of residents will also impact the need for services, including education, police, fire and emergency medical service. Age will be a significant factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Household size is expected to continue its decline to 2.44 people per household, increasing the demand for new housing while at the same time increasing the stress upon transportation and other social services.
- Village housing is aging with vacant parcels mixed in with the older housing stock. Cairo's housing stock is aging with seven in ten (147/71.0%) housing units built before 1960. In comparison, one in two (53.5%) housing units within Allen County have been built before 1960, while in Monroe Township 42.6 percent of housing was built before 1960. Single-family dwellings comprise 96.2 percent of the Village of Cairo's housing units in 2014, while home ownership accounted for 92.9 percent of all housing units. The median home value in the Village (\$85,100) was significantly lower than Monroe Township (\$148,300) and Allen County (\$105,000). The Plan supports more integrated, sustainable housing development; housing that will meet the needs of a diverse community, a community of all ages and incomes. The Plan promotes a community that is safe, pedestrian friendly and clean. The Plan contends that new medium density residential development will be attractive in a market with a pent-up demand for newer homes on smaller lots with more amenities.
- The existing highway system supplies a solid network for the movement of goods and people within and through the Village. The total roadway system in Cairo consists of 3.84 miles of roadway, of which .15 miles are classified as state routes. Over 74.0 percent of the system is classified as local and the Village is responsible for the maintenance and upkeep of 3.69 miles. In 2012, Vehicle Miles of Travel (VMT) approached 3,737 per day. The identification of alternative funding streams to maintain the integrity and safety of local roadways will become an issue as new development occurs. Currently, Main Street (Lincoln Highway) serves as the primary route into and through the Village of Cairo. Lincoln Highway is a nationally significant historic roadway. This route is a gateway into the community and a valuable asset that needs to reflect the pride and capabilities of the community. Undertaking pedestrian and streetscape projects will help improve the safety of the roadway and further long term community interests.

- Key issues of concern to future development revolve around the availability, adequacy and costs of providing adequate public water and wastewater services. The Plan supports the ongoing maintenance of public water and wastewater systems and support of a mix of residential developments. The Village of Cairo must work with the Allen Water District and the Allen County Sanitary Engineer to support and maintain the establishment of coordinated utility service areas.
- In an attempt to satisfy future residential and economic growth of the community, the Plan identifies specific areas for development and redevelopment. Supported by projections, the Plan recognizes the need for an additional 17 residential units and for commercial development and redevelopment along Main Street over the next 25 years. The Plan also recognizes a total of 33 vacant/open parcels currently available to satisfy residential and commercial/services activities.
- The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure aesthetically pleasing rural sight lines, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses served by alternate modes of transportation that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates the riverine buffer zones as well as wooded areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.
- This Plan includes an action plan that provides a blueprint of activities aimed at supporting the goals and objectives developed during the public planning process. The action plan recognizes short, mid-term and long range elements to keep the Plan viable and to be able to support the specific goals with those resource agencies most likely able to assist the Village in its pursuit.

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INTRODUCTION

1



The Cairo Village Comprehensive Plan: 2015-2040 is intended to serve as the primary document to guide land use and development/redevelopment over the next 25 years.

The comprehensive plan was developed as a collaborative effort between representatives of Village Council, Monroe Township, Historical Society, Ohio Northern University's College of Civil Engineering and the Regional Planning Commission. In the Spring of 2012, Ohio Northern students compiled the data/analyses, and the Planning Commission updated that data to reflect current conditions. Representatives of Council and the Historical Society validated the survey findings and direction. The Plan attempts to identify and address the challenges and opportunities faced by the Village in the context of the larger community.



1.1 LOCATION & OVERVIEW

The Village of Cairo is located in northwest Ohio in Allen County. The Village straddles sections 29, 30, 31 and 32 of Monroe Township. According to the United States Census Bureau, in 2010 Cairo had a total land area of 0.26 square miles and is part of the Lima Metropolitan Statistical Area.

1.2 HISTORY

The history of community development and planning in the Village of Cairo mirrors that of Monroe Township in terms of its nature and scope. The Allen County Engineer's Office (ACEO) has provided the engineering guidance to manage safety on the Village streets and to manage drainage across the community. Cairo has come to rely upon the Allen Economic Development Group (AEDG) to market and assist local economic development initiatives. The Lima-Allen County Regional Planning Commission (LACRPC) has historically had a supportive role with respect to demographic, transportation and land use analyses. The LACRPC has also provided technical assistance to the Village with respect to developing regulatory language/documents.

The development of an area is directly related to a changing population and its land use implications. In general, population

change and demographic trends create the demand for housing and commercial development. Cairo appointed an Advisory Committee comprised of elected officials, business owners, and village residents to provide the ongoing public participation necessary to facilitate the planning process and document development. This is the first Comprehensive Plan developed for the Village of Cairo.

1.3 COMMUNITY VISION

The Village of Cairo promotes a well balanced, pro-growth philosophy that balances the traditions of the past with the opportunities that new technologies and services bring to its residents. The Village will retain its small town charm promoting itself as the safest place to live based on strong family values and community spirit.

Enhancements to the infrastructure involve implementation of services and initiatives to encourage development and redevelopment of the Village. Preservation of the Village involves the maintenance of historic sites and buildings. This preservation places an emphasis on continuing the town's social and cultural traditions.

1.4 GOALS & OBJECTIVES

The following goals and objectives were selected to guide the Village of Cairo in the

implementation of recommendations in this plan:

1. Protect the unique natural and cultural identity of the Village;
2. Balance new residential development opportunities and open space preservation;
3. Protect and utilize natural resources within the Village and surrounding unincorporated area including wild-life, open space, and groundwater resources;
4. Establish population characteristics by age group to understand the demand and consumption of public services;
5. Prioritize redevelopment strategies;
6. Promote commercial revitalization;
7. Establish standards for new residential and commercial development;
8. Monitor and maintain current infrastructure and encourage implementation of sustainable infrastructure;
9. Consider utility system needs for the Village inclusive of water, sewer, and drainage.
10. Ensure adequate housing for the various segments of the community;
11. Preserve and maintain housing units and explore options for property maintenance enforcement;

12. Develop initiatives for street, sidewalk, and curb renovations;
13. Enhance bicycle and pedestrian safety and ensure adequate pathways throughout the Village;
14. Assess potential impacts of future development and infrastructure and consider annexation of land;

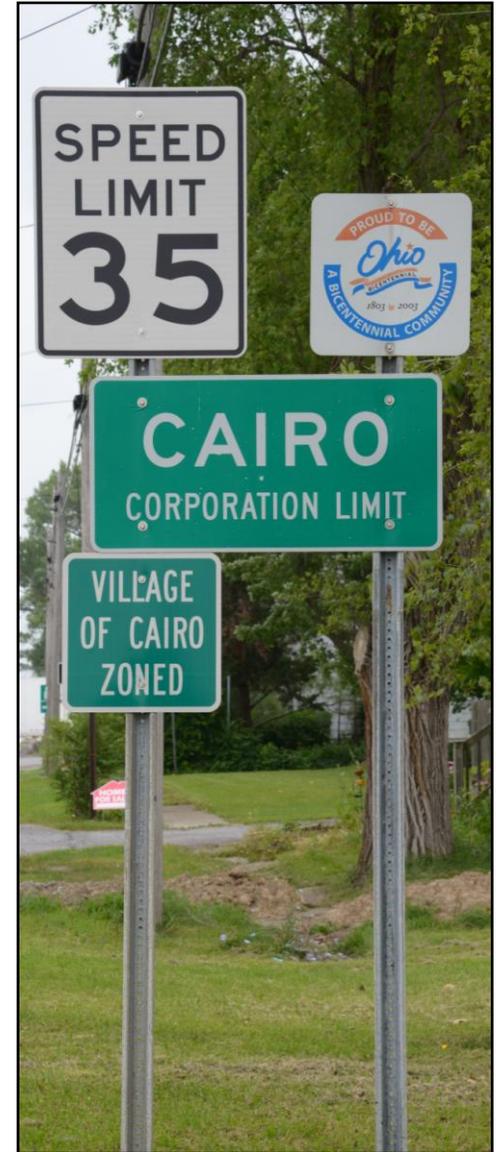
1.5 ORGANIZATION OF COMPREHENSIVE PLAN

The comprehensive plan for Lafayette is organized into the following sections:

- Site and Situation
- Population Characteristics
- Infrastructure
- Environmental Factors
- Economic Overview
- Projections and Action Plan
- Summary and Recommendations



SITE & SITUATION 2



By assessing the site and situation of the community, its future potential can be identified. A land use plan can be developed to define current land use as well as determine future land use. The purpose of this assessment is to provide a way to manage future growth and guide landowners, developers, and administrators in making decisions.

This section of the Cairo Comprehensive Plan is intended to provide a concise overview of the physical properties of the land. The information and maps in this section are provided to support land use and community development discussions and decisions.

2.1 LOCATION ATTRIBUTES & COMPOSITION

The Village of Cairo is approximately 0.26 square miles, straddling sections 29, 30, 31 and 32 in Monroe Township. The longitude and latitude is -84.084 and 40.83. The Village of Cairo is controlled by an elected Village Mayor and Council form of government. Map 2-1 shows the location of the Village of Cairo with respect to other political subdivisions in Allen County. Map 2-2 provides an aerial view of the Village.

2.2 CLIMATE & NATURAL FEATURES

The Village itself is located on a gently sloping and undulating landscape serving

residential and agriculture property. Cairo sits upon very rich soils due to its location within the Great Black Swamp. This swamp was a significant feature of Allen County and Northwest Ohio once encompassing almost 7,000 square miles of prime timber and flooded prairies.

The Village of Cairo is located in a moist mid latitude climate and has relatively cold winters. The Village experiences warm summers and cold winters largely because of its general interior location within North America. The warm summers contribute to a growing season that ranges from 5 to 6 months long. During summers, there are often humid evenings and thunderstorms. This area has relatively cold winters with blustery winds, snowfall, and severe blizzards.

2.2.1 Climate

The Village experiences relatively cold temperatures in winter and hot temperatures in the summer. In winter, the average low temperature is 19 degrees Fahrenheit. The lowest temperature on record is -23 degrees Fahrenheit in January of 1963. In summer, the average high temperature is 85 degrees. The highest recorded temperature is 103 degrees and occurred in July 1988.

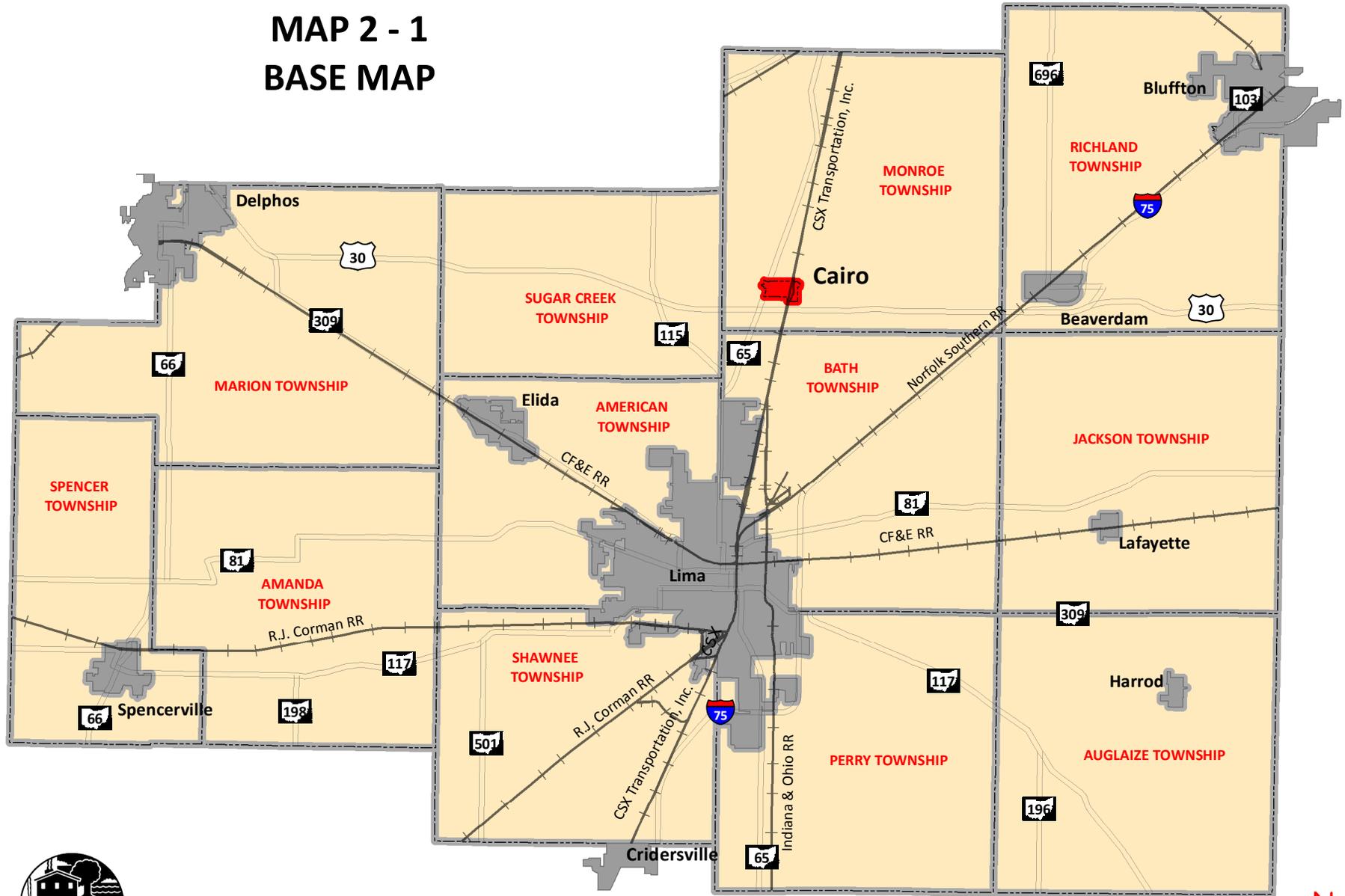
The average annual precipitation is 37 inches. Of this, 21.2 inches usually falls between May and October. The growing season for most crops occurs within this period. The heaviest 1-day rainfall on record during this period was 4.38 inches in June of 1981. On average, thunderstorms occur 39 days each year, most between the months of April and September.

The average relative humidity in mid afternoon is 77 percent. The sun shines roughly 74 percent of the possible time during summer and about 45 percent during winter. The prevailing wind is from the west/southwest. Average wind speed is highest from January through April, reaching 12 miles per hour.



During the winter months, the average snowfall is 17.2 inches. On average, 40 days of the year have at least 1 inch of snow on the ground, but this number varies from year to year. The heaviest 1-day snowfall on

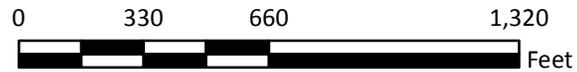
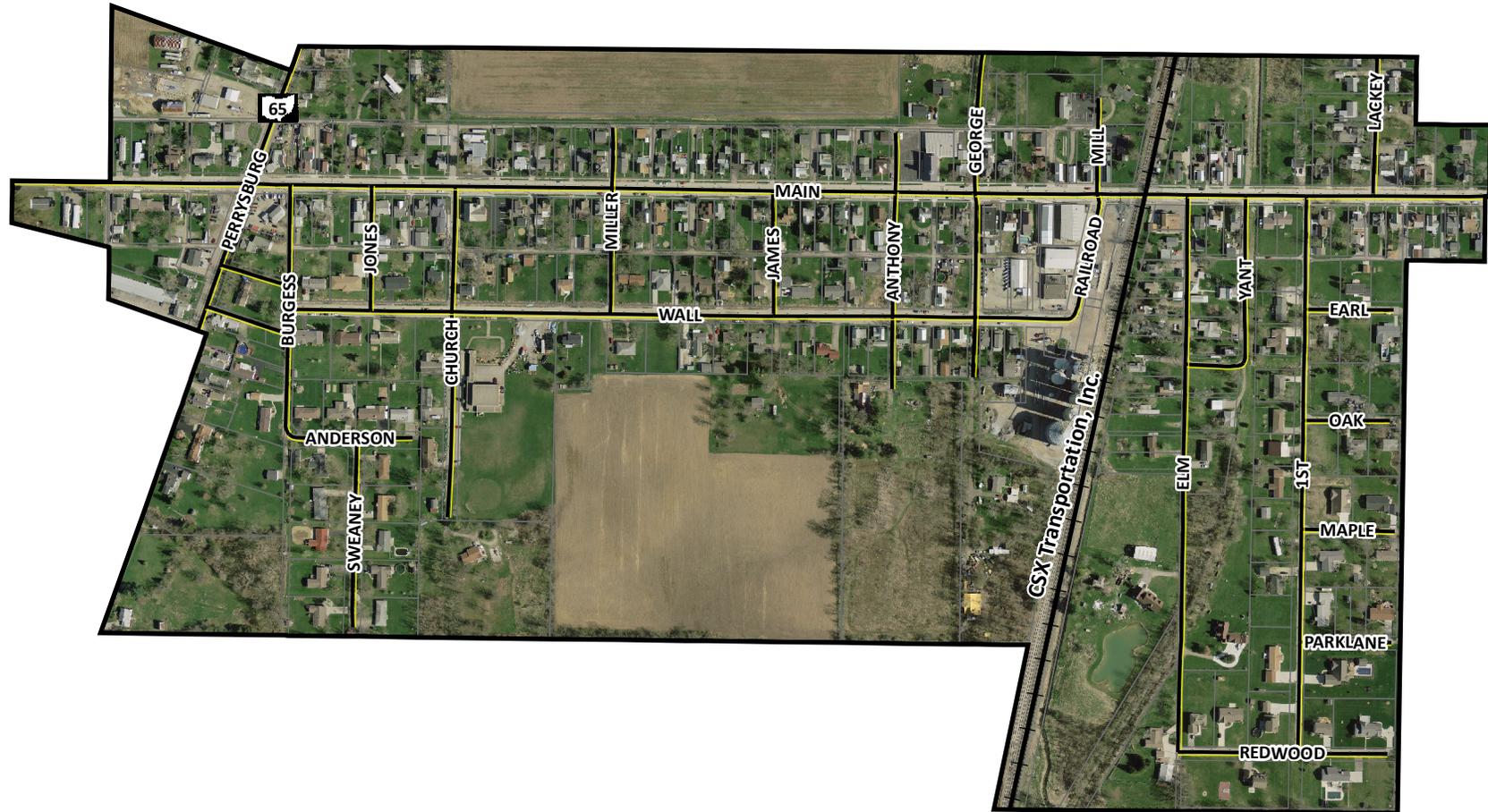
MAP 2 - 1 BASE MAP



January 2015



MAP 2 - 2 VILLAGE OF CAIRO AERIAL



record was more than 18.0 inches in January of 1964.

2.2.2 Physiography, Relief & Drainage

The Village of Cairo is located in the Till Plains physiogeographic region of Ohio. As shown in Map 2-3, Cairo is characterized by a relatively flat topography, gently sloping from the south and east to northwest corner of the Village. The highest elevation is 822' along the southwest corner of the Village while the lowest 797' elevation is located along the western edge of the Village.

Historically, the community has been covered by multiple ice sheets. Over time the process of glacial advancement and retreat resulted in the terrain we see today and the productive soils. The Village is drained by the Ottawa River situated to the north and west of the Village.

2.2.3 Wetlands & Watersheds

The incorporated area of Cairo is located within the Sugar Creek and Bellinger sub-watersheds of the larger Ottawa River watershed. The Sugar Creek sub watershed drains nearly 27,944 acres of land in Allen County. The impact of both the Sugar Creek and Bellinger sub-watersheds affects the location and size of floodplain areas in proximity to the Village corporation limits. Map 2-4 shows the Village by watershed.

Wetlands reflect land area saturated with both permanent or seasonal water. Wetlands play an important role in the environment including; water purification, flood control and shoreline stability. The United States Department of Agriculture identified 0.7 acres of wetlands located within the Village.

Of the waterways that have been surveyed for attainment status, both the Ottawa River and Sugar Creek sub-watershed are currently in full attainment. Currently, no threatened or endangered species have been found within the aforementioned watershed boundaries.

2.3 MINERAL RESOURCES

The mineral resources of Cairo and the surrounding area are limited to bedrock, sand, and gravel. These resources are no longer of commercial importance. Data suggests highly quality deposits have been exhausted and any existing high-quality materials are relatively thin deposits not suitable for wide commercial use.

2.4 SOILS

Soils are a significant factor in the ability or inability of soil to support a foundation, handle on-site sewage disposal, or nurture vegetation. Development should be

encouraged in areas where the soil is suitable. Areas with poor drainage or high agricultural productivity should not be developed. These soils can be seen on Map 2-5. The majority of soils in Cairo are not considered hydric and thus suitable for further development.

Hydric soils may meet the Environmental Protection Agency (EPA) criteria to be classified as a wetland as they can support vegetation dependent upon continued high water saturation. Some hydric soils have periods when they are not saturated and depend on the existing water table, flooding and ponding for survival.

Hydric soils have a number of limitations. Some of these limitations can be reduced with decisions based upon local land use planning, conservation planning, and assessment of wildlife habitats. The hydric soils in the Village of Cairo are presented in Map 2-6.

2.5 LAND USE PATTERNS

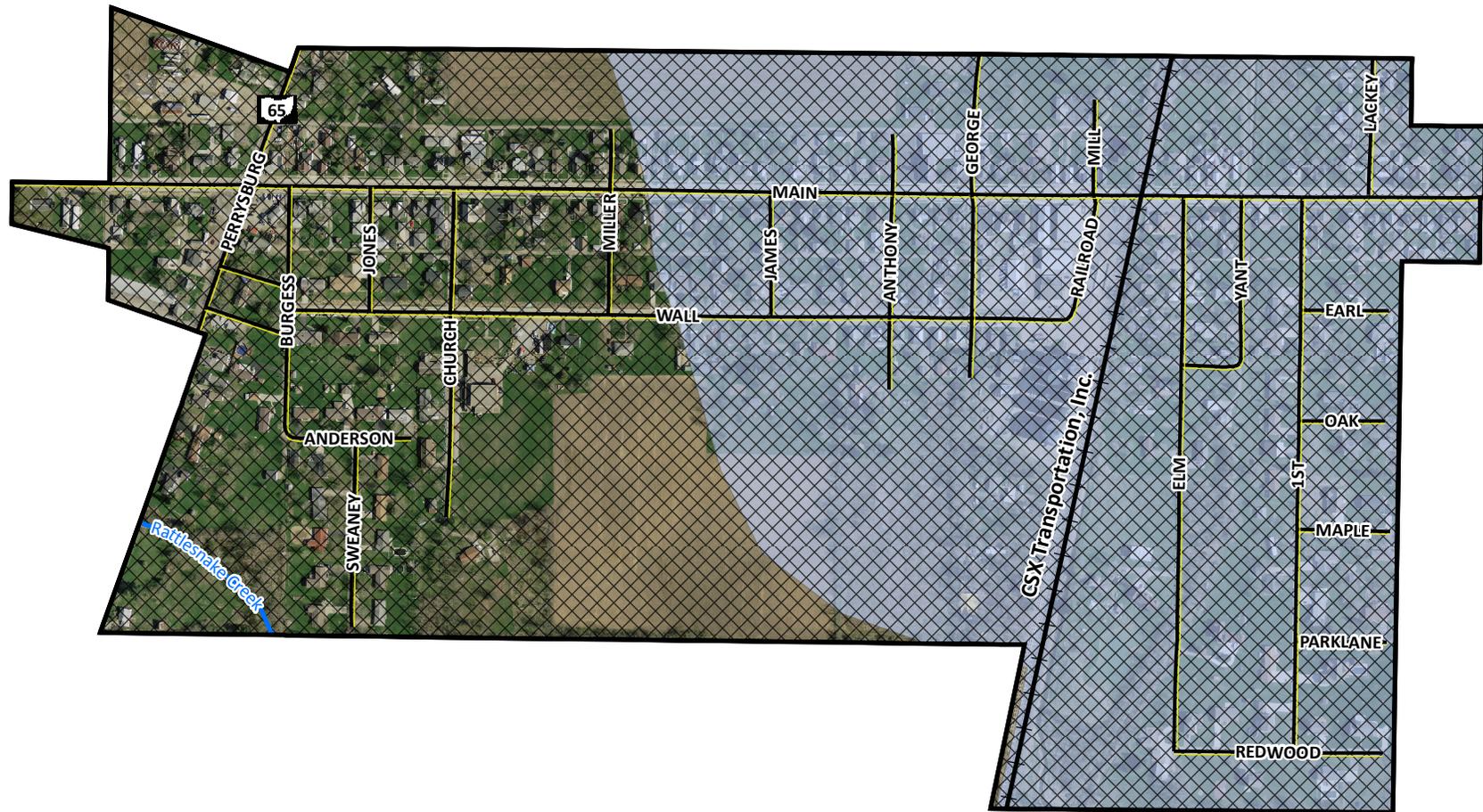
The use of land is dependent upon its particular qualities including size, shape, and relative location. Land use is also affected by access or proximity to utilities, roadways, waterways, services and markets.

MAP 2 - 3 VILLAGE OF CAIRO TOPOGRAPHY



April 2015

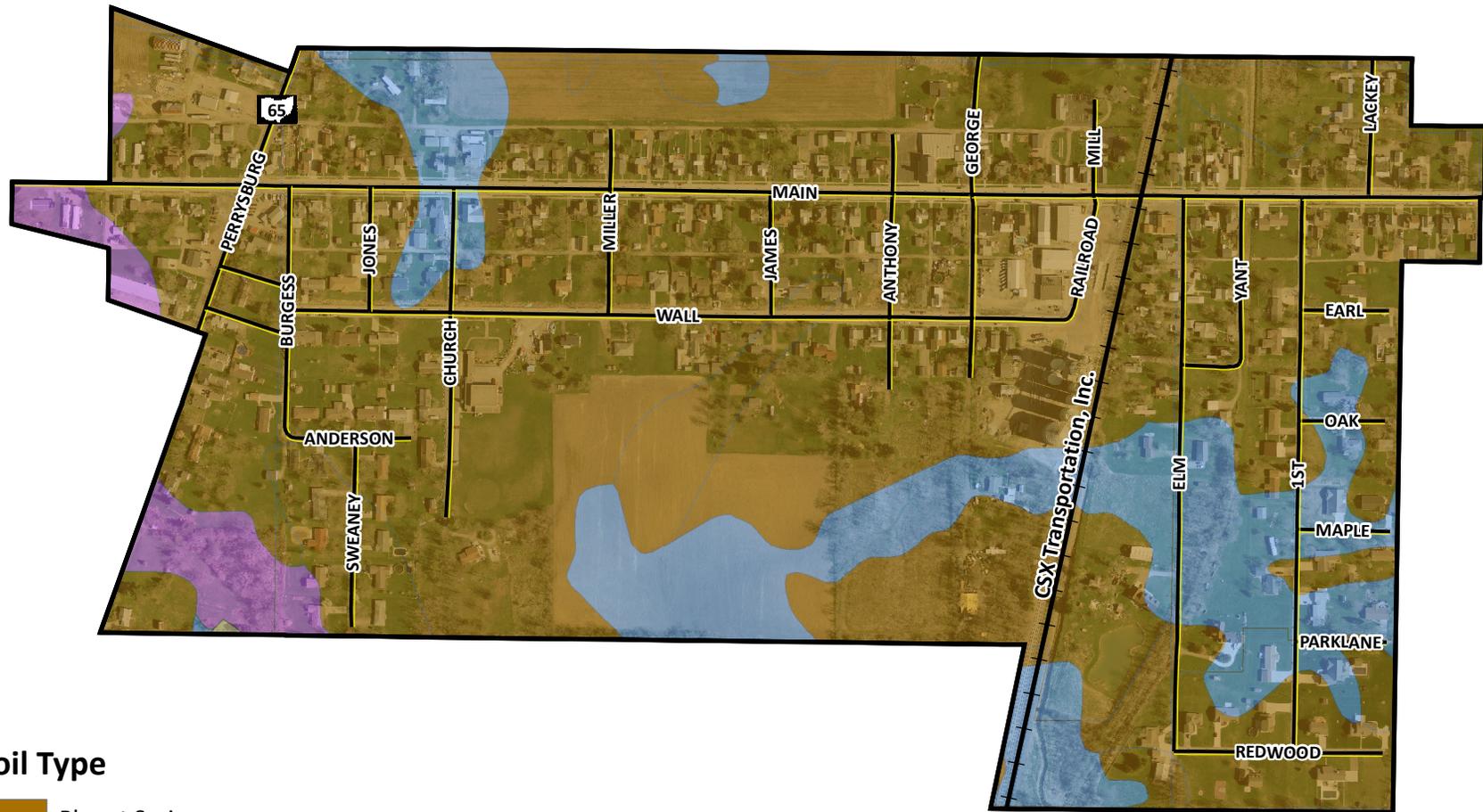
MAP 2 - 4 VILLAGE OF CAIRO WATERSHED



-  Waterways
-  Sugar Creek Watershed
-  Bellingher Drainage Project



MAP 2 - 5 VILLAGE OF CAIRO SOILS

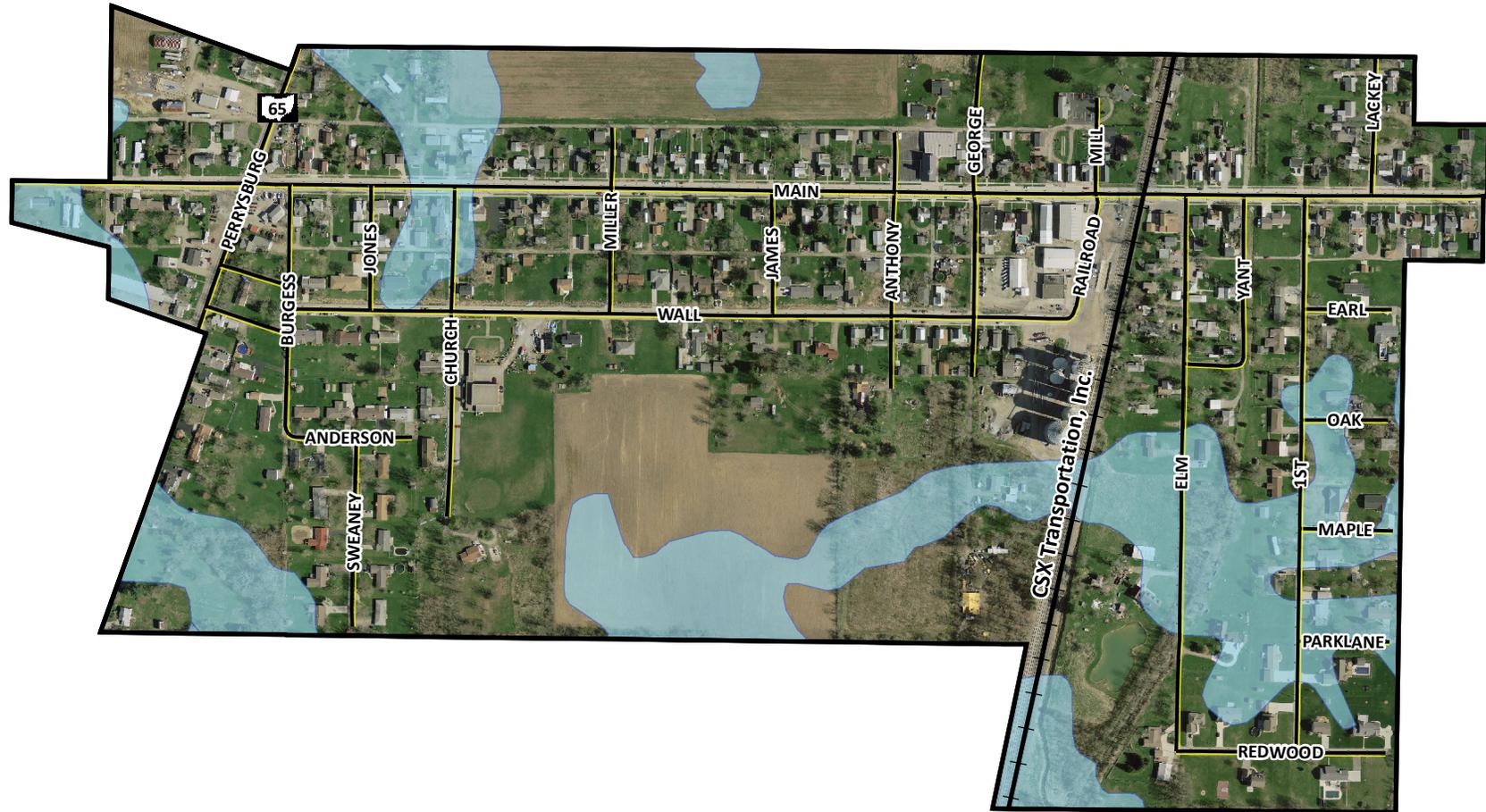


Soil Type

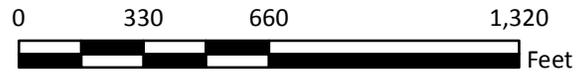
-  Blount Series
-  Morley Series
-  Pewamo Series
-  Sloan Series



MAP 2 - 6 VILLAGE OF CAIRO HYDRIC SOILS



 Hydric Soils



2 - 8



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Environmental attributes, such as minerals, topography, soils, and water, can also influence the use of the land.

By analyzing the manner of which land is used over time, patterns can be identified. Though the economic use is often scattered, general classifications of land use include agricultural, commercial, industrial, residential, recreational, transportation, utilities, and public/quasi-public uses. Table 2-1 provides a breakdown of the current land use by type and acreage.

<i>Land Use Type</i>	<i>Total Acres</i>	<i>Percent of Total Area</i>	<i>Total Parcels</i>	<i>Percent Total Parcels</i>	<i>Mean Parcel Size</i>
Cairo	166.2	100	308	100	1.85
Agricultural	21.4	12.9	2	0.6	10.71
Low-Density Residential	42.4	25.5	34	11.0	1.25
Medium-Density Residential	32.8	19.7	109	35.4	0.30
High-Density Residential	22.5	13.5	122	39.6	0.18
Commercial	5.5	3.3	20	6.5	0.27
Industrial	2.9	1.7	6	1.9	0.48
Public/Quasi*	20.1	12.1	15	4.9	1.34
Transportation	18.7	11.3	N/A	N/A	N/A

Note: Land use, acreage and parcel data is reflective of 2014 Allen County Auditor data. Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming uses occurring on the same parcels.
*Includes park to the north of the Village.

Currently, just under three-quarters (69.0%) of the Village of Cairo is classified as residential property with over half (56.6%) considered medium to high-density residential. Over half (63.6%) of the commercial property is situated near or along SR 65. As shown in Map 2-7, there are a select number of industrial parcels adjacent to the CSX rail line, and some agricultural land classified in the north and south quadrants of the Village. Just north of the Cairo border along the CSX rail line is a 10.5 acres recreational area owned and maintained by the Village.

2.6 SUMMARY

The Village of Cairo is a small community approximately 0.26 sq. miles in size located wholly within Monroe Township in northeast Allen County Ohio. The Village is relatively flat and located between SR 65 to the west and the CSX railroad to the east, which serve as important commercial and industrial corridors for Allen County and the Village.

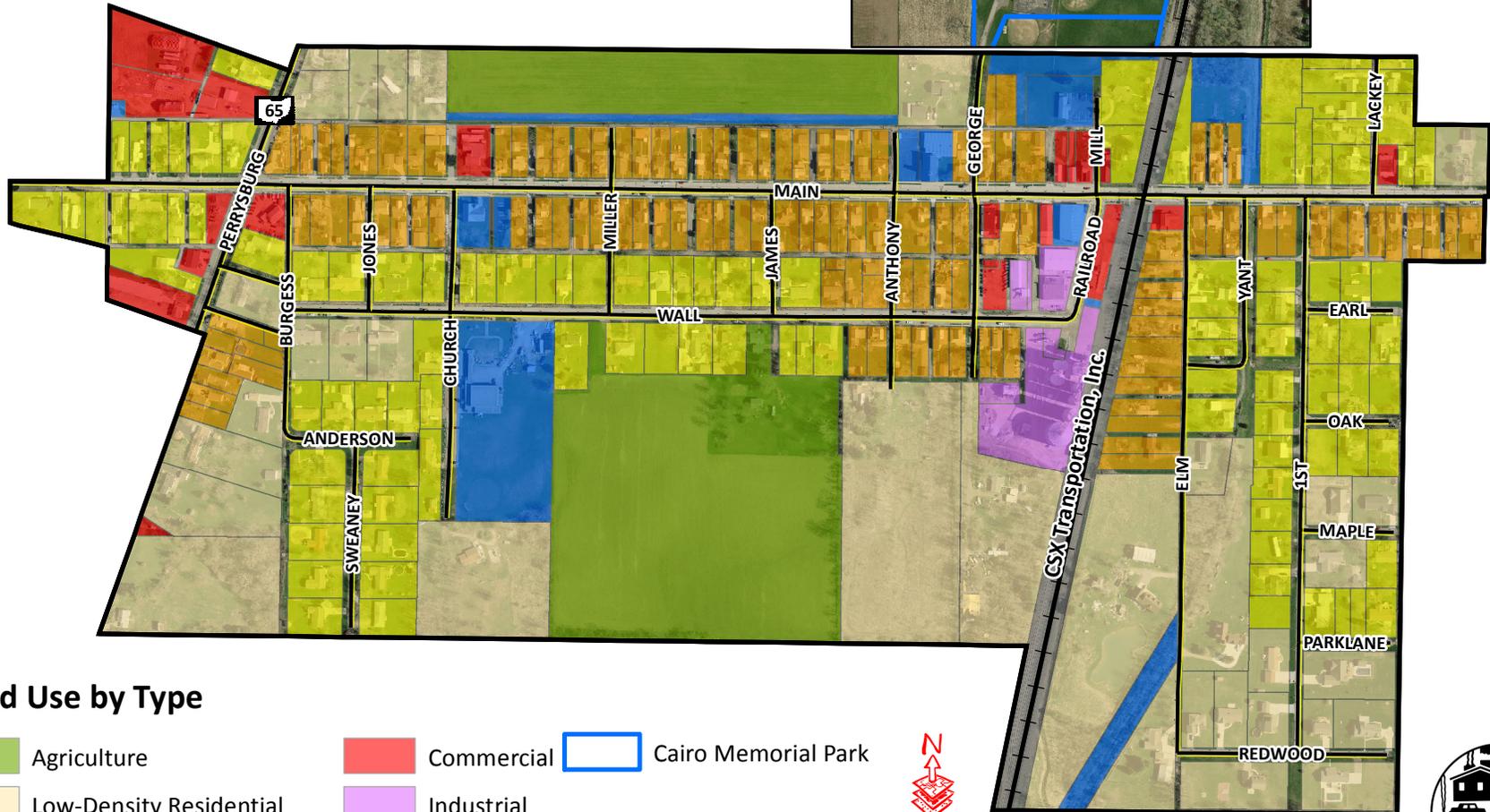
Land use within the Village is characterized by medium to high-density residential use situated throughout the Village. A mix of commercial activity is scattered along Main Street and SR 65 and industrial activities concentrated along the CSX railroad line.

The ability to support future growth and development is dependent on the Village's decision to expand its corporation limits to include additional land necessary to accommodate development, or, increase the density in which the land is currently employed.

Also worthy of consideration is the notion that increased residential and/or commercial development will upset or challenge the "small town residential character" currently associated with the Village. Many residents will argue that the small-town feel contributes to a very rich quality of life, a characteristic that is endearing to them and one that needs to be protected. Village officials will need to develop the foresight and policies to balance modernity and the need for growth with those unique physical, cultural and historical characteristics of the Village so attractive and appealing to current and future generations.



MAP 2 - 7 VILLAGE OF CAIRO GENERALIZED LAND USE



Land Use by Type

- | | | | | | |
|---|----------------------------|---|----------------|---|---------------------|
|  | Agriculture |  | Commercial |  | Cairo Memorial Park |
|  | Low-Density Residential |  | Industrial |  | |
|  | Medium-Density Residential |  | Quasi-Public | | |
|  | High-Density Residential |  | Transportation | | |

Sources: Allen County Auditor's Database



POPULATION CHARACTERISTICS

3



A thorough analysis of the Village of Cairo's population requires the use of demographic constructs including gender, household size, age, race/ethnicity, educational attainment, income and employment. Assessing a community's population and its respective demographic measures is important to understanding the demand for, and consumption of infrastructure including land, roads, utilities and housing, as well as public services such as education, police, fire, and emergency medical services. Such an understanding is also necessary to broaden the community's economic base and support the local labor force. Moreover, population data and demographic characteristics provide good indicators of future population growth or decline and allow community's to better assess policy decisions, proposed development and the wise expenditure of public funds. This section attempts to highlight specific characteristics of the community's population and provide broad generalizations that will further strengthen the strategic planning process.

3.1 POPULATION

Historically, when left to their own accord populations change rather slowly over time. In today's economic climate and social conditions, populations are much more fluid.

In order to address the community's economic well-being, a better understanding of the local population was undertaken. In the context of this report, the term population refers to the number of inhabitants in a given place at the time of the 2010 Census tabulation. Herein, population data reflects the residents of the Village with comparisons to national, state and local populations provided.

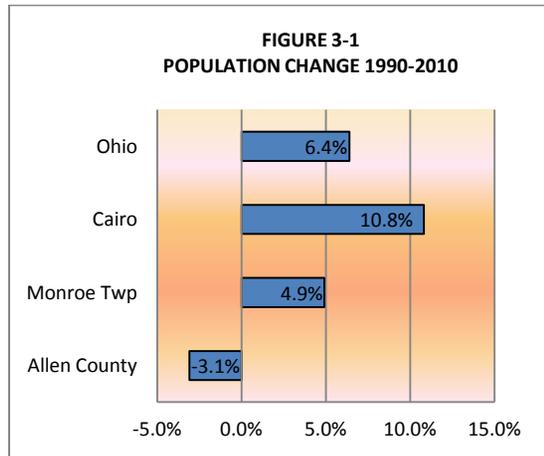
Population change, whether growth or decline, is neither static nor uniform. In fact,

many political subdivisions within Allen County have experienced an extended period of continued growth, while others have experienced overall growth in cyclical spurts. Table 3-1 identifies each of the various political subdivisions by population over the last several decades.

According to the United States Bureau of the Census, the population of the Village of Cairo in 2010 was 524 persons. Table 3-1 reveals that the Village has experienced an overall decline in population of 7.4 percent when

<i>Political Subdivision</i>	1960	1970	1980	1990	2000	2010	<i>Percent Change</i>
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	2.5
Beaverdam	514	525	492	467	356	382	-25.7
Bluffton (pt)	2,591	2,935	3,237	3,206	3,719	3,952	52.5
Cairo	566	587	596	473	499	524	-7.4
Delphos (pt)	3,716	4,301	3,984	3,901	3,928	3,938	6.0
Elida	1,215	1,211	1,349	1,486	1,917	1,905	56.8
Harrod Village	563	533	506	537	491	417	-25.9
Lafayette Village**	476	486	488	449	423	445	-6.5
Lima City	51,037	53,734	47,817	45,549	41,578	38,771	-24.0
Spencerville Village	2,061	2,241	2,184	2,288	2,235	2,223	7.9
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	70.2
American Township	9,184	8,766	11,476	10,921	13,599	12,476	35.8
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	36.0
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	17.1
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	71.4
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	25.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	22.8
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	-30.0
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	27.8
Shawnee Township	9,658	9,734	12,344	12,133	12,220	12,433	28.7
Spencer Township	863	960	925	832	871	844	-2.2
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	10.0
*Population change 1970- 2010							
**Adjusted population for the year 2000							

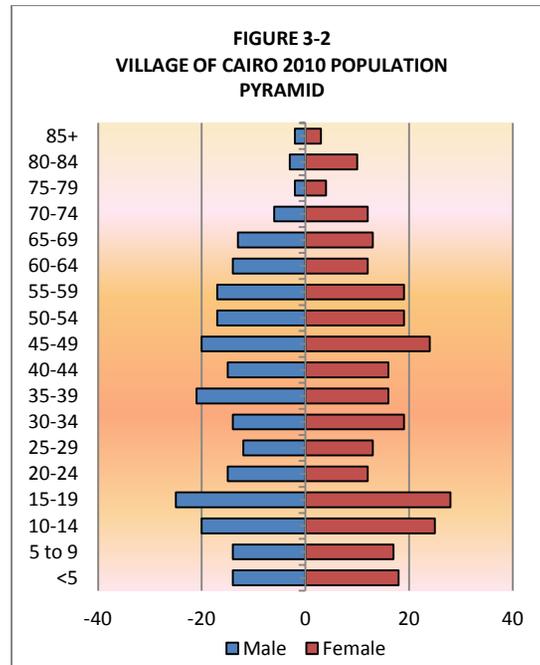
examining the period between 1960 and 2010. For comparison, the State of Ohio grew by just 1.6 percent while Allen County saw an increase of 2.5 percent over the same period. However, Figure 3-1 illustrates an increase in Cairo population between 1990 and 2010.



3.2 AGE & GENDER

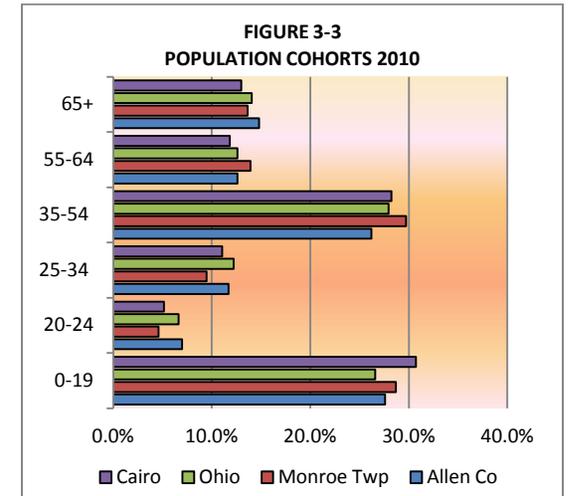
Both age and gender are critical characteristics of a community's population. Age reflects certain attitudes and beliefs. Age also reflects demands for education, employment, housing and services. Age cohorts identify specific population groupings and are important to identify specific needs or the degree to which specific services will be required by that particular population segment. The construction of a population pyramid, as seen in Figure 3-2,

further an analysis of age by age cohorts and gender differences. Such a construct not only provides valuable insights as to fertility and morbidity issues, but also provides data on workforce availability by age and gender.



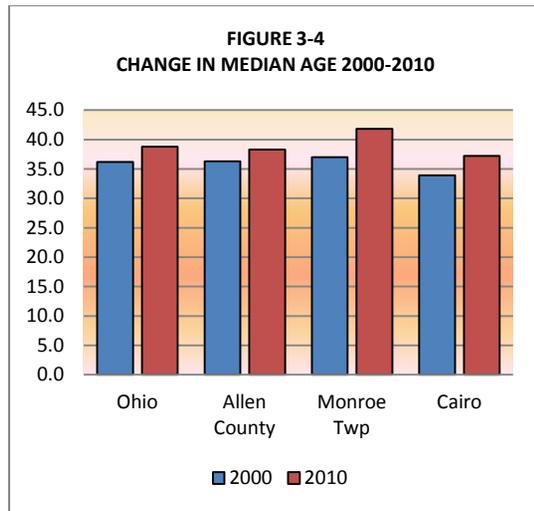
The Village's overall demographics generally reflect state, county and other township statistics. However, there is a noticeable discrepancy between the percentage of persons in the 0 to 19 age groups living in the Village of Cairo and the 20 - 34 age groups (30.7% vs. 16.2%). This could be indicative of a high out migration of college bound and/or college-educated adults. The 2010 age

distribution for Cairo, Monroe Township, Allen County and the State of Ohio are presented in Figure 3-3.



Consistent with state and national trends, the population of Cairo is aging. The median age in 2010 for Cairo is 37.2 years of age, but remains younger when compared to that of Ohio (38.8) and Allen County (38.3).

As illustrated in Figure 3-4 the median age of residents in Cairo in 2010 is up 9.7 percent from 33.9 years of age in 2000. An examination of the community's population reveals an increasing senior population. Concerns center on the availability and need for affordable housing for young families and services to accommodate both retirees and post-retirement households.



Due to an aging population within the Village, one in four residents (43.7%) is at an age at which he/she is not able to fully contribute to the economic growth and earning power of the community. Over a fifth (20.6%) of the population is under 15 years, while nearly 1 in 8 persons (13.0%) are 65 years and older. Data shows that an additional 11.9 percent of the population is categorized in the pre-retirement age group of 55-64 and may be readying for retirement. The statistics in Table 3-2 indicate that the age groups within the Village of Cairo lean more toward a younger population when reviewing the split above and below age 40 (54.0%, 46.0%), whereas the 40+ age groups are over-represented with respect to other area political subdivisions. This fact helps explain household income levels and the

notion that Cairo residents reflect an upwardly mobile population. The 0-19 and 25-34 population cohorts in Cairo (30.7%, 11.1%) are very comparable to those of Monroe Township (28.7%, 9.5%); those of Allen County (27.6%, 11.7%) and the State of Ohio (26.6%, 12.2%), pointing to a higher proportion of older families.

**TABLE 3-2
VILLAGE OF CAIRO POPULATION BY
AGE COHORTS & GENDER**

Cohort	Male	Percent	Female	Percent	Total	% Total
<5	14	5.7	18	6.4	32	6.1
5 to 9	14	5.7	17	6.1	31	5.9
10 to 14	20	8.2	25	8.9	45	8.6
15-19	25	10.2	28	10.0	53	10.1
20-24	15	6.1	12	4.3	27	5.2
25-29	12	4.9	13	4.6	25	4.8
30-34	14	5.7	19	6.8	33	6.3
35-39	21	8.6	16	5.7	37	7.1
40-44	15	6.1	16	5.7	31	5.9
45-49	20	8.2	24	8.6	44	8.4
50-54	17	7.0	19	6.8	36	6.9
55-59	17	7.0	19	6.8	36	6.9
60-64	14	5.7	12	4.3	26	5.0
65-69	13	5.3	13	4.6	26	5.0
70-74	6	2.5	12	4.3	18	3.4
75-79	2	0.8	4	1.4	6	1.1
80-84	3	1.2	10	3.6	13	2.5
85+	2	0.8	3	1.1	5	1.0
Total	244	100.0	280	100.0	524	100.0

3.3 HOUSEHOLDS & HOUSEHOLD SIZE

Households refer to any housing unit that is occupied; the total population divided by households establishes average household size. Change in the total number of, and the respective size of, households is an important

demographic measure. This measure is important because each household requires a dwelling unit and in most cases the size, age and available income of the household will determine specific housing components such as number of bedrooms, bathrooms, square footage, play area, etc., desired by the respective household. Therefore, as households change in terms of number and/or character, housing preferences and consumption change. If the number of households increases, then the housing supply must adjust to reflect the growth. As the characteristics of the household change, new residency patterns are established. From a public policy perspective, it is important to balance the available housing supply with the housing demand; otherwise unmet needs result in out-migration, excess housing costs, vacancy and/or unmet demands for public service.

Census 2010 tabulations along with adjusted housing data for the year 2000 reveals the total number and rate of change in households between 2000 and 2010. Table 3-3 indicates that the total number of Cairo households rose from 181 in 2000 to 198 in 2010, an increase of 9.4 percent. In comparison, there was an increase of 4.4 percent in number of Monroe Township households during the same time-period.

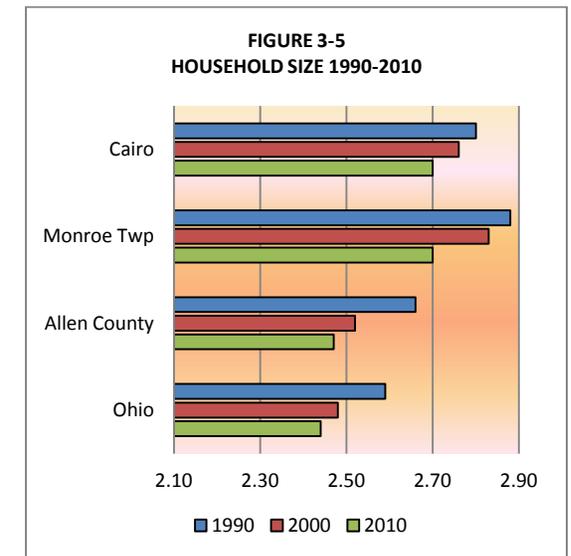
As stated earlier, household size is an important factor as it relates to housing and the size of homes. While Table 3-3 presents information relative to the changing status of household size, Figure 3-5 illustrates declining household size across political subdivisions. In 2000, the average household size in the Village of Cairo was 2.76 persons per household while in 2010 the household size decreased some 2.2 percent to reflect 2.7 persons per household.

In 2010, the average household size in Monroe Township decreased to 2.7 persons per household, a decline of 4.6 percent in size from 2000 but still above the mean size of 2.47 persons per household in Allen County. Notice that household size varies by political subdivision across Allen County. When comparing villages, persons per household range from a high of 2.87 in the Village of Harrod to a low of 2.57 in the Village of Bluffton.

The household size projected for 2040 for the Village is just 2.55 persons per household while Monroe Township is expected to have a household size of 2.44 persons. This data may very well indicate that a historical trend of households with children is changing to more two-person households, and single-parent households with children under the age of 18 years and households comprised of retirees. The implications of smaller size households should be monitored by local policy experts and reflected in local housing policies, building codes and zoning regulations.

TABLE 3-3 TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 2000-2010						
Political Subdivision	2010 Total Households	2010 Average Household Size	2000 Total Households	2000 Average Household Size	Total Households % Change	% Change Household Size
Allen County	40,691	2.47	40,646	2.52	0.1%	-2.0%
City of Lima	14,221	2.39	15,410	2.42	-7.7%	-1.2%
American Township	5,344	2.46	4,933	2.38	8.3%	3.4%
Shawnee Township	4,833	2.5	4,621	2.6	4.6%	-2.3%
Bath Township	3,827	2.52	3,815	2.54	0.3%	-0.8%
City of Delphos	1,612	2.38	1,517	2.52	6.3%	-5.6%
Perry Township	1,453	2.49	1,417	2.5	2.5%	-0.4%
Village of Bluffton	1,428	2.57	1,238	2.35	15.3%	10.8%
Marion Township	1,016	2.6	1,012	2.84	0.4%	-8.5%
Jackson Township	1,003	2.61	956	2.75	4.9%	-5.1%
Auglaize Township	893	2.69	843	2.8	5.9%	-3.9%
Village of Spencerville	817	2.62	845	2.54	-3.3%	3.1%
American Township	759	2.72	684	2.76	11.0%	-1.4%
Village of Elida	708	2.67	698	2.75	1.4%	-2.9%
Monroe Township	634	2.7	607	2.83	4.4%	-4.6%
Richland Township	604	2.64	658	2.98	-8.2%	-11.4%
Sugar Creek Township	495	2.54	476	2.79	4.0%	-9.0%
Spencer Township	326	2.61	304	2.87	7.2%	-9.1%
Village of Cairo	198	2.70	181	2.76	9.4%	-2.2%
Village of Beaverdam	144	2.6	140	2.54	2.9%	2.4%
Village of Harrod	143	2.87	173	2.84	-17.3%	1.1%
Village of Lafayette*	161	2.72	161	2.63	0.0%	3.4%

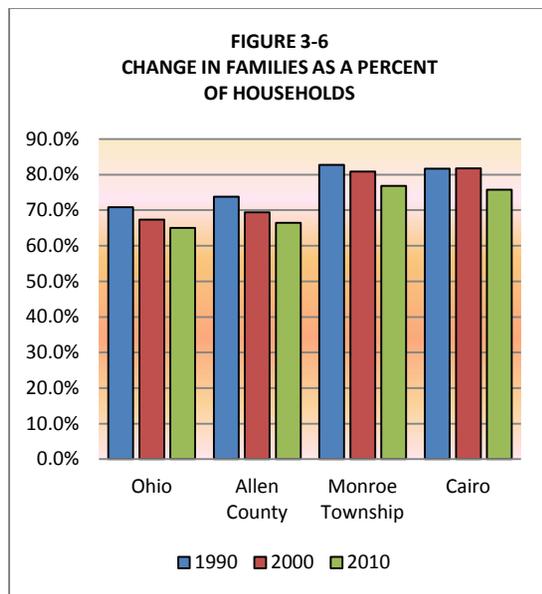
*Adjusted housing data for the year 2000



3.4 FAMILIES

The U.S. Census defines a family as a group of two or more people who reside together and

are related by birth, marriage or adoption. Census data suggests 150 families resided in the Village of Cairo in 2010. Changes in the overall number of families in Monroe, Cairo, Allen County and State of Ohio are depicted in Figure 3-6. Between 2000 and 2010 the percentage of families residing in Cairo declined by 6.0 percent, similar to a decline in the proportion of families in both Allen County (-3.0%) and Ohio (-2.3%).



3.5 INCOME: HOUSEHOLD, FAMILY & PER CAPITA

Data for the three most widely used indices of income, including per capita income, household income, and family income are displayed in Table 3-4 by political subdivision

and by Census period. As seen in Figure 3-7, data suggests the various Cairo income measures are much lower than that of Monroe Township and Ohio, but still above Allen County.

Table 3-5 represents income by range and household type within the Village between 2009 and 2013. Notice that more than 50 percent of households (53.0%) and families (63.3%) earn between \$35,000 and \$100,000 annually while non-family households (71.4%) earn between \$15,000 and \$50,000.

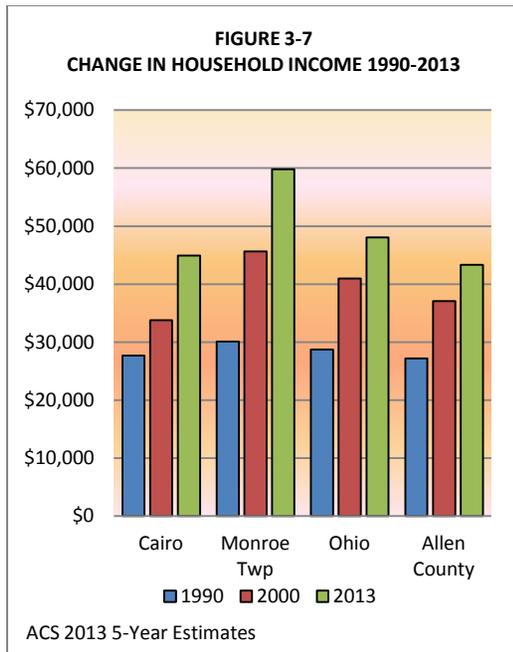
Similar to Allen County, the median household income within Cairo has lagged behind that of Ohio. However, household income has significantly increased since the 2000 decennial Census period (+33.1%). When comparing median household incomes between Cairo and the State, the income gap has decreased from 17.4 percent in 1999 to 7.0 percent in 2013.

Examining family median income, Cairo incomes rose over the last 14 years to close the income gap to within 4.0 percent of the State.

According to ACS tabulations the median family income in Cairo was 7.4 percent higher than Allen County's median family income in 2013 but 4.0 percent lower than the State's family median income. In 1999, the median family income of Cairo was lower than that of the County (-12.0%) and State (-21.3%).

Income: By Type & Year	Cairo	Allen County	Ohio	Cairo as % of Allen County	Cairo as % of Ohio
*2013					
Median Household	\$44,911	\$42,823	\$48,308	104.9%	93.0%
Median Family	\$58,929	\$54,846	\$61,371	107.4%	96.0%
Per capita	\$24,174	\$22,295	\$26,046	108.4%	92.8%
1999					
Median Household	\$33,750	\$37,170	\$40,846	90.8%	82.6%
Median Family	\$39,375	\$44,723	\$50,037	88.0%	78.7%
Per capita	\$14,365	\$17,511	\$21,003	82.0%	68.4%
* ACS 2013 5-Year Estimates					

Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	7	3.8	0	0.0	7	11.1
\$10,000 - \$14,999	3	1.6	0	0.0	3	4.8
\$15,000 - \$24,999	29	15.8	10	8.3	19	30.2
\$25,000 - \$34,999	23	12.6	12	10.0	11	17.5
\$35,000 - \$49,999	36	19.7	21	17.5	15	23.8
\$50,000 - \$74,999	52	28.4	46	38.3	6	9.5
\$75,000 - \$99,999	9	4.9	9	7.5	0	0.0
\$100,000 - \$149,999	18	9.8	16	13.3	2	3.2
\$150,000 - \$199,999	4	2.2	4	3.3	0	0.0
\$200,000 or more	2	1.1	2	1.7	0	0.0
Total	183	100.0	120	100.0	63	100.0
* ACS 2013 5-Year Estimates						



Per capita income in Cairo in 2013 was \$24,174, an increase of 68.3 percent over the Census established 1999 figures. The Village exhibited a higher growth rate when compared with Allen County (27.3%) and with Ohio (24.0%) when analyzing per capita increases from 1999. A review of the per capita income gap between the State and Cairo revealed that the Village had closed the gap from -31.6 percent to -7.2 percent over the 1999 and 2013 periods.

3.6 POVERTY STATUS

The American Community Survey 2013 5-Year estimates provide information regarding

the number of individuals and families whose incomes fell below established poverty levels. Tables 3-6 and 3-7 revealed that, two (2) families (1.7% of all families), and 21 individuals (4.9% of all individuals) in the Village of Cairo were below the established poverty level based on income and household size using 2013 ACS estimates.

<i>Family Type by Presence of Related Children</i>		
Total Families	120	100.00%
Married - Related Children	35	29.2%
Male Alone - Related Children	0	0.0%
Female Alone - Related Children	18	15.0%
Family - No Children	67	55.8%
<i>Poverty Status of Families with Related Children</i>		
Total Families	2	1.7%
Married - Related Children	0	0.0%
Male Alone - Related Children	0	0.0%
Female Alone - Related Children	1	0.8%
Family - No Children	1	0.8%

*ACS 2013 5-Year Estimates

Of the two (2) families that have encountered poverty status in Cairo, one (1) family was headed by a single parent (female) and one (1) was a family with

no related children. For purposes of comparison, data indicates that 11.6 percent of all families and 15.8 percent of all individuals within the State of Ohio were below the established poverty level.

A comparison of income data between the 2000 Census and 2013 ACS reveals a decrease in both the proportion of individuals in poverty and in the proportion of families in poverty. In fact, 13 individuals rose above the poverty threshold since 2000, representing an improvement of 61.9 percent. Similarly, eight (8) families were lifted out of poverty during that same time period, an 80.0 percent improvement. There was a decrease in the number of households in Cairo receiving public assistance (-2), resulting in a decrease of 100.0 percent over the 2000 to 2013 period. For comparison purposes, households receiving public assistance at the County level dropped from 1,253 to 1,199 over the same period, a decline of 54 households (4.3%). According

<i>Ratio</i>	<i>Ohio</i>		<i>Allen County</i>		<i>Cairo</i>		<i>Monroe Twp</i>	
Below 50% of Poverty Level	821,718	7.32%	8,464	8.3%	9	2.1%	40	2.25%
50% to 99% of Poverty Level	952,135	8.48%	10,386	10.2%	12	2.8%	16	0.90%
100% to 149% of Poverty Level	1,020,797	9.09%	10,021	9.9%	47	10.8%	91	5.12%
150% to 199% of Poverty Level	1,039,300	9.25%	11,004	10.8%	18	4.1%	161	9.06%
200% of Poverty Level or more	7,396,756	65.86%	61,737	60.8%	348	80.2%	1,469	82.67%

*ACS 2013 5-Year Estimates

to 2013 ACS estimates, households receiving public assistance in the State of Ohio was up 6.9 percent.

In April of 2012, an income survey was performed in the Village of Cairo. Results indicated that of the 135 households interviewed over half (55.2%) were at or below established Low-Moderate Income (LMI) levels.

Relevant information on family households and poverty status is presented in Table 3-6. Table 3-7 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older.

3.7 EDUCATIONAL ATTAINMENT

Table 3-8 presents data summarizing the educational attainment levels of the Village aged 25 years or more. Data shows that there are 16 individuals or 5.1 percent of all individuals 25 years of age or older that have not completed a high school education. This statistic compares favorably against State and national attainment levels where high school diplomas fail to be earned by 11.5 and 14.0 percent of the respective populations. When looking at college, 51.4 percent of the identified population attended some college. This is slightly below the state (53.8%) and national (57.9%) levels.

However, given that there are a handful of reputable post secondary schools located in Allen County and several others readily accessible, it is surprising that only 15.0 percent of the Village’s adult residents have completed a 4-year college and/or graduate degree program. Given the ease of access to post-secondary education in the area and higher income levels in the community, it is difficult to understand how educational attainment levels fell below the State and national averages of 25.2 percent and 28.8 percent respectively.

Examining local educational attainment levels of the minority population within the Village, 22.2 percent of minority residents obtained a high school diploma or GED. In comparison, both the national (26.6%) and State (29.6%) experienced higher benchmarks .

However, when comparing minority residents with a bachelor's degree or higher, the Village of Cairo (77.8%) was markedly higher than both the national and State attainment levels of 21.9 and 20.9 percent respectively.

Many factors affect employment and income rates among adults. None, however, may be as important as educational attainment levels. Higher levels of educational attainment have repeatedly demonstrated higher income earnings regardless of gender. In addition, positions that require higher educational attainment levels tend to offer more job satisfaction. Moreover, individuals with lower educational attainment levels, those with no high school diploma, experience higher rates of unemployment (nearly 3 times the rate for those that have completed a bachelor degree). Therefore, it is extremely important to support local school initiatives, post secondary advancement and continuing educational programs to strengthen the skill sets of the local population and labor force.

3.8 LABOR FORCE PROFILE

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed

Educational Attainment	White Population		Minority Population		Total Population	
	Persons	Percent	Persons	Percent	Persons	Percent
Less than High School Diploma	16	5.4	0	0.0	16	5.1
High school graduate, GED	132	44.7	4	22.2	136	43.5
Some college or Associate's degree	114	38.6	0	0.0	114	36.4
Bachelor degree or higher	33	11.2	14	77.8	47	15.0
Totals	295	100.0	18	100.0	313	100.0

* ACS 2013 5-Year Estimates

or unemployed, and includes those individuals currently members of the armed forces. According to ACS 2013 5-Year estimates the civilian labor force in Cairo totaled 220 persons, or 0.4 percent of the County's total civilian labor force. Examining employment rates, 212 persons or 96.4 percent of the 220 person labor force were employed.



Examining the number of employed persons by type of occupation provide insights. Table 3-9 uses ACS 2013 5-Year estimates to identify the dominant occupation sectors of the Village residents; educational, health and social services, are followed by manufacturing, retail trade and construction.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has remained virtually unchanged over the past

13 years, ranging between 61 and 62 percent (2000, 60.9%; 2013, 62.2%). Census 2000 and ACS 2013 tabulations reflect that 64.3 percent and 61.1 percent respectively, of Cairo's available population age 16 and over is engaged in the work force. This ratio is below the rate for Ohio (64.8% and 63.9%) and that of the United States (63.9% and 64.3%) over the last 13 years.

The unemployment rates over the past 13 years for Allen County reflect the impact of major employers relocating or instituting major cutbacks in response to market events or economic trends. According to 2013 ACS tabulations unemployment in Cairo (3.6%) was well below the County rate of 11.4 percent. Table 3-10 documents unemployment over time for both Allen County and the Village of Cairo.

3.9 SUMMARY

The Village of Cairo has experienced a slight increase in population

(5.0%) since 2000, but an overall decrease of 7.4 percent since 1960. Census data reveals the composition, size and number of households is changing. The total number of Cairo households in 2010 was 198, an increase of 9.4 percent over the 2000 figure. The average household size in Cairo has been shrinking over the last several decades. In 2010, the average household size was 2.7

TABLE 3-9 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR THE VILLAGE OF CAIRO		
Occupation	Number	Percent
Agricultural, Forestry, Fishing, Hunting and Mining	0	0.0
Construction	4	1.9
Manufacturing	35	16.5
Wholesale Trade	9	4.2
Retail Trade	27	12.7
Transportation, Warehousing and Utilities	6	2.8
Information	1	0.5
Finance, Insurance, Real Estate, Rental and Leasing	5	2.4
Professional, Scientific, Mgmt., Administrative, Waste Mgmt.	19	9.0
Educational, Health and Social Services	62	29.2
Arts, Entertainment, Recreation, Accommodation, Food Service	21	9.9
Other Services (except Public Administration)	14	6.6
Public Administration	9	4.2
Total	212	100.0
* ACS 2013 5-Year Estimates		

TABLE 3-10 VILLAGE OF CAIRO: CIVILIAN EMPLOYED POPULATION 2000-2013								
	2000				2013			
	Village	%	County	%	Village	%	County	%
16+ Population	359	100.0	83,540	100.0	360	100.0	83,868	100.0
Workforce	231	64.3	50,866	60.9	220	61.1	52,166	62.2
Employed	214	59.6	47,919	57.4	212	58.9	46,127	55.0
Unemployed	17	4.7	2,915	3.5	13	3.6	9,561	11.4
* ACS 2013 5-Year Estimates								

persons, a decrease of 2.2 percent since 2000, and a decrease of 3.6 percent since 1990. The implications of smaller households are important and should be monitored by local policy experts and reflected in the local housing policies, building codes and zoning regulations.

An analysis of median age revealed that like many communities across Ohio and in Allen County the median age for the Cairo has risen over the past 10 years. The median age of the population is 37.2 years, 1.1 years younger than the County and 1.6 years younger than Ohio as a whole. Data suggests that simply due to age of the population one in four (43.7%) residents are not able to fully contribute to the economic growth and earning power of the community. And, age will be an essential factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations.

Racially, the Village is homogenous; whites comprise the largest percentage of the population at 96.2 percent. The largest minority group within the Village of Cairo is Hispanic, which comprise only 1.5 percent of the total population. Those identified as African American comprise 0.6 percent while

Asian's comprise 0.2 percent of the total Village population.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there are 16 individuals or 5.1 percent of all individuals 25 years of age or older that have not completed a high school education residing in the Village of Cairo. The rate of Cairo adults who have not graduated from high school is well below the state and national averages of 11.5 percent and 14.0 percent respectfully. Such statistics indicate overall positive high school graduation rates. Those adults who have attended some college or have acquired an associate's degree (36.4%) is much higher

than those that have a 4-year college degree or higher (15.0%), indicating a general lack of appreciation for higher education. This is an important factor in community development as it tends to suggest that young men and women of the Village of Cairo, upon acquiring a four year degree or higher, have selected to leave the community rather than remain in the Village.

The Village of Cairo income has recently out-paced Allen County but still lags behind the State of Ohio in comparison to median household income. The median household income gap with regards to the County and State was identified in 1999 as -9.2 percent and -17.4 percent, respectively. The gap in median household income between the



Village (\$44,911) and the County (\$42,823), reversed in 2013 to reflect a positive gap of +4.9 percent. A comparison of Cairo and the State (\$48,308) saw the gap close to -7.0 percent in 2013. ACS 2013 estimates revealed median family income in Cairo (\$58,929) was 107.4 percent of the County median family income (\$54,846) and 96.0 percent of the State's median family income (\$61,371). According to ACS 2013 estimates Cairo's per capita income (\$24,174) was 108.4 percent of that of the County (\$22,295) and 92.8 percent of the State figure (\$26,046).

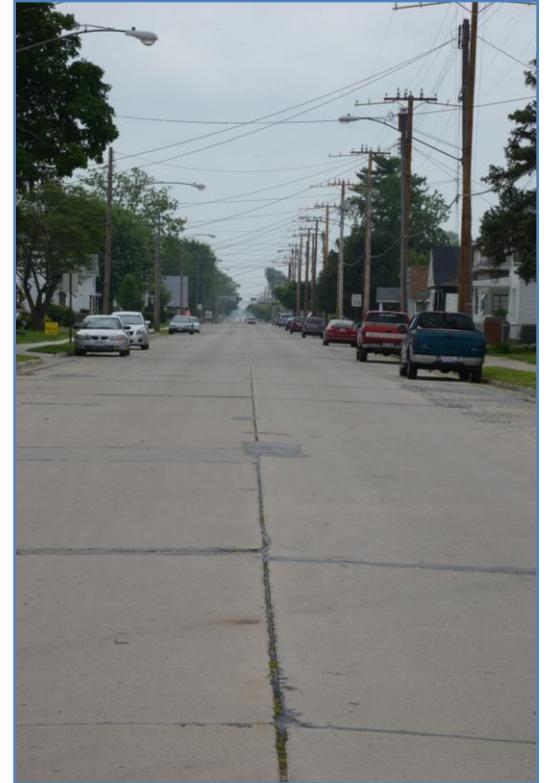


The ACS 2013 5-Year estimates revealed that 21 individuals (4.9%) and 2 families (1.7%) resided below the established poverty level based on income and household size. For purposes of comparison, data indicates that 18.5 percent of all individuals and 13.6

percent of all families within Allen County were below the established poverty level. In Cairo, one (1) family without children and one (1) family with a single parent (female) were beneath the poverty level.

When examining the type of occupation of Cairo residents, education, health and social services is the predominant sector with 62 of the 212 residents (29.2%) employed. That said, in raw numbers, there has been a significant increase of 63.2 percent in the proportion of residents employed in the education, health and social services sector since 2000. Manufacturing employs 16.5 percent of all workers within the Village while Retail employs 12.7 percent. There are an additional 9.9 percent of residents involved in Arts, Entertainment, Recreation, Accommodation & Food Services, a decrease of five (5) residents since 2000.

INFRASTRUCTURE 4



Infrastructure refers to those facilities and services necessary to support a community's housing stock, industrial base, employment centers, recreational needs and commercial services. Infrastructure is often used to reference the transportation network, the water distribution and wastewater collection systems and most often includes the community's stormwater and drainage systems. Such systems are necessarily a concern for the public and rightfully so; taxpayers are ultimately responsible for the maintenance of such infrastructure. Privately supplied utilities such as natural gas, electricity and communications, including voice and digital communications are also part of a community's infrastructure. Therefore, infrastructure also includes the sometimes unrecognized, overhead wires, underground pipes and cables that are the conduits necessary to support a community's economic activities.

To economic development professionals, infrastructure is largely concerned with the ability to move goods, products and services as efficiently and safely as possible between suppliers and markets. In community development, infrastructure includes not only hard physical infrastructure, but the facilities and services necessary to support

and sustain the local community. This softer side of infrastructure includes a community's housing stock, its parks, schools, fire, emergency medical, and law enforcement components. Housing, public utilities, roadways and rail crossings are addressed in this section; park amenities are addressed in Section V; the remaining infrastructure and services will be addressed by others under separate cover.

This section is provided in an attempt to present baseline information on the community's existing infrastructure. The success of the planning process and the future development of the Village of Cairo is dependent upon examining and subsequently establishing a balance between the infrastructure now serving the community and the infrastructure needed to serve residents and business alike in the future.

4.1 HOUSING

Local housing characteristics reflect the number and type of units available, their age and their overall physical condition - both interior and exterior. Examining the distribution of housing units by the year in which the

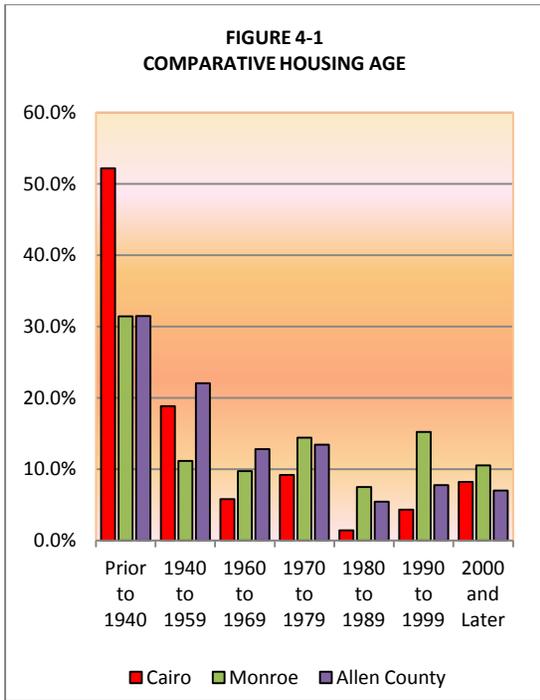
structure was built provides some insight into the history of residential development in the area, and can indicate potential problem areas in housing condition due to the age of structures. The following subsections attempt to identify the nature of the Village of Cairo housing using Census, ACS data, and the Auditor's database along with comparisons to other political subdivisions to provide relative measures.

4.1.1 Age of Housing Stock

Table 4-1 provides a representative sample of the 207 housing units within the Village. Table 4-1 reveals that 71.0 percent of Cairo's housing stock was built before 1960. Figure 4-1 shows an assessment of housing stock based on age among local community level data sets. In comparison to other communities, Cairo enjoys an older housing stock. Comparatively, one in five (20.2%) homes in Allen County were built after 1980.

Year	Elida	Lafayette	Cairo	Monroe Twp	Harrod	Allen County
Total	714	143	207	493	149	35,091
Prior to 1940	20.4%	66.4%	52.2%	31.4%	68.5%	31.5%
1940 to 1959	23.2%	16.1%	18.8%	11.2%	12.1%	22.0%
1960 to 1969	2.8%	2.8%	5.8%	9.7%	4.0%	12.8%
1970 to 1979	3.8%	3.5%	9.2%	14.4%	6.0%	13.4%
1980 to 1989	13.0%	2.1%	1.4%	7.5%	2.7%	5.4%
1990 to 1999	31.7%	1.4%	4.3%	15.2%	1.3%	7.8%
2000 and Later	5.0%	7.7%	8.2%	10.5%	5.4%	7.0%

*Allen County Auditor's Database

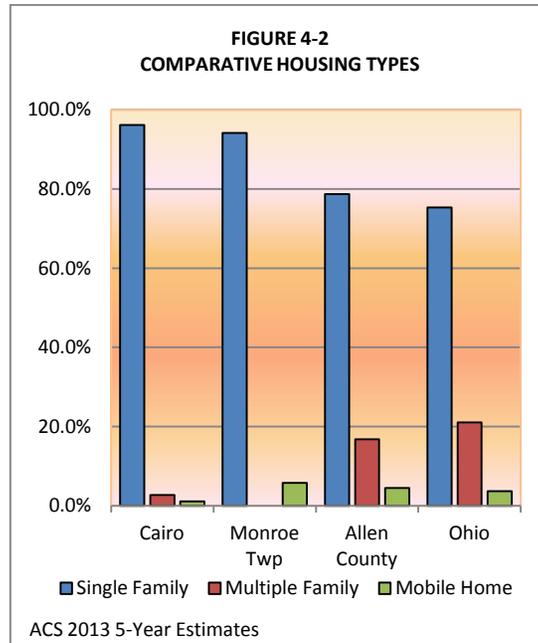


4.1.2 Types of Housing Units

The identification of housing units by type helps determine the housing choices available to local residents and allows issues of housing accessibility and affordability to be determined. The vast majority of homes in the Village of Cairo are single-family units. Figure 4-2 reveals the over dependence on single family homes. After an in-house review of parcel data and census tabulations data suggests that 96.2 percent of Cairo's housing stock is comprised of single family units. In comparison, while Allen County's (78.7%) single family units rate compares

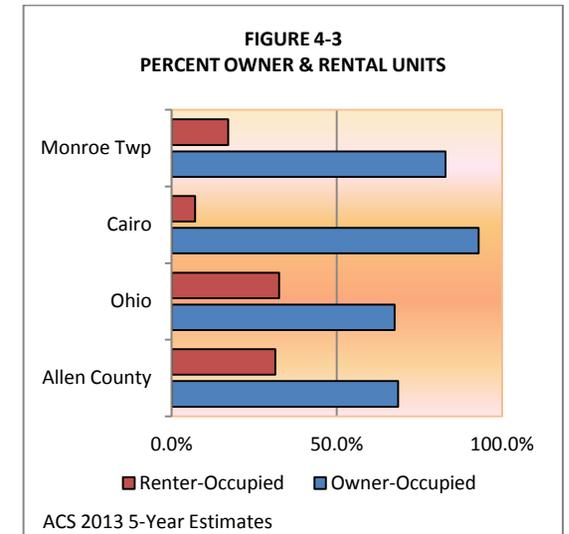
favorably with the State (75.3%), Monroe Township's rate was much higher, representing 94.2 percent of all housing unit types.

When examining the presence of multi-family units, the Village of Cairo (2.7%) does not compare favorably to either the State (21.0%) or the County (16.8%). The presence of manufactured/mobile homes has also been minimized and the Village now has a low percentage (1.1%) of such units represented in its housing stock. This is in contrast to both the State and County rates of 3.7 percent and 4.5 percent respectively.



4.1.3 Owner vs. Renter-Occupied Housing

The Village of Cairo has a greater level of home ownership when assessed against larger communities. As shown in Figure 4-3, Cairo has higher home ownership rates (92.9%) than Monroe Township (82.9%), Allen County (68.6%), and Ohio (67.5%).



4.1.4 Rental Costs

Table 4-2 reveals the cost of rental housing within the Village of Cairo and other communities. Cairo has very few rental properties as compared to other villages. However, according to the ACS 2013 estimates Cairo has a higher median rental cost of \$671, when compared to the Village of Lafayette (\$635), Monroe Township (\$627), and Allen County (\$647).

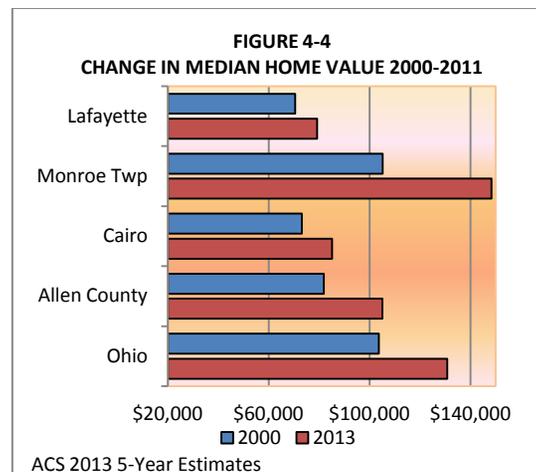
Rent	Lafayette	Cairo	Monroe	Allen County	Ohio
Median	\$635	\$671	\$627	\$647	\$718
Less than \$100	0	0	0	144	13,297
\$100 to \$200	0	0	0	207	27,179
\$200 to \$300	1	0	0	451	54,715
\$300 to \$400	0	0	0	636	55,982
\$400 to \$500	6	0	0	1,357	114,284
\$500 to \$600	4	4	19	2,049	188,350
\$600 to \$700	18	6	50	2,320	210,463
\$700 to \$800	4	0	14	1,449	193,223
\$800+	14	3	8	3,396	545,319

*ACS 2013 5-Year Estimates

4.1.5 Home Values

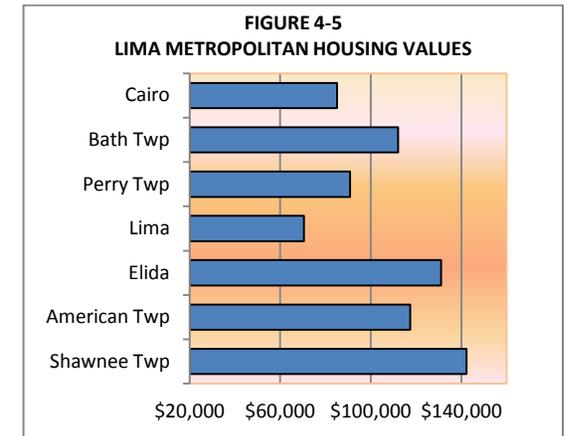
2013 ACS estimates revealed median home values of \$85,100 for the Village of Cairo, a significantly lower value than that of Allen County (\$105,000), Monroe Township (\$148,300), and Ohio (\$130,800). The median home value in the Village as compared to Allen County reflects the relative age, square footage, size of the unit and lot size upon which the Village's housing stock is situated.

Figure 4-4 reveals the change in the median value of owner-occupied units in the Village between 2000 and the 2013 period. Data suggest that the increased valuation experienced in Cairo over the 13-year period reflected a 16.4 percent increase (\$12,000), lagging behind increases experienced by State of Ohio (\$27,100/26.1%), Allen County (\$23,200/28.4%), and Monroe Twp (\$43,000/41.0%)



As shown in Figure 4-5, Cairo compares unfavorably with other villages and Townships within the Lima Metropolitan Area with regards to home value. Maps 4-1 and 4-2 identify housing sales by location, year, and value. Table 4-3 identifies home sales in the Village of Cairo over the 2008 thru 2014 period by address and value. When looking at new construction and

housing sales since 2008 the average value for the 26 identified properties has been \$63,055.



4.1.6 Home Sales & Foreclosures

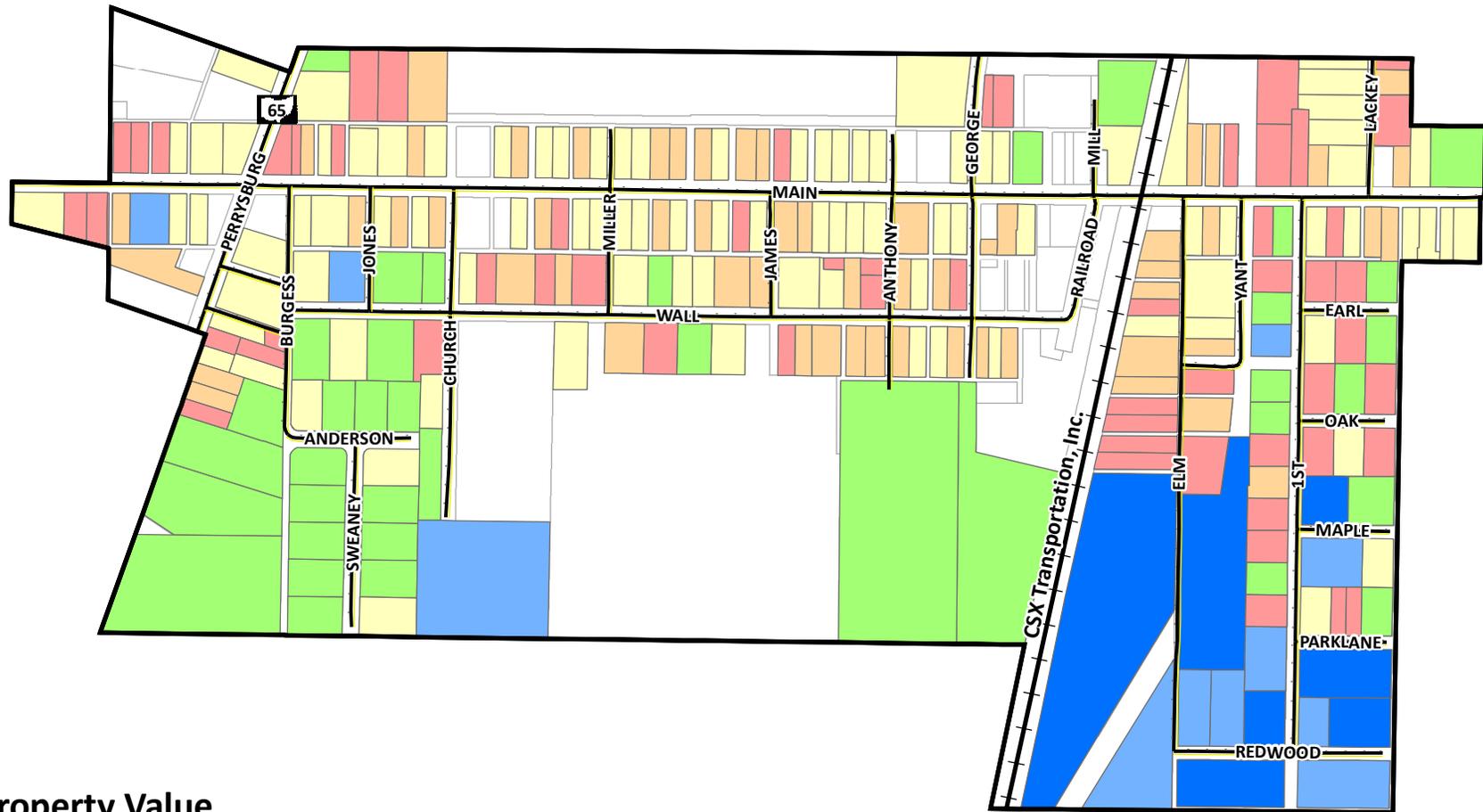
For a village of its size, Cairo, compared relatively well to other local communities when reviewing home sales and new construction during the recent housing crisis. Between 2008 and 2014, 23 homes were sold within the Village. Table 4-3 identifies the 23 units by address and sale amount.

Examining local data, of the five (5) foreclosure filings that occurred over the 2010 - 2014 period, one (1) was filed in 2010, one (1) in 2011, two (2) in 2012, and one (1) was filed in 2014. Map 4-3 reflects foreclosure activity by Sheriff's Auction and street address across the Village of Cairo for the period.

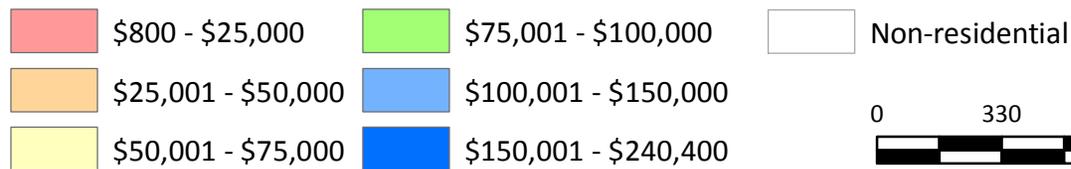
MAP 4 - 1

VILLAGE OF CAIRO

RESIDENTIAL PROPERTY VALUATION



Property Value



Source: Allen County Auditor's Real Estate Database

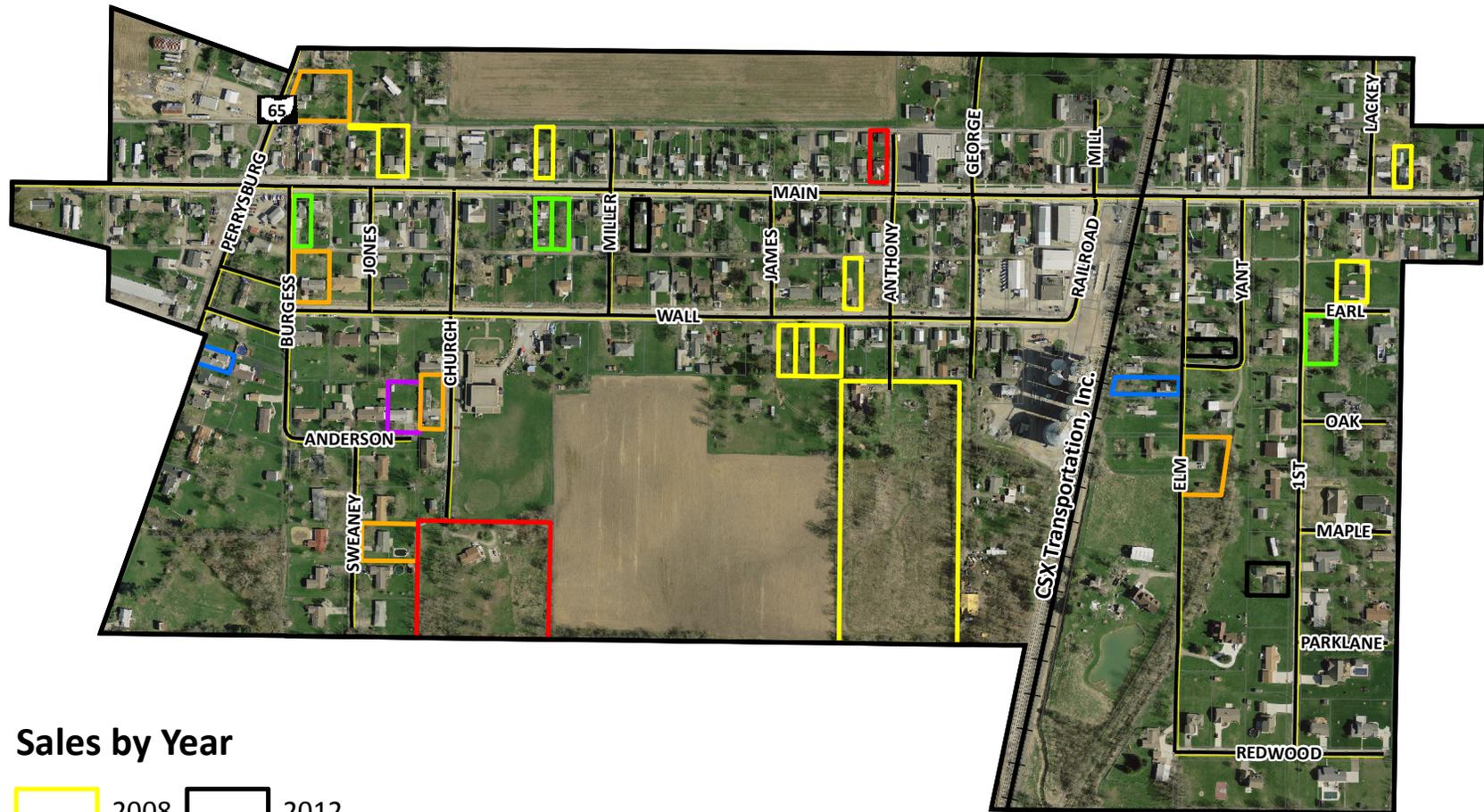


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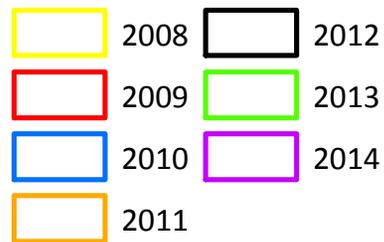


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MAP 4 - 2 VILLAGE OF CAIRO HOME SALES BY YEAR



Sales by Year



Sources: Allen County Auditor's Database



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MAP 4 - 3 VILLAGE OF CAIRO FORECLOSURES 2010 - 2014



Foreclosures by Year

- 2010
- 2011
- 2012
- 2013
- 2014

Sources: Allen County Sheriff's Office



TABLE 4-3 HOME SALES & NEW CONSTRUCTION 2008-2014	
Address	Sale Amount
201 EARL DR	\$25,000
134 YANT ST	\$30,000
143 ELM ST	\$40,000
633 W MAIN ST	\$42,500
6558 N PERRYSBURG RD	\$44,000
429 W MAIN ST	\$45,000
308 WALL ST	\$45,900
513 W MAIN ST	\$53,500
233 E MAIN ST	\$55,000
514 W MAIN ST	\$60,200
302 W MAIN ST	\$63,000
200 EARL DR	\$63,000
612 W MAIN ST	\$65,000
301 WALL ST	\$67,000
241 S 1ST ST	\$68,500
309 WALL ST	\$72,000
622 WALL ST	\$74,800
123 CHURCH ST	\$76,500
305 SWEANEY AVE	\$77,500
616 ANDERSON AVE	\$78,000
139 PERRYSBURG RD	\$81,000
400 CHURCH ST	\$91,500
249 ELM ST	\$123,029
Average	\$62,693

*Allen County Auditor Real Estate Database

4.1.7 Housing Vacancy

Vacancy rates indicate the relative demand for housing in a community. Vacancy is often used as a proxy for desirability and/or the condition of the vacant units. They are based on housing units, which can be a 1-room efficiency apartment or a 5-bedroom home that for one reason or another are unoccupied. According to the 2010 Census, the State of Ohio has one of the lowest vacancy rates in the nation (10.2%). In 2010,

of the total number of housing units within the Village of Cairo (214) only 7.5 percent (16 housing units) were vacant. This rate reflects an increase of 433.3 percent since Census 2000 tabulations which documented a 1.6 percent vacancy rate. Of those housing units that were identified as vacant at the time of the 2010 Census, two (2) were listed as for rent, five (5) were for sale, one (1) unit was sold but not occupied, two (2) were for seasonal purposes, and six (6) were identified as “other vacant.” Table 4-4 and Map 4-4 present the location of vacancies within the Village.

4.1.8 Housing Maintenance/Construction

With 71.0 percent of the homes in the Village built prior to 1960 maintenance is an issue that will need to be continuously addressed.

By adopting and enforcing specific regulations, Cairo can work toward improving the current housing stock.

The quality of housing varies across the Village. The quality of construction largely reflects the architectural detail, the quality of the materials used and age of the housing stock. The grading reflects the extent of architectural detail,

quality of materials and workmanship as reflected in appraisals conducted for the Allen County Auditor in 2013. The grading scale works from A thru E with multiple levels within each letter grade e.g. AAA to EE. Variations within each letter grade reflect the extent and type of material used on such components as: the exterior roofs (heavy slate, shake/wood shingles, copper flashing, ornamental wood cornices versus asbestos shingles, roll or metal roofing); exterior walls (stucco, brick, stone granite versus aluminum siding, vinyl siding); interior finish (hardwood trim throughout; high quality built-in kitchen china, broom, linen cabinetry; high grade decorating, ornamental woodwork in all major rooms; tiled bathrooms with high quality shower doors and large vanities versus pine/fir doors, plywood or composite

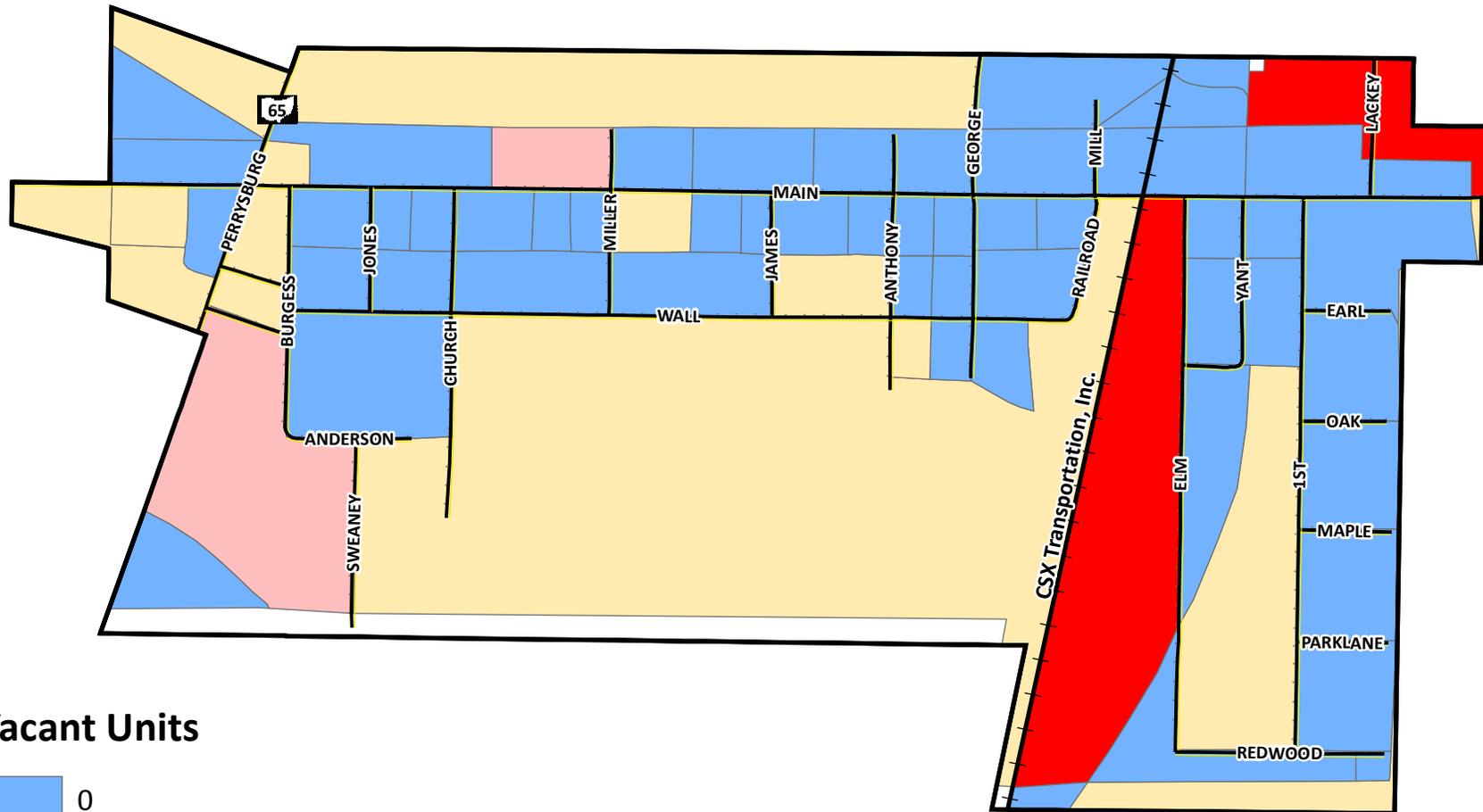
TABLE 4-4 VACANCY STATUS BY POLITICAL SUBDIVISION 2000-2010						
Housing Units & Political Subdivision	2000 Census	Percent Vacant	2010 Census	Percent Vacant	Change	
					Amount	Percent
Allen County	3,599	8.1	4,380	6.0	781	21.7
Beaverdam	13	8.5	9	5.9	-4	-30.8
Bluffton	98	6.9	91	6.0	-7	-7.1
Cairo	3	1.6	16	7.5	13	433.3
Delphos	189	6.5	130	7.5	-59	-31.2
Elida	19	2.6	33	4.5	14	73.7
Harrod	5	2.8	18	11.2	13	260
Lafayette	8	6.3	11	6.4	3	37.5
Spencerville	58	6.4	69	7.8	11	19

MAP 4 - 4

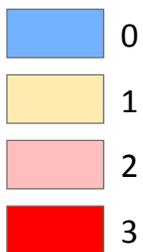
VILLAGE OF CAIRO

VACANT HOUSING UNITS

2010



Vacant Units



Sources: U.S. Census Bureau 2010



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cabinetry, drywall/plaster/plywood walls); and, flooring (marble, slate, hickory, cherry, oak, versus other hard/soft wood flooring, carpeting, vinyl, asbestos tile flooring). Within the grading system:

- Grade A residences reflect the highest quality materials and workmanship exhibiting unique and elaborate architectural styling and treatments and having all the features typically characteristics of mansion type homes.
- Grade B units reflect good quality materials and workmanship exhibiting pronounced architectural styling and treatments and having an ample amount of built-in features. Custom built tract homes typically fall into this category.
- Grade C homes are constructed of average quality materials and workmanship, exhibiting moderate architectural styling and treatment and having a minimal amount of built-in features. Typical tract built housing normally falls into this classification.
- Grade D dwellings are constructed of fair quality material and workmanship, generally lacking architectural styling and treatment and having only a scant amount of built-in features. Economy mass built homes normally fall into this classification.

- Grade E residences are constructed of cheap quality material and poor workmanship void of any architectural treatment and built-in features. Such units are typically self-built with mechanical contractor assistance.

Map 4-5 reveals that the grade of the housing units inside the Village range between a rating of "C" (41.8%) and a rating of "D" (57.2%). With the restoration of some units, the desirability and aesthetic appeal of the Village could be improved. Preservation of older buildings will require continuing efforts of local area residents, businesses, and other local groups. Of note, there were two (2) residential parcels not appraised, with another 100 parcels coded as either vacant residential or non-residential.

New home construction located on the periphery of the Village or on existing lots where fire or neglect have taken a unit should be developed with respect to the character of the existing area and adjacent housing stock. Any new or infill development should look to integrate new structures harmoniously into the local landscape to improve and enrich the adjacent properties as well as increase the value of the new unit itself. Structures should be of similar size, scale and density as existing adjacent uses. The home design, the streetscape, the garage

and parking areas need to be coordinated to ensure a pleasant, positive community impact.

4.2 WATER & WASTEWATER INFRASTRUCTURE

Public utilities and system capacities facilitate community development. This Plan recognizes utility services as necessary to sustain existing economic activities as well as future development. The Plan acknowledges the detailed studies completed by both public and private entities charged with the maintenance and delivery of such services and accepts land use limitations and the need to coordinate services.

Currently, both municipal water and sanitary sewer services support existing development in the Village of Cairo. In the Village, development has been supported by various wastewater services. The extent and quality of each system varies by geographic location. Map 4-6 depicts the existing water and wastewater infrastructure and includes adjacent townships.

4.3 TRANSPORTATION & TRANSPORTATION SERVICES

Transportation infrastructure is an important tool in community building and economic development activities. Transportation infrastructure includes roads, bridges and

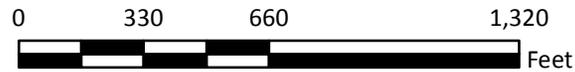
MAP 4 - 5 VILLAGE OF CAIRO RESIDENTIAL HOUSING GRADE



Housing Grade

- C (41.8%)
- D (57.2%)
- Non-residential/Ungraded

Sources: Allen County Auditor's Database



4 - 10

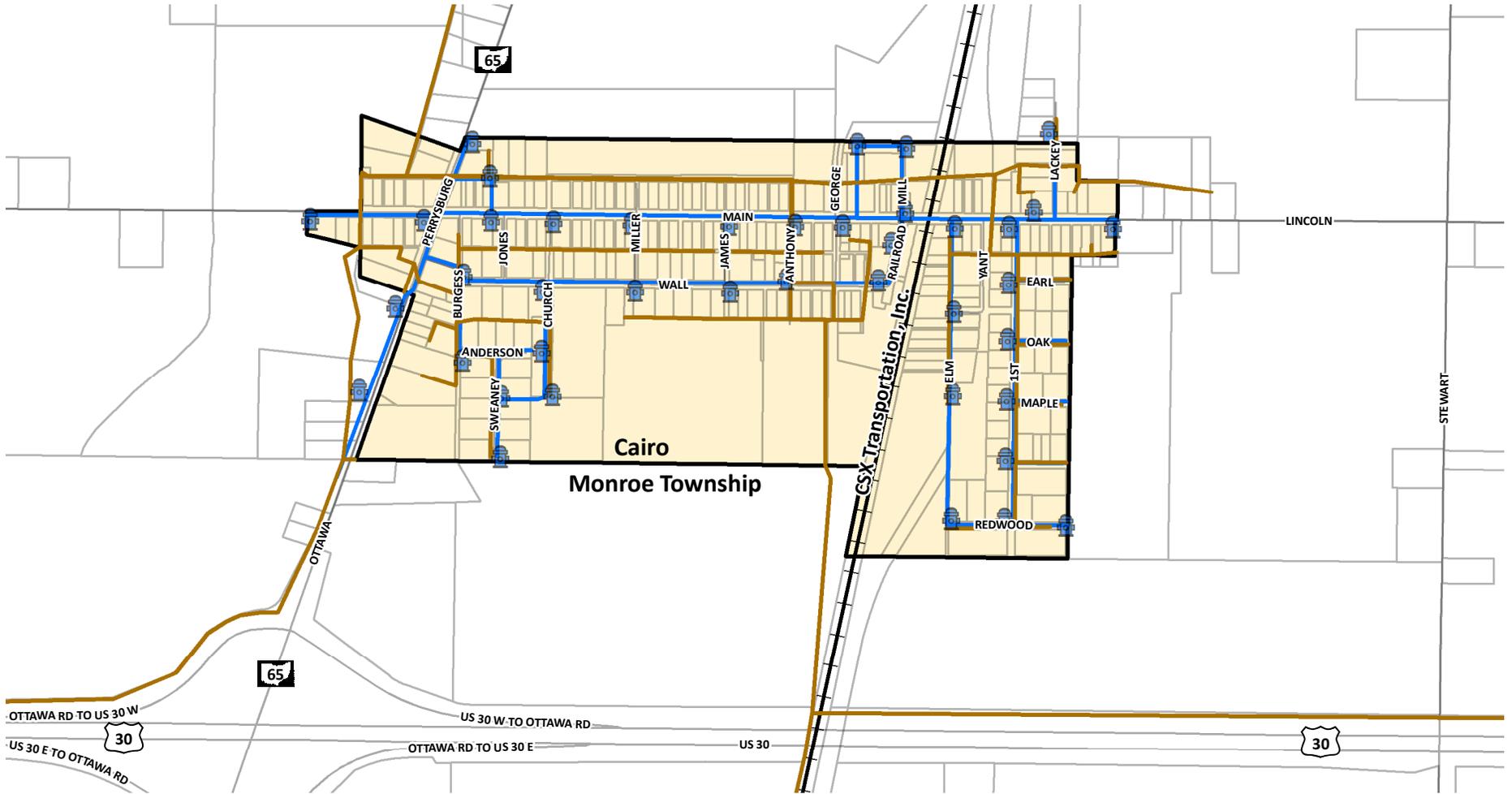


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MAP 4 - 6

VILLAGE OF CAIRO

SANITARY SEWER AND WATER LINES



 Fire Hydrant

 Sewer Line

 Waterline



rail. It also reflects cartage and freight service as well as inter and intra city public transport services, sidewalks and bikeways.

4.3.1 Transportation System

The highway system that services the Village of Cairo is considered urban, consisting of collectors, arterials and local roads. Map 4-7 depicts the federal functional classification of area roadways by type. The administration of these roads is delegated to State and local governmental units.

The functional classification of the respective roadways establishes the function of roadways by type and often determines funding opportunities/eligibility. The roadway system mileage within the Village of Cairo entails 3.84 miles (See Table 4-5). Arterial roadways total 0.15 miles and account for 4.0 percent of the total roadway system while collector roadways total 0.83 miles and account for 21.5 percent of the total roadway mileage. Urban arterials and collectors are eligible for federal funding. The remaining roadway system (2.86 miles) is classified as local in nature for which the Village itself is responsible. According to 2012 estimates of daily vehicular miles of travel (VMT), total VMT approached 1.3 million vehicles on the Village roadway system annually.

TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION IN THE VILLAGE OF CAIRO			
Functional Class	State Routes	Municipal	Total Miles
Minor Arterial	0.15	0.00	0.15
Major Collector	0.00	0.83	0.83
Local	0.00	2.86	2.86
Total Miles	0.15	3.69	3.84

Table 4-6 reflects current pavement ratings for all roads located within the Village. Each road segment within the Village was issued a pavement condition rating (PCR) and classified as Poor (0-65), Fair (66-80), Good (81-90), or Excellent (91-100), as defined by ODOT. Within the Village, one (1) in two (2) road segments (50.1%) have pavement condition ratings that were either good or excellent (See Map 4-10).

TABLE 4-6 PAVEMENT RATINGS WITHIN VILLAGE OF CAIRO		
Rating	Miles	Percent of Total Miles
Poor	0.63	16.4%
Fair	1.29	33.5%
Good	1.34	34.8%
Excellent	0.59	15.3%
Total Miles	3.84	100.0%

Various roadway pavement widths have been identified in Map 4-8 as to their compliance with the Ohio Department of Transportation (ODOT) design standard of 9-10-foot lane widths dependant on average daily traffic (ADT). Table 4-7 identifies 1.38

miles of deficient roadway widths by extent of deficient width. Map 4-9 depicts those stretches of deficient roadway.

TABLE 4-7 DEFICIENT PAVEMENT WIDTH IN THE VILLAGE OF CAIRO		
Deficient Pavement Width	Municipal	Total Miles
3' or more	0.81	0.81
2'	0.27	0.27
1'	0.30	0.30
Total Miles	1.38	1.38

Estimates to improve such roadways vary due to existing conditions including shoulder width, drainage and base. Assuming an adequate base, shoulder width and no drainage improvements or right-of-way acquisitions, necessary roadway improvements are estimated at \$250,000. Based on existing conditions, the Village will need to develop policy to address and prioritize deficient roadways and sidewalks, their status and maintenance.



MAP 4 - 7

VILLAGE OF CAIRO

FUNCTIONAL CLASSIFICATION



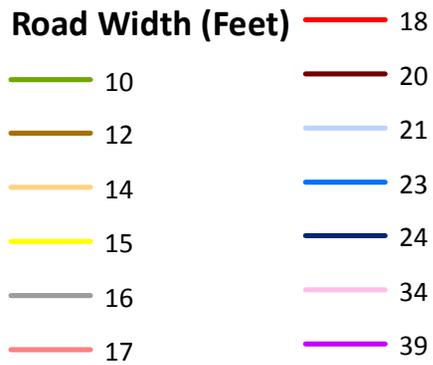
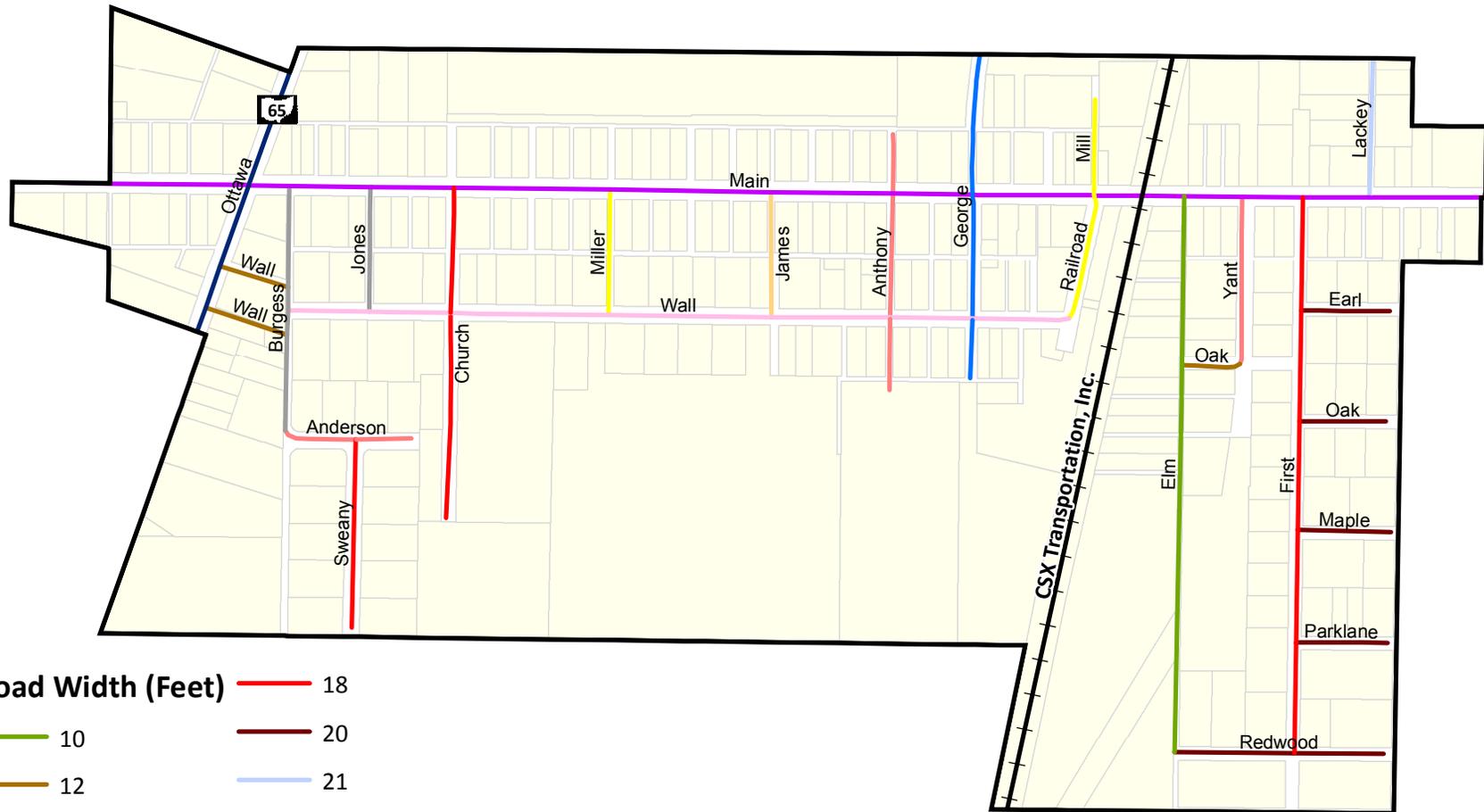
Functional Classification

- Minor Arterial
- Major Collector
- Local

Sources: ODOT



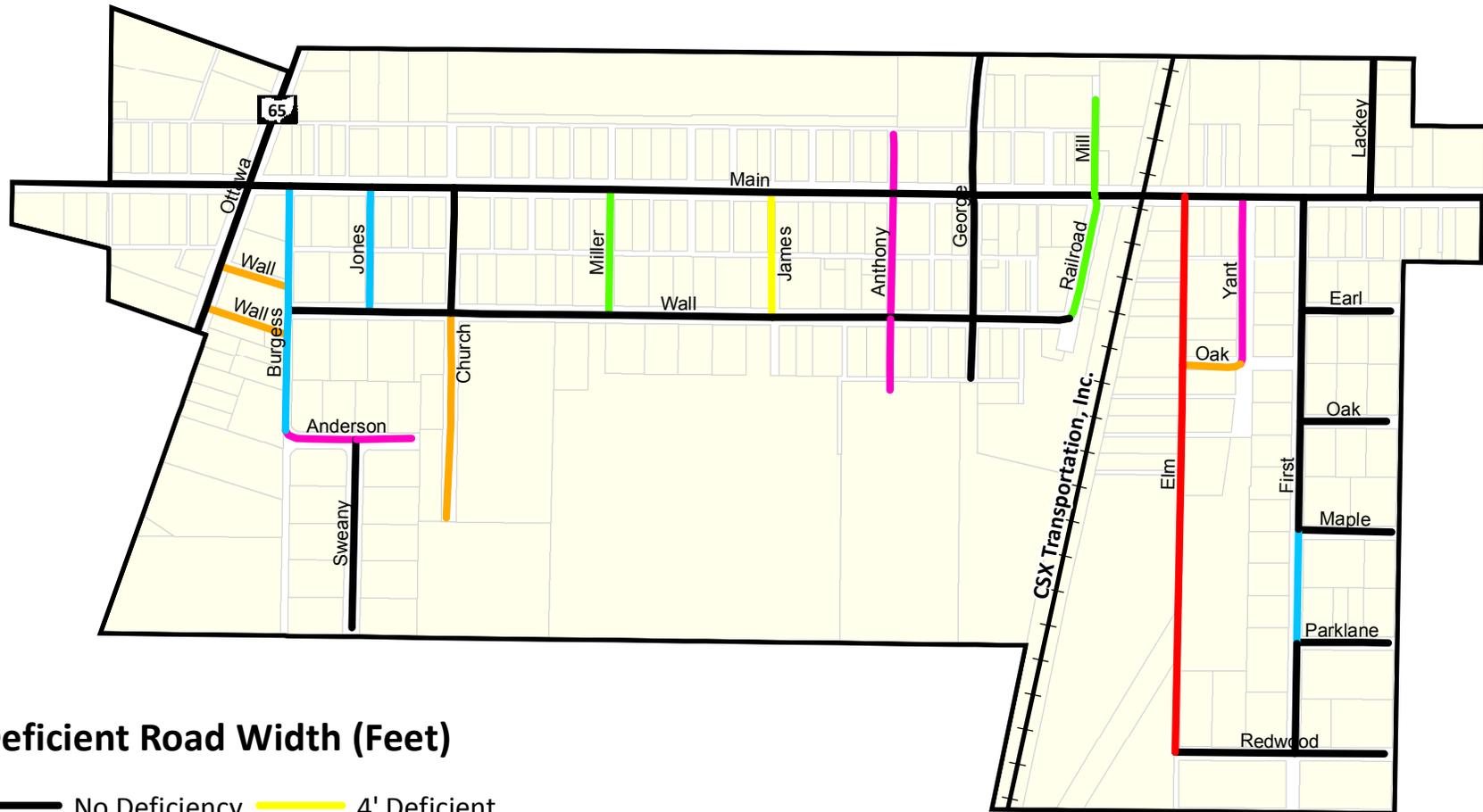
MAP 4 - 8 VILLAGE OF CAIRO ROADWAY WIDTH



May 2015

Sources: ODOT

MAP 4 - 9 VILLAGE OF CAIRO DEFICIENT ROADWAY WIDTH



Deficient Road Width (Feet)

- No Deficiency
- 1' Deficient
- 2' Deficient
- 3' Deficient
- 4' Deficient
- 6' Deficient
- 8' Deficient

Sources: ODOT, LACRPC

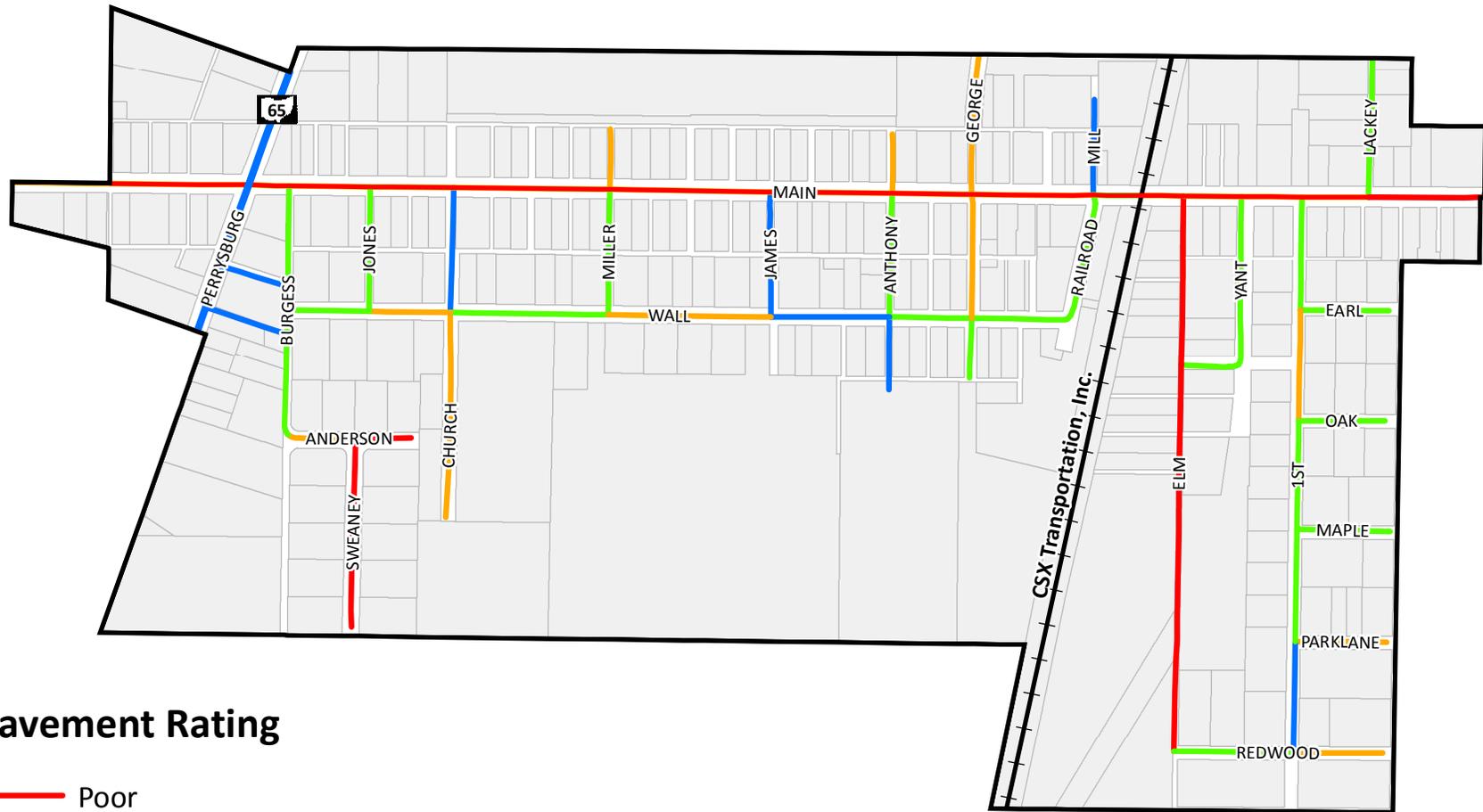


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MAP 4 - 10 VILLAGE OF CAIRO PAVEMENT CONDITION



Pavement Rating

- Poor
- Fair
- Good
- Excellent

Sources: ODOT, LACRPC



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4.3.2 Bicycle-Pedestrian System

In conjunction with federal, state and local aspirations to: (1) promote a healthy lifestyle, and (2) develop sustainable communities, bike trails and sidewalks need to be developed and integrated within and across the Village of Cairo. Bicycle and pedestrian facilities encourage physical exercise and support alternate forms of transportation which are important to supporting the needs of a diverse population and maintaining federal air quality standards. Map 4-11 depicts proposed bicycle and pedestrian facilities traversing the Village of Cairo. Of note, is a statewide push for completion of the U.S. Bicycle Route (USBR) system through Ohio. Current proposals have U.S. 40 following along Lincoln Hwy through Cairo.

Bicycle and pedestrian amenities are important to support the health, safety and welfare of the community. Sidewalks are especially important to young children in residential neighborhoods and to young teenagers and older adults who choose to, or are forced due to physical or financial reasons, to walk to their desired destination whether it be a school, church, doctors office or bus stop.

Table 4-8 summarizes the sidewalk condition for all roadways located within the Village. Each sidewalk segment was issued a rating of satisfactory or unsatisfactory based on whether the sidewalks or paths started and then stopped, were the sidewalks broken or cracked, blocked with poles, signs, shrubbery, or dumpsters. (See Map 4-12). Within the Village, just under one (1) mile of sidewalks were considered satisfactory while only 0.02 miles were considered unsatisfactory. Of concern are the 3.05 miles of roadways lacking sidewalks on either side of the road (7.7 miles of potential sidewalks).

Rating	Miles	Percent of Total Miles
Unsatisfactory	0.02	0.5%
Satisfactory	0.72	18.9%
No Sidewalk	3.05	80.6%
Total Miles	3.78	100.0%

The Americans with Disabilities Act Accessibility Guidelines (ADAAG) suggest a minimum width of 60" (5 feet) for sidewalk design.¹ The Village should mandate the inclusion of sidewalks in all new commercial or residential development.

¹http://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/sidewalks/chap4a.cfm

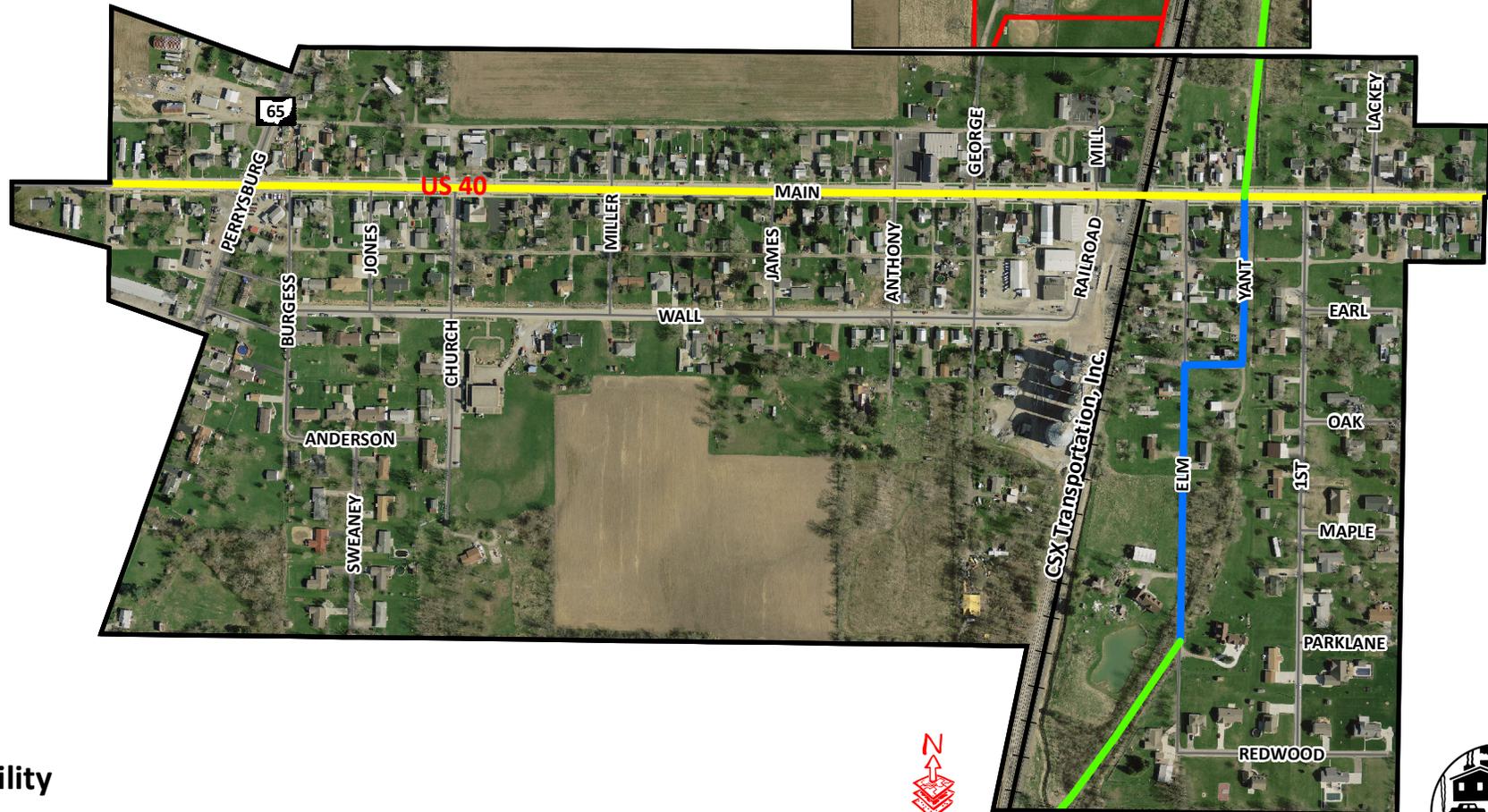
4.3.3 Crash Data

Table 4-9 summarizes the crash data for the Village of Cairo. There were seven (7) reportable crashes that occurred from 2012 to 2014, none of which were fatal. Inside the Village, six (6) crashes involved property damage only while only one (1) crash resulted in injuries to one of the occupants involved in the accident. Table 4-9 indicates the severity of crashes that occurred, while Map 4-13 shows the locations of those seven (7) crashes within the Village. Over the three-year period the Village has experienced a slight drop in total crashes each year.

Year	Fatal Crashes	Injury Crashes	Property Damage Crashes	Total Reportable Crashes
2012	0	0	3	3
2013	0	1	1	2
2014	0	0	2	2
Totals	0	1	6	7

Tables 4-10 and 4-11 give a closer look into the type and cause of each crash in 2014 while Table 4-12 presents road conditions of each crash. More rear end crashes (28.57%) occurred than any other type of crash inside the Village of Cairo in 2014. In comparison, rear-end type crashes represented only 20.3 percent of all crashes for the entire County in 2014. A review of probable causes of crashes

MAP 4 - 11 VILLAGE OF CAIRO ACTIVE TRANSPORTATION



Facility

-  Pathway
-  Shared Lane Marking
-  Neighborhood Connector Route

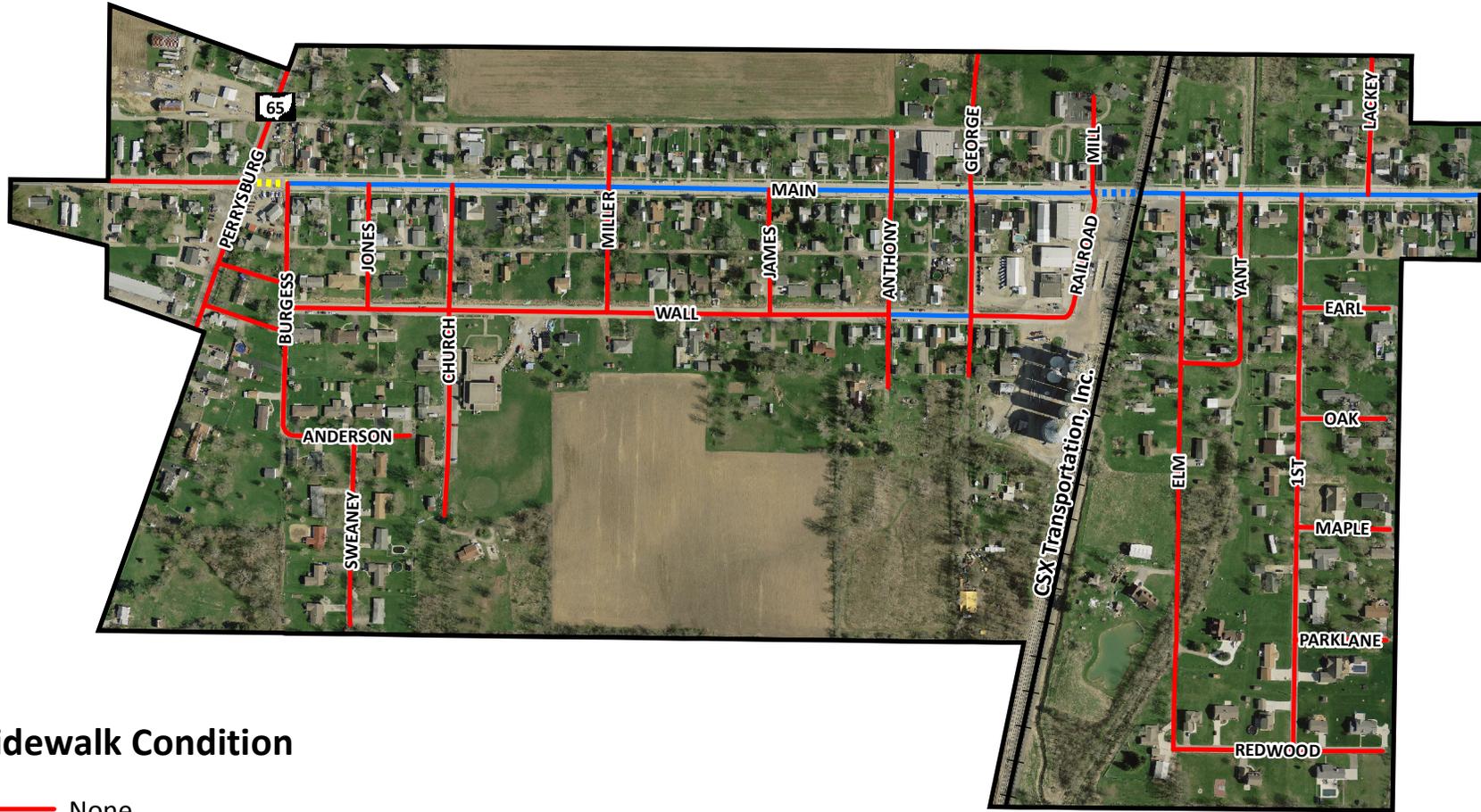
 Cairo Memorial Park

Sources: LACRPC, Greenway Collaborative



June 2015

MAP 4 - 12 VILLAGE OF CAIRO SIDEWALK CONDITIONS



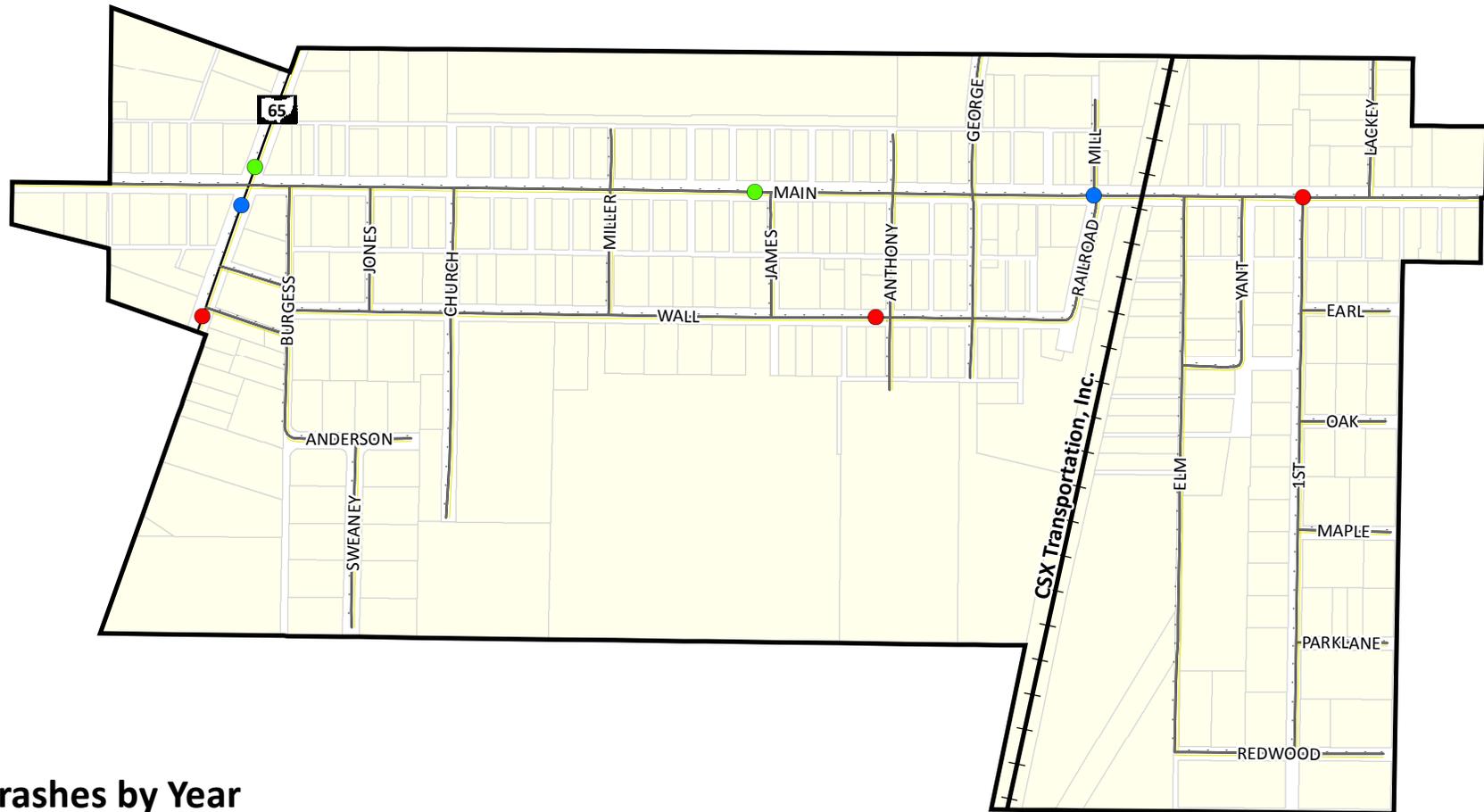
Sidewalk Condition

- None
- - - - - Unsatisfactory, 1 Side
- - - - - Satisfactory, 1 Side
- Satisfactory, 2 Sides

Sources: ODOT, LACRPC



MAP 4 - 13 VILLAGE OF CAIRO TRAFFIC ACCIDENTS 2012 - 2014



Crashes by Year

- 2012
- 2013
- 2014

Sources: ODPS



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TABLE 4-10 TYPE OF CRASHES IN THE VILLAGE OF CAIRO								
Type of Crash		2012 Crashes	% of All Crashes	Fatal Crashes	Injury Crashes	PDO Crashes		
All Crash Types	Collision Between	2 Moving Vehicles	Head On	0	0	0	0	
			Rear End / Backing	2	28.57	0	1	1
			Sideswipe	1	14.29	0	0	1
			Angle	1	14.29	0	0	1
			Turn	0	0	0	0	0
		Total	4	57.15	0	1	3	
		1 Moving Vehicle	Parked vehicle	2	28.57	0	0	2
			Pedestrian	0	0	0	0	0
			Animal	0	0	0	0	0
			Train	0	0	0	0	0
	Bicycle		0	0	0	0	0	
	Other non-motor		0	0	0	0	0	
	Fixed / Other Object		1	14.29	0	0	1	
	Unknown	0	0	0	0	0		
	Total	3	42.86	0	0	3		
	Non-Collision	Overturning	0	0	0	0	0	
		Ran Off Road	0	0	0	0	0	
		Other Non-Collision	0	0	0	0	0	
		Unknown	0	0	0	0	0	
		Total	0	0	0	0	0	
Grand Total		7	100	0	1	6		

TABLE 4-11 PROBABLE CAUSE OF CRASHES IN THE VILLAGE OF CAIRO						
Probable Cause		2012 Crashes	% of All Crashes	Fatal Crashes	Alcohol Related Crashes	
All Probable Causes	Motorist	Followed Too Closely	1	14.29	0	0
		Failure to Control	2	28.57	0	1
		Failure to Yield	1	14.29	0	1
		Improper Lane Change or Passing	2	28.57	0	0
		Ran Red Light / Stop Sign	0	0	0	0
		Improper Turn	0	0	0	0
		Improper Backing	0	0	0	0
		Speeding	0	0	0	0
		Driver Inattention / Fatigue / Asleep	0	0	0	0
		Left of Center	0	0	0	0
		Operating Defective Equipment	0	0	0	0
		Swerving to Avoid	0	0	0	0
		Operating Vehicle in Negligent Manner	0	0	0	0
	Other Improper Action	0	0	0	0	
	Stated as Unknown	1	14.29	0	0	
	Total	7	100	0	1	
	Non-Motorist	Failure to Obey Traffic Regulations	0	0	0	0
		Improper Crossing	0	0	0	0
		Other	0	0	0	0
		Stated as Unknown	0	0	0	0
Total		0	0	0	0	
Grand Total		7	100	0	1	

TABLE 4-12 ROAD CONDITIONS AT TIME OF CRASH IN THE VILLAGE OF CAIRO				
Type and Conditions		2012 Crashes	% of All Crashes	Fatal Crashes
Type	Arterial	4	57.14	0
	Intersection	3	42.86	0
	Interstate	0	0	0
	Total	7	100	0
Roadway	Dry Pavement	5	71.43	0
	Wet Pavement	0	0	0
	Snow or Ice Covered	2	28.57	0
	Mud or Sand Covered	0	0	0
	Unknown	0	0	0
Total	7	100	0	
Light	Daylight	5	71.43	0
	Dark	1	14.29	0
	Dusk	1	14.29	0
	Dawn	0	0	0
	Unknown	0	4.76	0
Total	7	100	0	

within the Village shows instances of drivers failing to control his or her vehicle or improper lane change, ranking as the most common causes (28.57% respectively) of crashes inside the Village.

Roadway conditions can be a key contributor to traffic crashes. However, inside the Village of Cairo the majority of crashes occurred on dry pavement (71.43%) and during daylight hours (71.43%). Similarly, traffic crashes for the entire County occurring on dry pavement and during the day represented 68.7 and 65.5 percent respectively.

4.3.4 Railroad Infrastructure

The Public Utilities Commission of Ohio (PUCO) documented (2014) some 96.3 miles of rail in Allen County; slightly more than 0.4 miles are located within the Village of Cairo. The CSX Railroad is a class I line offering over 20,000 miles of service throughout the east coast. Major commodities transported include petroleum products, paper, chemicals, gravel or sand, and motor vehicles and parts, The line accommodates as many as 23 thru trains per day.

CSX is responsible for maintaining the tracks, the track crossing, the active and passive

traffic controls at the tracks including the crossbucks, flashing signals, gates, stop or yield signs, bells, AFR/FRA placards, etc. The Village is responsible for the approaching roadway including the road conditions, advance warning signs and pavement markings (stop bars, etc.).

The Main Street crossing serves approximately 1,293 vehicles per day. Field surveys indicated the advance warning signs were posted. A review of the pavement markings reveals stop bars but no advance railroad pavement markings. There are no passing line demarcations in the centerline of the roadway for the approaches. Active warning system components present at the crossing include crossbuck equipped with flashing signals. The condition of the crossing is considered to be in good repair.

4.5 SUMMARY

The 2010 Census reported a total of 214 housing units in Cairo, an increase of 16.3 percent or 30 units over the previous 10-year period. Concerns regarding residential development include: an increase in total population and the appropriateness of the existing housing supply to meet future demands; the age and condition of the existing housing stock and the status of available codes/programs to support the

redevelopment of some of the older housing stock. These concerns were identified in Issue Identification/Prioritization surveys and validated by hard data.



The key issues of concern to future development revolve around the availability, adequacy and costs of infrastructure/utility services with expected decline in population. Cairo recently constructed water lines throughout the Village in an effort to meet the demands of a growing community. Utilities are required to support existing and future development and Village attempts to improve the quality and availability of such services is essential to maintain the standard of living in the Village.

The link between community development and transportation cannot be minimized. The community's access to the local highway system is adequate and pending upgrades will only increase the community's local

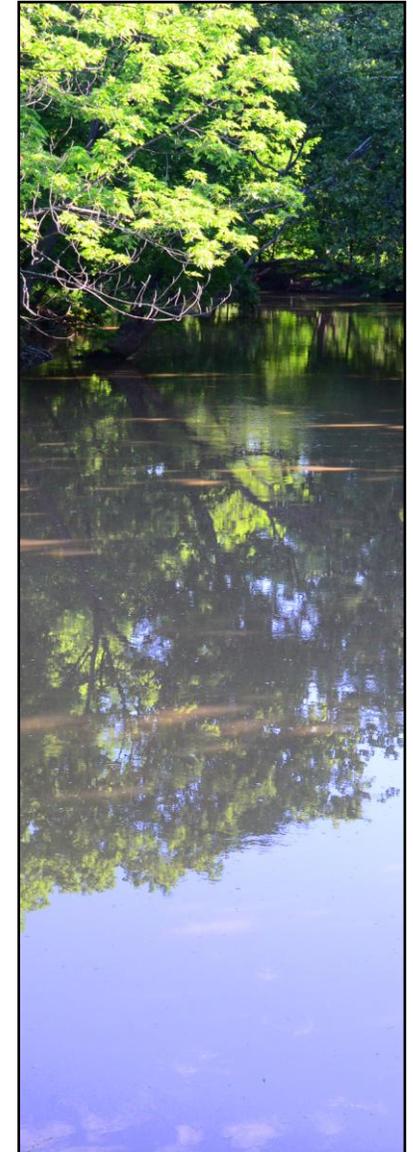
attractiveness. The adequate funding of the community's transportation infrastructure, including sidewalks, is also important. Adequate maintenance of roadways is now an important issue for the Village to address. Transportation funding resources available from the State are identified in the appendices of the document.

Concerns relative to other forms of transportation include increased safety for pedestrians as well as the development of bicycle and pedestrian amenities. Bike and Pedestrian facilities are important to support the health, safety and welfare of the community. Sidewalks are especially important in a predominantly residential community such as Cairo's where children as well as young adults and the elderly rely on such amenities for both a means of transportation and a way a form of physical exercise

Traffic safety is a recent concern. A total of seven (7) crashes occurred within the Village from 2012 to 2014. Fourteen percent of said crashes resulted in injuries. Selective enforcement may be warranted but discussions with local law enforcement and the LACRPC may prove to be a strategic first step in an attempt to introduce countermeasures to curb the degree and magnitude of such crashes.

ENVIRONMENTAL

FACTORS 5



Areas designated for future development should be identified and supported with necessary infrastructure; while the Village's natural and cultural resources and public places should be targeted for protective measures. Achieving a future pattern of sound development that protects natural resources and enhances aesthetic qualities, while allowing a sustainable economy to develop the overarching goal of the Village's future land use planning process.

5.1 SOLID WASTE ISSUES

On average, local residents generate between 4.39 to 4.43 pounds of waste a day. The total population for the Village of Cairo would produce roughly 2,310 pounds of waste a day, or 850,000 pounds per year. The closest sanitary landfill to the Village of Cairo was the Cherokee Run facility in Bellefontaine, Ohio. This facility was run by Allied Waste Systems, Inc., but is now closed. The next closest recipient for the Village's waste is the Evergreen Landfill Facility, operated by Waste Management and located in Northwood, Ohio. This facility accepts nearly 60% of Allen County waste. Outside Allen County there are 10 other landfills that accept a portion of local waste. Those facilities include Mercer, Logan, Wyandot, and Hancock counties. Both of Allen County's landfills are now closed.

Each county is required by the State of Ohio to maintain a current County Solid Waste Plan. The North Central Ohio Solid Waste District NCOSWD is the 6-county Consortium that Allen County belongs to. It was formed to develop an inclusive, cooperative, district approach to solid waste disposal problems. The Village of Cairo is represented in the solid waste planning process by the Allen County Commissioners who are voting members of the NCOSWD.

The North Central Ohio Solid Waste District (NCOSWD) and the Ohio Department of Natural Resources (ODNR) provide an anti-litter program to reinforce educational outreach efforts, public awareness activities, and media releases. There is an Annual Household Hazardous Waste event that helps eliminate the dumping of illegal toxic waste, this is sponsored by the NCOSWD.

The Village of Cairo contracts with Allen County Refuse Services for village-wide curbside refuse collection. Allen County Refuse Services does provide the Village of Cairo with recycling pickup on a bi-weekly schedule.

While sometimes politically charged, designing and implementing a standard process allows waste to be addressed and

long-term development of minimization waste disposal techniques. Litter's effects are inescapable and far-reaching. Developing environmentally friendly methods of disposal of solid waste is challenging for villages with constrained budgets. The first step in the process is to acknowledge those challenges. Residents should realize that annual litter cleanups are not viable, long-term litter prevention. The Village may want to partner with external organizations and introduce programming such as Adopt-A-Highway, Adopt-A-Roadway, and Adopt-A-Waterway. Allen County has recently become involved with Keep America Beautiful, Inc. to assist the local communities, like the Village Cairo, to develop a cleaner and, therefore, safer environment. Though such programs exist, they do not contribute significantly to waste prevention, as they are an after-the-fact method of disposal. Therefore, the best way to approach the problem is at its source with enforcement and education of the public.

Local leaders within the Village need to acknowledge that solid waste, which can be seen as litter, reaches far into the planning process including: storm water management, building codes, zoning regulations, exterior maintenance codes, etc. While the Village does not have a current exterior

maintenance or building code it does have a local zoning ordinance and floodplain management regulations.

5.2 AIR QUALITY ISSUES

One of the most important issues of today is Air Quality. The Village of Cairo rests within Allen County, which is located between major urban areas Fort Wayne, Indiana, Toledo, Ohio and Dayton, Ohio.

On May 16, 2007 the USEPA published a notice addressing Allen County being re-designated to a maintenance attainment with status respect to 8 hour ozone with an effective date of June 15, 2007. As of July 2013 USEPA re-designated Allen County to attainment level with respect to 8 hour Ozone status.

5.3 WATER QUALITY ISSUES

For local, federal, and state officials water pollution is a major concern. As of 2014, both Rattlesnake Creek and Sugar Creek, tributaries of the Ottawa River watershed, were determined to be in attainment by the USEPA and Ohio EPA, conforming to the Clean Water Act. Map 5-1 provides a visual representation of the topography of the Village illustrating the pattern of runoff into Sugar Creek.

To maintain compliance with federal legislation and both USEPA and OEPA mandates, the Village must address the following ideas to meet the limits of the Total Maximum Daily Loads (TMDL) established by the USEPA and OEPA.

- Managing storm water runoff to reduce sediment, nutrients, and downstream flooding.
- Identify and eliminate pollutant discharges from wastewater treatment facilities and combined sewer overflows.
- Identification of the location of hazardous materials and management of these materials so that they do not enter the environment.
- In cooperation with the EMA, the establishment of hazard response teams to quickly provide adequate protection measures in the event of a hazardous chemical spill, especially along the Interstate and State Highways where hazardous materials are routinely transported.

Implementation of stormwater management policies to go along with the recently adopted floodplain regulations would complement the creation of a stormwater utility. Stormwater utilities are one tool that communities have used to develop alternative funding sources to address drainage and stormwater issues. Stormwater

utilities provide a stable dedicated funding stream for stormwater programming. The utility has been determined to be a more equitable long-term solution to addressing pressing budgetary problems and drainage.



5.4 THE NATURAL ENVIRONMENT

The natural environment of the Village has shaped its site and situation. The local geographic and geologic conditions provide the topography, drainage patterns and vegetative cover. The natural environment has been impacted and modified to a great extent by residents of the community. It has provided for residential development and both industrial and commercial ventures. But for its troubles, the natural environment has been modified and is now obligated to carry the burden of human activities inclusive of littering, illegal dumping, roadway salts, and chemicals contamination. The natural

**MAP 5 - 1
VILLAGE OF CAIRO
TOPOGRAPHY**



environment plays a vital role in many of the Village's memories and the vision for the Village's future. Map 5-2 provides a visual representation of the existing elements supporting the natural environment.

The extent to which the modification of the natural landscape continues unrestricted, especially its wooded lots and natural waterways, will be the basis upon which this planning document will be judged in the future.

5.4.1 Local Watersheds

A broad understanding of how watersheds function is necessary to appreciate the relationship between Cairo, waterways, and the larger natural environment. The only waterway running in or near the Village of Cairo is Rattlesnake Creek which runs along the western edge of the Village. Rattlesnake Creek is within the Sugar Creek watershed.

Drainage within the Village is serviced by both Sugar Creek and Rattlesnake Creek. Both are part of the Sugar Creek watershed. Sugar Creek watershed is part of the larger Ottawa River watershed. In 2010 the Ohio Environmental Protection Agency (OEPA) completed an intensive watershed assessment of the Sugar Creek watershed.

Tributaries play an important role in the natural environment. In many ways tributaries are the backbone of the community's ecosystem. Collectively tributaries provide: the necessary drainage; the stream valleys that provide the riparian habitat for a variety of flora and fauna; natural migration routes for birds and other wildlife; and, open spaces which provide visual relief and recreation amenities for the community. These resources must be protected. In fact, the 550 linear feet of Village of Cairo waterways and their riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations.

As they relate to the Village of Cairo, the Rattlesnake Creek and Sugar Creek tributaries are in full attainment of the Ohio EPA warm water (WWH) and modified warm water habitat (MWH) use designation. This is due in large part to the channels in this region being allowed to remain in a natural state. They have an extensive riparian corridor of trees and grasses or wooded floodplain areas – all of which constitute a very important and effective watershed filter for these particular stream segments. Protecting the integrity of these areas should be a long range goal of the Village of Cairo,

especially in the context of NPDES permit regulations for wastewater and stormwater.

5.4.2 Public Lands/Parks & Recreation

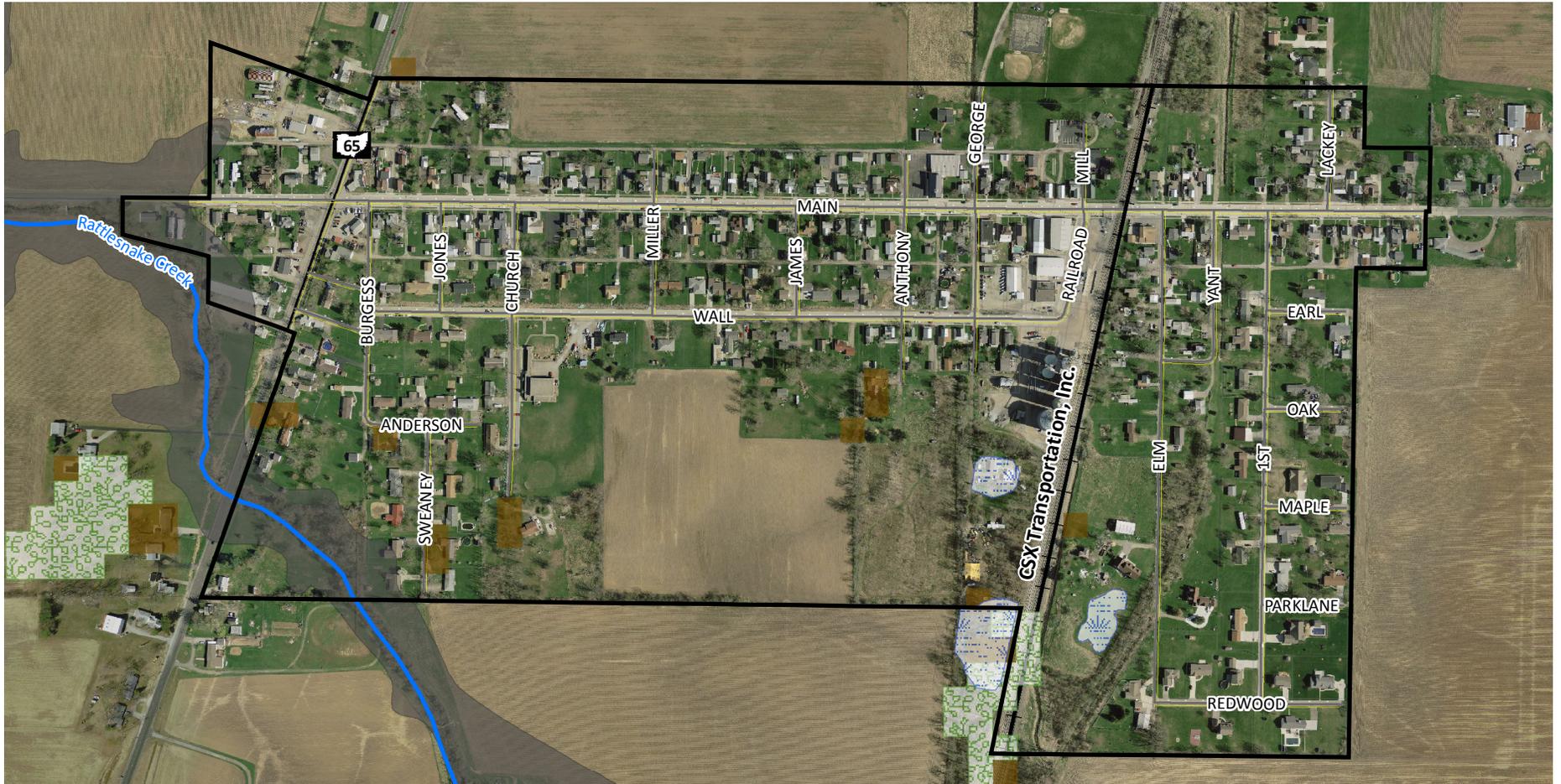
The Village reflects the natural and built environments. Public and quasi-public lands and buildings sustain the Village residents. Such sites are important to the design and function of the Village. Quasi-public land reflects the Cairo Christian Church, Cairo United Methodist Church, The United Church of Christ, the Public Library and Village buildings such as the Town Hall, and various right-of-ways. Currently, there are no public park lands dedicated to active or passive recreational pursuits within the Village. However, just to the north of Cairo, adjacent to the Village is an 11 acre recreational park owned and maintained by the Village.



5.5 PLANNING FOR FUTURE GROWTH & DEVELOPMENT

In Allen County local governments do not have a long history of local land use planning.

MAP 5 - 2 VILLAGE OF CAIRO NATURAL ENVIRONMENT



Natural Environment

- | | | | |
|---|-----------|---|-------------------|
|  | Waterways |  | Barren (Quarries) |
|  | Wetlands |  | Scrub |
|  | Shoals |  | Wooded Area |

Sources: LACRPC



5 - 5



May 2015

However, the Village has taken formal legislative actions to adopt zoning regulations dependent upon a shared vision and future growth.

To support the Village of Cairo in preparing a future land use plan, various agencies have developed long range systems plans. At the regional level, the LACRPC has prepared a 2040 Long Range Transportation Plan. In July of 2015 conversations took place regarding the development of a county-wide plan for the coordinated delivery of public utilities.

As a result of the comprehensive plan and collaborations between the Allen County Engineer, the Allen County Sanitary Engineer, the Ohio Department of Transportation, the Allen Sewer District, and the LACRPC, it is possible to support residents of Cairo interested in furthering development inside the Village limits and ensuring adequate infrastructure and a mix of uses to help create unique development. Local officials should be interested and focused on regulatory controls that promote growth of local businesses without compromising the environment, or any potential for commercial success.

Alternative types of development can provide the community with sustainable

development patterns that encourage the protection and responsible use of the region's natural resources. Such strategies will also provide an opportunity to address other smart growth strategies, especially those that encourage sustainable development based on future year horizons and predicated upon the necessary infrastructure investments in: roads, bridges, water, wastewater, storm water, and communication systems. Of concern is the lack of public park lands within the Village limits to support resident recreational activities.



ECONOMIC OVERVIEW

6



The Village of Cairo was originally founded as West Cairo by a surveyor named Jacob Miller in 1848 who laid out and platted the Village along the Dayton and Michigan Railroad line. By that time the Village had already established itself as a center of entrepreneurial spirit touting a school with 180 scholars, a Lutheran church, a Christian church, a Methodist Episcopal church, a hotel, a grocery store, a hardware store, one wagon shop, one steam grist mill, two blacksmith shops, and two drug stores. There were also two practicing physicians residing within the Village that at the time had an estimated population of 300. The Village saw the value of a strong centralized location with easy access to rail and good roads. Local businessmen worked to provide the outlying rural area with the goods and services they needed. Today, perhaps more than ever, businessmen must be able to capitalize on central locations to provide those goods and services needed by area residents in the same friendly and courteous manner in which business was conducted some 170 years ago.

Today, local elected officials are cognizant of the extent of existing businesses, the existing commercial buildings within the Village and the need to diversify the community's tax base. Officials are aware of an increasing

demand for public services and an increasing tax burden on residents caused in part by increasing costs associated with the maintenance of existing infrastructure and utility services. Officials are looking to the diversification of the economic base predicated on redeveloping and expanding the local business opportunities that will provide increased employment opportunities for local residents as well as the means to minimize residential tax burdens.

The identification of locations for future growth within the Village is of the utmost importance to community development. The need to balance and coordinate new and existing economic activities with community values is complicated at best and will be ongoing. Reality requires all to understand that the regional economy is shifting toward a more service sector based dependency and as manufacturing jobs decline, the need to further diversify the economic base will increase.

This section attempts to provide baseline information on economic underpinnings and begins with an overview of current Village business and employment patterns. Data from the 2013 ACS, as well as the County 2000 and 2010 Census databases are compared and contrasted to delineate these

patterns. Prior to summary statements, an overview of Cairo's existing tax base is provided.



6.1 EMPLOYMENT STATUS

The U.S. Census Bureau provides employment data across 20 employment categories. This data allows for trend analyses or to compare changes in the number of total employed residents reported by the category of employment. In the Village of Cairo, four (4) general occupation categories were identified in the ACS 2013 5-Year estimates which comprised the bulk of occupations pursued by Village residents including:

- Manufacturing
- Retail Trade
- Health, Education & Social Service
- Entertainment, Recreation, Food & Accommodations

Collectively, these four (4) categories represent 68.4 percent of employed Cairo

residents. Table 6-1 displays a comparative data analysis of occupations pursued by Cairo residents for the years 2000 and 2013.

According to ACS 2013 estimates, 212 Cairo residents were actively employed. Table 6-1 indicates that between 2000 and 2013 the Village experienced a decline of 0.9 percent in residential employment. Such data is positive compared to losses experienced by the County (-3.8%) and the State (-2.5%) over the same period.

When examining the 2013 occupation of residents within the Village of Cairo against 2000 data, a number of trends appear that will be important to the community's future. Since 2000 the Village has experienced a rise

in the number of residents employed in the Wholesale Trade Sector (28.6%), as did Retail Trade (22.7%), Professional Management (850.0%), and the Health, Education & Social Service Sector (63.2%). In the past 13 years the Village experienced a loss of 19.2 percent of Entertainment, Recreation, Food & Accommodations jobs, a trend that is not consistent with either the County (+10.0%) or State (+15.7%). Table 6-1 identifies the occupation, and compares employment of Cairo residents between 2000 and 2013.

The remainder of the section looks to examine and establish the current employment characteristics of the Village. The section starts by examining the current employment status of local residents before

documenting local employers. The section concludes with a look at the Village's land valuation and tax base.

6.1.1 Manufacturing

ACS data suggests that in 2013 there were 35 Cairo residents working in the manufacturing industry; down from 69 residents in 2000, a decline of 49.3 percent. This is somewhat more severe than both Ohio (-26.1%) and Allen County (-23.6%) who also experienced steep declines in manufacturing jobs between 2000 and 2013. Even with the steep decline manufacturing within the Village still encompasses 16.5 percent of local employment.

6.1.2 Retail Trade

The ACS 2013 5-Year estimates identified 27 individuals employed in retail trade residing in the Village of Cairo. The rise in retail employment (22.7%) between 2000 and 2013 within the Village was in stark contrast to the drop in retail employment in both Allen County and Ohio. The County and State experienced declines of 16.3 and 3.9 percent respectively, in retail employment over the last 13 years. Within the Village, those working in some form of retail trade still make up the third largest segment of local employment at 12.7 percent.

**TABLE 6-1
2000 & 2013 EMPLOYMENT BY SECTOR OF VILLAGE RESIDENTS**

<i>Sector</i>	<i>2000 Census</i>	<i>Percent Total Employment</i>	<i>2013 ACS</i>	<i>Percent Total Employment</i>	<i>Percent Net Change</i>
Employed 16 and over	214	100.0	212	100.0	-0.9
Agricultural, Forestry, Fishing, Hunting and Mining	1	0.5	0	0.0	N/A
Construction	14	6.5	4	1.9	-71.4
Manufacturing	69	32.2	35	16.5	-49.3
Transportation & Warehousing	8	3.7	6	2.8	-25.0
Wholesale Trade	7	3.3	9	4.2	28.6
Retail Trade	22	10.3	27	12.7	22.7
Information	4	1.9	1	0.5	-75.0
Professional Management, etc.	2	0.9	19	9.0	850.0
Finance, Insurance & Real Estate	0	0.0	5	2.4	N/A
Health, Education & Social Service	38	17.8	62	28.2	63.2
Entertainment, Recreation, Food & Accommodations	26	12.1	21	9.9	-19.2
Other Services	10	4.7	14	6.6	40.0
Public Administration	13	6.1	9	4.2	-30.8

*ACS 2013 5-Year Estimates

6.1.3 Health, Education & Social Services

ACS 2013 5-Year estimates identified 62 Cairo residents employed in the health, education and social service industry; an increase of 63.2 percent. In comparison, the State and the County both experienced an increase of 21.2 percent and 18.6 percent respectively.

6.1.4 Entertainment, Recreation, Food & Accommodations

According to ACS estimates as of 2013 there were 21 residents living within the Village of Cairo who were employed in the Entertainment, Recreation, Food & Accommodations industry. This represents a 19.2 percent drop over 2000 Census figures. When compared to County and State levels,

the industry as a whole did not fare very well. For, over the same period the State and County experienced increases of 15.7 percent and 10.0 percent respectively between 2000 and 2013.

6.2 EMPLOYMENT WITHIN THE VILLAGE

County employment data identified 43 private firms operating within the Village corporation limits in 2010. Such firms provided employment in the general categories of: transportation and warehousing, wholesale trade, professional management, entertainment, recreation, food and accommodations, public administration, and other services. Public sector jobs were at the Village, public library, and Post Office.



Data suggests a decline in both employers and employment occurred internally since 2001. The number of businesses reporting employment in the Village was down by half (50%) while employees fell by nearly a quarter (24.6%) over the 10 year period. Table 6-2 reflects the employers located within Cairo in both 2001 and 2010. Map 6-1 identifies those businesses in 2010 located in Cairo.

6.2.1 Transportation & Warehousing

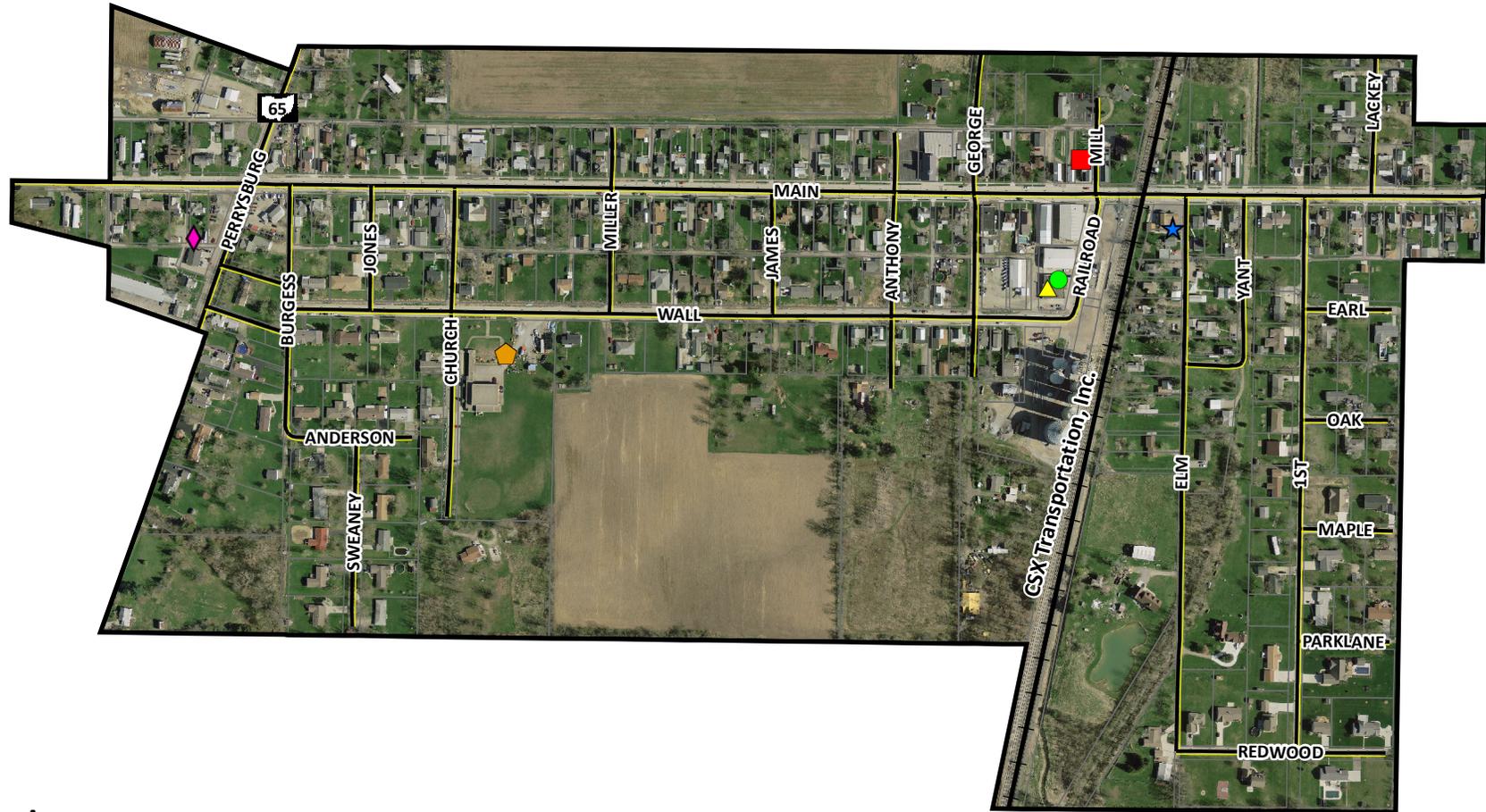
Table 6-3 reveals that in 2010, one (1) employer was located in the Village that engaged in the transportation and warehousing industry (U.S. Postal Service). This firm employed three (3) persons. This represents an overall decline of -57.1 percent since 2001 when there were seven (7) transportation and warehousing jobs. In comparison, there were a total of 1,912

TABLE 6-2
EMPLOYMENT & BUSINESS ESTABLISHMENTS IN THE VILLAGE OF CAIRO

Type of Business	2001		2010*	
	Workers	Firms	Workers	Firms
Agricultural, Forestry, Fishing, Hunting and Mining	0	0	0	0
Construction	1	1	0	0
Manufacturing	4	1	0	0
Transportation & Warehousing	7	2	3	1
Wholesale Trade	0	0	7	1
Retail Trade	0	0	0	0
Information	0	0	0	0
Professional Management, etc.	0	0	8	1
Administrative, Support and Waste Management	0	0	0	0
Finance, Insurance & Real Estate	0	0	0	0
Health, Education & Social Service	13	1	0	0
Entertainment, Recreation, Food & Accommodations	5	2	8	1
Other Services	4	2	2	1
Public Administration	23	3	15	1
Total	57	12	43	6

*County Data 2010

MAP 6 - 1 VILLAGE OF CAIRO BUSINESSES



Businesses

- | | |
|---|--|
| ● Wholesale | ★ Accommodation & Food |
| ■ Transportation & Warehousing | ◆ Other |
| ▲ Professional Management | ⬠ Public Admin. |

Sources: QCEW Database

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transportation and warehousing jobs located within Allen County in 2010.

TABLE 6-3 VILLAGE OF CAIRO: CHANGES IN TRANSPORTATION & WAREHOUSING (2001-2010)				
Company Name	NAICS	2001	2010	% Change
United Railroad Services	48	5	0	N/A
U.S. Postal Service	49	2	3	50.0%
Total		7	3	-57.1%



6.2.2 Wholesale Trade

Table 6-4 reveals one (1) wholesale trade employer located within the Village of Cairo corporation limits employing seven (7) workers. According to 2001 employment data the wholesale trade is a relatively new industry within the Village as no employers were established at the beginning of the decade. This change could reflect internal and external diversification. In comparison, there were a total of 2,847 wholesale jobs located within Allen County in 2010.

TABLE 6-4 VILLAGE OF CAIRO: CHANGES IN WHOLESALE TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Heritage Cooperative	42	0	7	N/A
Total		0	7	N/A

6.2.3 Professional Management, Etc.

County 2010 data reveals one (1) employer located within the Village of Cairo, employing eight (8) workers in professional management. A review of 2001 employment data shows this industry to be relatively new as there were no professional management jobs in 2001 (See Table 6-5). County employment totaled 1,972.

TABLE 6-5 VILLAGE OF CAIRO: CHANGES IN PROFESSIONAL MANAGEMENT, ETC. TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Michigan Grain Inspection Services	54	0	8	N/A
Total		0	8	N/A

6.2.4 Entertainment, Recreation, Food & Accommodations (ERFA)

2010 data revealed one (1) ERFA establishment located within Cairo corporation limits employing eight (8) workers; an increase of 60.0 percent since 2001 (See Table 6-6). As of 2010, there were 5,473 ERFA industry jobs located in Allen

County of which the Village of Cairo represents less than one percent (0.1%).

TABLE 6-6 VILLAGE OF CAIRO: CHANGES IN ENTERTAINMENT, RECREATION, FOOD & ACCOMMODATIONS SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Lincoln Log Cabin	72	3	0	N/A
Flip's Pizza	72	2	0	N/A
Biggies Coast to Coast	72	0	8	N/A
Total		5	8	60.0%



6.2.5 Public Administration

Table 6-7 reveals one (1) employer located within the Village of Cairo employing 15 workers in the public administration sector for a loss of 34.8 percent of total public administration jobs since 2001. Overall, there were a total of 3,511 public administration jobs within Allen County in 2010; Cairo's contribution to that industry represents just 0.4 percent.

TABLE 6-7 VILLAGE OF CAIRO: CHANGES IN PUBLIC ADMINISTRATIVE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Village of Cairo	92	1	15	1400%
Cairo Public Library	92	2	0	N/A
Cairo-Monroe Fire Dept.	92	20	0	N/A
Total		23	15	-34.8%

6.2.6 Other Services

2010 data revealed one (1) employer categorized as "other services" located within the Village of Cairo employing a total of two (2) workers (See Table 6-8). The Village saw a decrease of 50.0 percent in "other services" employment since 2001. As a whole, the County in 2010 employed 2,907 workers in the "other services" sector.

TABLE 6-8 VILLAGE OF CAIRO: CHANGES IN OTHER SERVICES (2001-2010)				
Company Name	NAICS	2001	2010	% Change
Benroth Body Shop	81	2	2	0.0%
Lackey's Garage	81	2	0	N/A
Total		4	2	-50.0%

6.3 TAX BASE

An analysis of the community's economic base has already been discussed in terms of its population and demographic indicators, its housing, and its employer and employee characteristics. The Plan also identifies land

use by type and vacancy status to assess underutilized land by sector. However, the community's local tax base needs to be discussed further in order to provide an overview of the community's current assets and liabilities with respect to taxes and government services.

Table 6-9 identifies the tax base for real property by class in 2014. The table reveals total acres by land use type while also breaking out market value by land use type. Analysis indicates a 100 percent market value of \$5.9 million of land and improvements by type of land.

TABLE 6-9 VILLAGE OF CAIRO: TAX BASE AND RECEIPTS BY LAND USE 2014			
Land Use	Acres	Value	Gross Tax
Residential	100	5,072,780	25,410
Agriculture	16	48,480	204
Commercial/Trans/Other	5	201,640	1,091
Industrial	3	212,050	1,147
Quasi Public/Exempt	10	355,920	0
Total	133	5,890,870	27,852
* Does not include railroad, recreational or unassigned parcel/acreage valuations.			

Table 6-10 reveals tax valuation for real and personal property by class over the 2010 through 2014 period. As shown in Table 6-11, tax valuation for agricultural and residential units has decreased 4.7 percent

since 2010, while commercial and industrial property has decreased 3.1 percent.

Based on a five (5) year review (2010-2014) total tax valuation based on real property and personal property, as shown in Table 6-10, has decreased from \$6,038,970 in 2010 to \$5,818,110 in 2014, a decrease of 3.7 percent. Real property by itself, as shown in Table 6-11, saw a decline of 4.6 percent during the same time period.

Table 6-11 reveals relatively no change in the commercial and industrial property tax base from 2010 to 2012. However, starting in 2013, the Village saw a drop in the tax base. The tax burden shared by agricultural and residential land owners has declined every year from 2010 to 2013, while the utility tax base has posted consistent gains since 2010 with an overall increase of 19.1 percent over the 5-year period. Overall, Cairo experienced a decline of 3.7 percent over the past 5 years.

Table 6-12 reflects the contribution of each land use against the overall tax base for each year between 2010 and 2014.

In essence, the community's tax base is a collective value of assets against which a tax is levied to support services provided to the Village.

In the Village of Cairo, there are several taxes or levies that are assessed against these valuations based on a specific rate or millage. The maximum amount of taxes that may be levied on any property without a vote is 10 mills on each dollar of valuation. This is known as the 10 mil limitation, and the taxes levied within this limitation are known as inside millage (ORC 5705.02). The inside millage reflects the following breakdown:

- Bath Schools 6.15 mil
- County 2.4 mil
- Township 0.55 mil
- Village 0.9 mil

Outside levies are those taxes generated for services provided by entities other than the Village of Cairo. For purposes of simplicity these assessments are grouped. Those taxes levied for purposes provided by, or procured by the Village including Fire and EMS are identified separately by millage and property type and revenue stream.

Responsibilities of Cairo are outlined in various sections of the Ohio Revised Code which identify the Village as responsible for the maintenance and repair of incorporated roadways – keeping them reasonably safe for public travel (Section 5571): the related and incidental requirement that the Village maintain roadway tile and ditches to ensure

adequate maintenance/safety (Section 5571). Such costs are bore by the Village general fund.

There were three (3) primary sources of revenue available to the Village of Cairo for local project delivery that include: 1) general and miscellaneous funds; 2) taxes; and 3) fees and fines. General and miscellaneous

TABLE 6-10 TAX VALUATION BY TYPE AND YEAR					
Type	2010	2011	2012	2013	2014
Real Property					
Agricultural & Residential	5,364,800	5,353,560	5,085,100	5,074,800	5,111,060
Commercial & Industrial	426,850	426,850	426,740	411,340	413,690
Utilities	5,510	6,230	5,180	5,350	5,440
Sub Total	\$5,797,160	\$5,786,640	\$5,517,020	\$5,491,490	\$5,530,190
Personal Property					
Utility Personal	241,810	256,860	275,380	\$286,970	\$287,920
Total	\$6,038,970	\$6,043,500	\$5,792,400	\$5,778,460	\$5,818,110

TABLE 6-11 TAX VALUATION BY TYPE, PERCENTAGE & CHANGE BY YEAR					
Type	2010-2011	2011-2012	2012-2013	2013-2014	2010-2014
Real Property					
Agriculture & Residential	-0.2%	-5.0%	-0.2%	0.7%	-4.7%
Commercial & Industrial	0.0%	0.0%	-3.6%	0.6%	-3.1%
Utilities	13.1%	-16.9%	3.3%	1.7%	-1.3%
Sub Total	-0.2%	-4.7%	-0.5%	0.7%	-4.6%
Personal Property					
Utility Personal	6.2%	7.2%	4.2%	0.3%	19.1%
Total	0.1%	-4.2%	-0.2%	0.7%	-3.7%

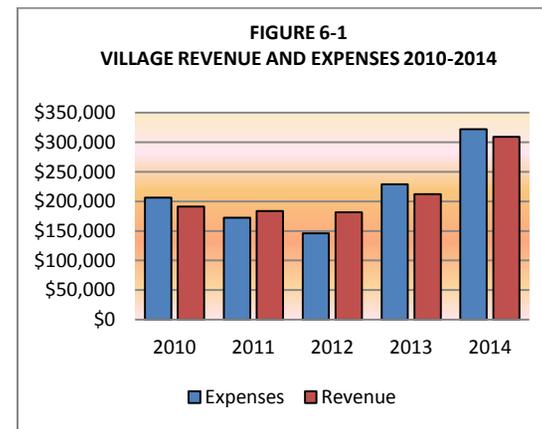
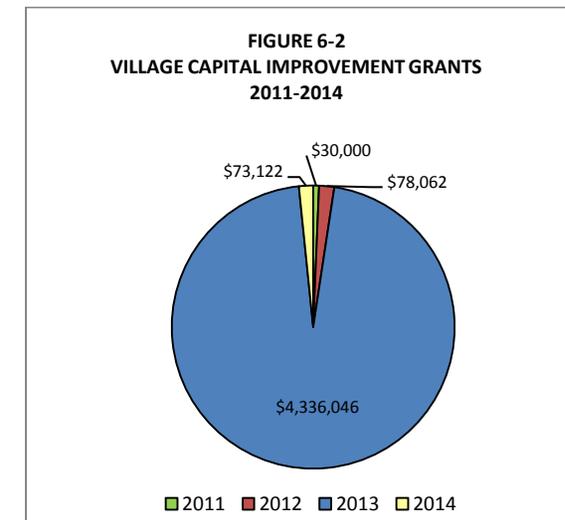
TABLE 6-12 PERCENTAGE OF TAX CONTRIBUTED BY TYPE AND YEAR					
Type	2010	2011	2012	2013	2014
Real Property					
Agricultural & Residential	88.8%	88.6%	87.8%	87.8%	87.8%
Commercial & Industrial	7.1%	7.1%	7.4%	7.1%	7.1%
Utilities	0.1%	0.1%	0.1%	0.1%	0.1%
Sub Total	96.0%	95.7%	95.2%	95.0%	95.1%
Personal Property					
Utility Personal	4.0%	4.3%	4.8%	5.0%	4.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

funds are all other forms of revenue not categorized as a tax, fee or fine. A separate source of income, capital improvement grants, designated for the years 2011-2014, was awarded to the Village through the Community Development Block Grant (CDBG) program, Ohio Public Works Commission (OPWC), and the United States Department of Agriculture (USDA) grant program. These grant programs helped fund the construction of municipal waterlines for the entire Village. Table 6-13 provides a general indication of the Village's revenue sources calculated through 2014. Figure 6-1 provides a comparison of total expenditures to total revenue in the Village between 2010 and 2014 while Figure 6-2 provides the capital improvement grant funding awarded to the Village between 2011 and 2014.

Costs associated with police, fire and emergency medical services although extremely important to a community's quality of life are not legally required services within an Ohio village. And while such services are directly related to the health,

safety and welfare clause of any government's general responsibilities, they are not required. Nor are services related to picking up limbs/leaves, mowing road right-of-way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. Village residents have and will likely continue to demand services at a faster pace as urban uses expand and the population ages. It should be noted that such services are expected in communities who expect to maintain positive growth trends and maintain an attractive community.

the same time period, employment within the Village also dropped by 20.0 percent.



**TABLE 6-13
2010-2014 REVENUE SOURCES**

Source	2010	2011	2012	2013	2014
General & Misc	\$6,028	\$7,962	\$4,882	\$33,552	\$13,790
Taxes	\$133,864	\$122,282	\$123,889	\$128,300	\$141,859
Fees & Fines	\$51,563	\$53,267	\$52,889	\$50,307	\$153,879
Total	\$191,455	\$183,512	\$181,660	\$212,159	\$309,528

6.4 SUMMARY

Data indicated that the Village experienced a sizeable shift in the number of local firms, decreasing 50.0 percent between 2001 and 2010. During

The labor force in the Village reflected 212 persons in 2013; dominated by jobs in the Manufacturing (16.5%), Retail Trade (12.7%), Health, Education & Social Services (29.2%), and Entertainment, Recreation, Food & Accommodations (9.9%).

The Information sector between 2000 and 2013 showed the largest decline (-75.0%) of employment for residents residing within the Village. Not far behind was the construction sector which lost 71.4 percent of its employment within the Village. The largest increase in the employment sector during this time period was the professional management sector, jumping 850.0 percent

to 19 employees, with the Health, Education & Social Services sector next at an increase of 63.2 percent.

Data suggests that the economic base of the Village of Cairo has and will continue to be dominated by the Public Administration sector with the Village of Cairo administration and the Cairo Public Library.

Examining data at the local, State and National levels, it becomes apparent that patterns of employment are changing, with an increased emphasis on the Service sector as opposed to traditional Manufacturing sector. Of interest is that both the service and manufacturing sectors reflect both high paying technical employment opportunities, as well as lower-paying unskilled jobs. The ability to support local industries with highly trained and well educated employees will be the key to ensuring the success of local industries and area families. Good schools support not only students but also future business and community leaders.

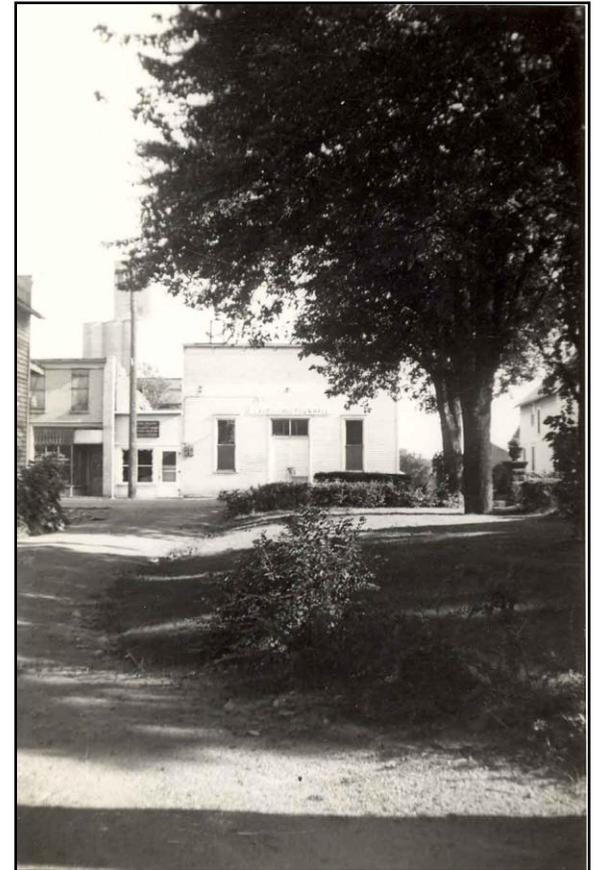
While market value and the respective tax valuation have decreased over the 2010 through 2014 period, changes in taxation have and will continue to shift the burden being carried by owners of real property. The State of Ohio's elimination of the

inheritance tax and local government funds has financially shifted the burden from the state to local governments. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.

Of interest are those commercial and industrial structures that no longer provide local services or employment and whose deteriorated conditions negatively affect property valuations and reinvestment into the community. Vacant, deteriorated structures and underutilized land must be addressed to protect and enhance the existing tax base.

PROJECTIONS & ACTION PLAN

7



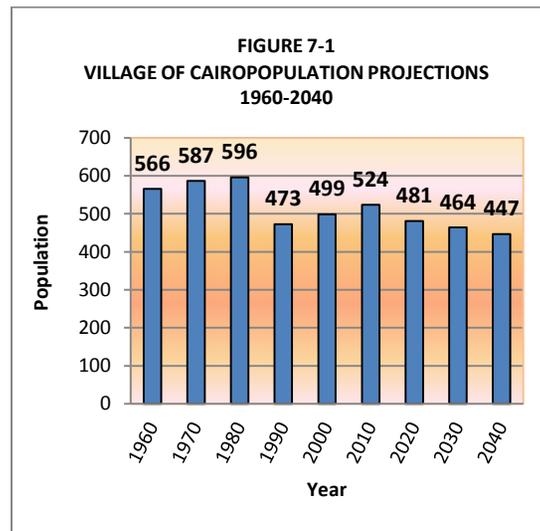
The development of a community is directly related to the dynamics of population and place over a period of time. Population is directly attributable to available infrastructure, employment opportunities, commercial/industrial activities and levels of technology. In general, however, population growth trends, age of population and household size create the basis for the changing demands in housing infrastructure and services, both public and private.

Based on current trend lines, policies and practices, the Village of Cairo is projected to lose population thru the year 2040. There are several factors that suggest this decrease: past trends, commercial disinvestment, lack of opportunities for employment, and the limited mix and character of the housing stock. This section attempts to identify the implications of a decreasing population and develop an action plan to sustain and invigorate the community over a 2040 planning horizon.

7.1 POPULATION PROJECTIONS

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. Current population projections indicate a steady decline for the Village of Cairo through 2040. Projections were supported with R² values of

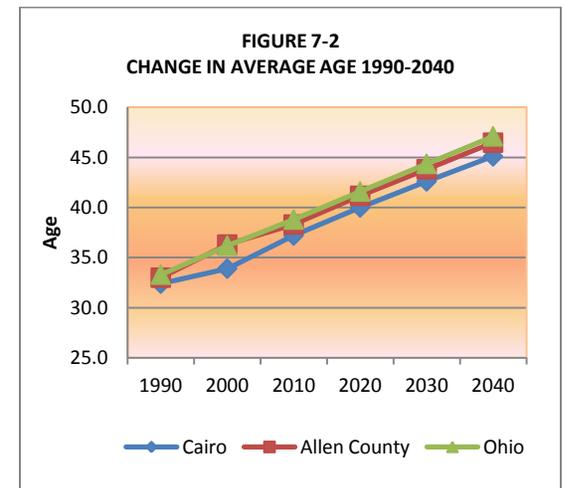
.70 and determined reasonable for predictive purposes. Figure 7-1 suggests that the Village will lose approximately 77 residents between 2010 and 2040. The projected decrease for Cairo will impact the demand on community facilities, housing supply, and land use allocation within the Village unless program policies are implemented.



7.1.1 Age Projections

Section 3.2 identified existing demographic characteristics of the Village of Cairo and the larger community. Based on existing data and Allen County trends, Cairo's median age is expected to gradually increase over time as shown in Figure 7-2. Over the next 30 years the population within the Village should experience an increase in average age of 7.9

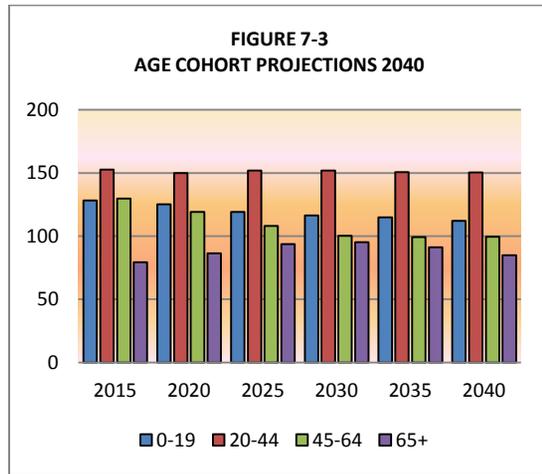
years. By the year 2040 the median age should exceed 45 years of age.



7.1.2 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of the Village of Cairo and the larger community. Based on existing data and future trends, Cairo's population is expected to continue to gradually grow older and more female in orientation. Figure 7-3 shows an increase in the elderly population (65 years of age and older). The elderly population will comprise 19.0 percent of the population by 2040. The significance of the elderly population is that their presence suggests slower future growth while increasing the demand on emergency medical services, accessible housing units and paratransit services. That 45-64 age

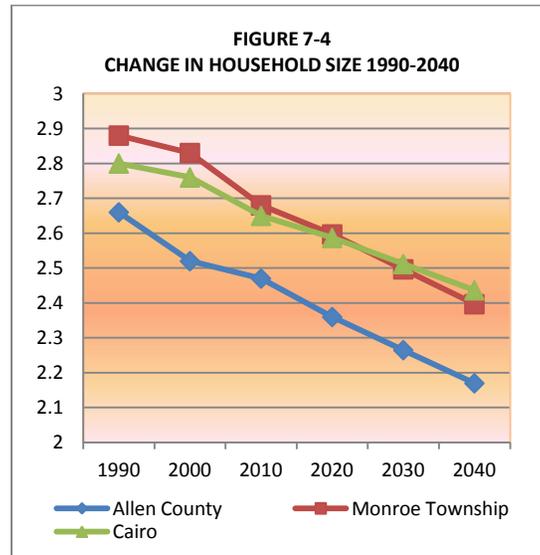
cohort is expected to experience a slight decrease to 22.3 percent in 2040 from 27.1 percent in 2010. The significance of the decreasing population of “Empty Nesters” is the likely change in the demands placed on the community demands for services, employment and future school enrollment.



7.1.3 Household Size

Like most communities across the United States, households in the Village of Cairo are declining in size. Cairo has experienced precipitous declines of 5.4 percent since 1990 (See Figure 7-4). In comparison, Allen County has experienced a 7.1 percent decline in average household size over the same time period while Monroe Township has experienced a 6.9 percent decline in average household size. There are several reasons for the decline in household size. More people

are choosing to remain single rather than getting married. Further, married couples are tending to have fewer children and only after they are well settled in their careers; or prefer not to have children at all. Divorce and increased longevity also contribute to a decreased household size.



The result of decreased household size is that more dwellings must be constructed to house the same number of people. The Village’s household size has decreased from 2.8 persons per household in 1990 to 2.65 in 2010. Cairo's household size is projected to fall to 2.44 people per household by 2040.

According to the 2010 Census, of the 198 households in the Village 1 in 5 households

(23.7%) had at least one individual age 65 or older. Of those 47 individuals identified as being over the age of 65, 22 (46.8%) were female in 2010. In comparison, of the 634 households in Monroe Township, nearly 1 in 4 (24.1%) had at least one individual age 65 or older. Of the 153 individuals identified as being over the age of 65, nearly 2 in 5 (39.2%) were female in 2010. Recognizing the structural elements, personal demands of an aging population need to be considered by the Village in terms of housing and services to be provided by both the public and private sectors.

7.1.4 Employment

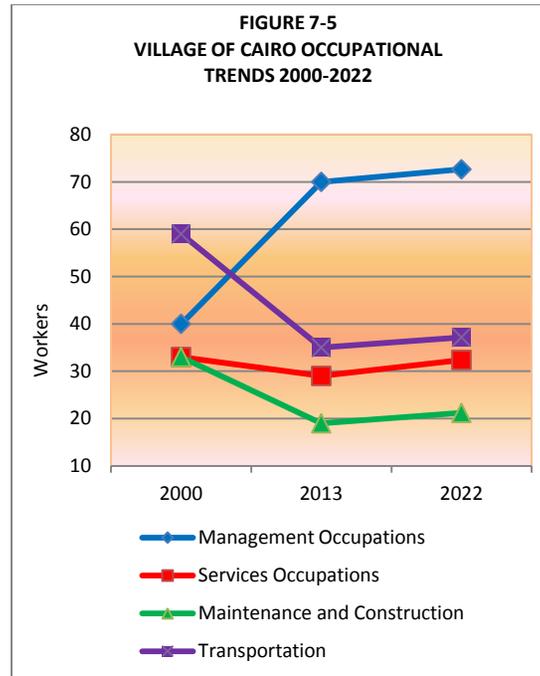
Employment in the Village of Cairo, presented in Section 3, identified the type of employment performed by residents of the Village. The Plan recognizes the community’s existing economic base is undergoing a transition from a traditional manufacturing base to a more service oriented health and educational economy. It is also recognized that any movement in employment by the region’s larger employers, including P&G, Dana Automotive Systems Group, Ford, DTR Industries, St. Rita's, Lima Memorial will have a dramatic impact on the local economy.

Determining future employment is somewhat more difficult as more retirees will be expected to re-enter the labor pool at

least to some degree, as life expectancy continues to increase.

The economy is expected to provide jobs for workers at all educational levels, but individuals with more education and training will enjoy both higher pay and greater job opportunities. This fact is supported by a recent report released by the Ohio Department of Job and Family Services (ODJFS/2012) that suggests occupational growth rates in Northwest Ohio thru 2022 will experience a 6.7 percent increase in occupations requiring moderate-term on-the-job training and occupations requiring an associate degree. Further, all occupations that require at least post secondary training are projected to grow faster than the 6.7 percent average growth rate of all occupations.

Based on local/national trends the largest and most rapid growth sectors in the economy are those related to the service industry. According to ODJFS, service-providing industries will account for a large portion of the job growth. Education and health care services are expected to represent 11.9 percent of all new jobs in Northwest Ohio in 2022. Figure 7-5 identifies the occupational trends for Cairo residents projected out to 2022, based on Northwest Ohio trends.



7.2 LAND USE PROJECTION

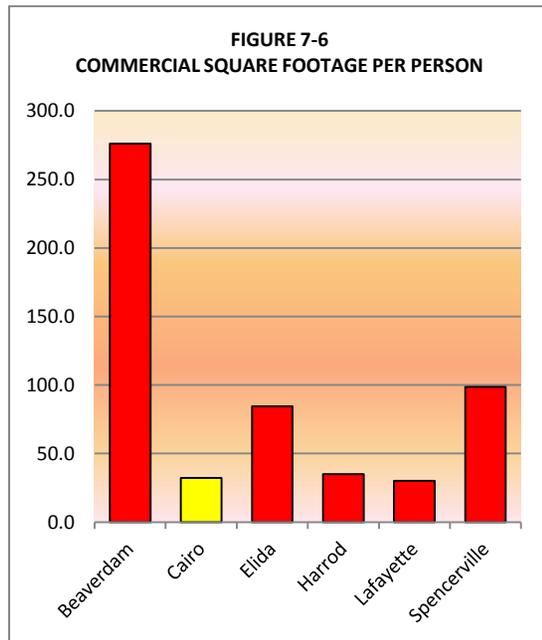
Data made available by the Allen County Auditor’s Office (ACAO) at the parcel level was analyzed by the Regional Planning Commission to assess existing land use activities and predict future land use consumption in the Village of Cairo over a 2040 planning horizon. Residential land use was compiled by number of units, type of residential unit, square footage of residential unit, and the size of parcel supporting the residential structure. Available census data was augmented with ACAO data with discrepancies defaulting to the ACAO database.

To project future land use activities the Planning Commission tracked development by square footage and year by type of land use over the last several decades (1970 thru 2014) to establish baseline information. Projections of demand for specific types of land use were then prepared using various regression analyses. The demands for projected development were balanced with vacant land identified/assigned to the respective land use category using the ACAO database. Future acreage was determined based on various factors including ancillary supporting services for each of the respective categories such as: employee parking, customer parking, drainage areas, landscaping/open space requirements, etc.

7.2.1 Commercial Land Use

Allen County data (2014) suggests an existing 16,908 square feet of commercial space on 1.8 acres of developed commercial land in the Village of Cairo. Currently 11 commercial properties with available data are located within the Village. Figure 7-6 presents a comparison of commercial space per capita for the villages in Allen County. Cairo is behind other similar sized villages in offering available commercial space. Due to long periods of non-growth in the commercial sector, calculating future growth proved difficult as confidence levels were less than

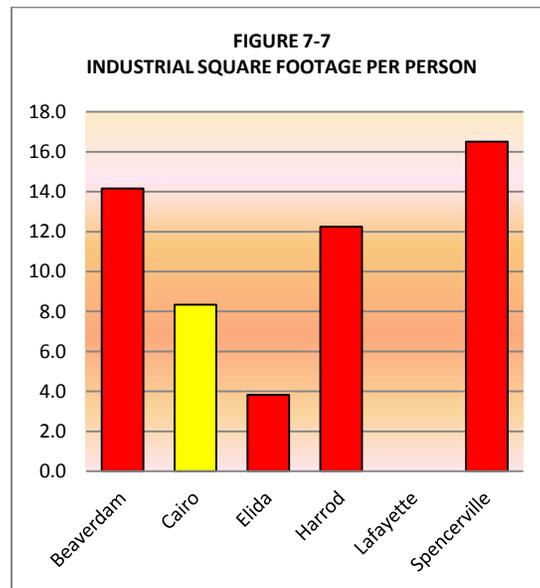
fifty percent. It is important to note that within the Village of Cairo, there are two (2) vacant commercial parcels totaling 0.5 acres available for development.



7.2.2 Industrial

Because of past economic practices encouraging vertical integration within industries and the compatibility between manufacturing and warehousing activities such land uses were lumped together for purposes of analysis. According to 2014 Auditors' Data, the floor space in the four (4) industrial and warehouse operations located in the Village of Cairo exceeded 4,000 square

feet and 0.5 acres. A review of industrial land uses within the local community shows that while Cairo provides 8.3 square feet of industrial space per person in the Village, Spencerville (16.5), Beaverdam (14.2), and Harrod (12.2) all provide more industrial square footage per resident (See Figure 7-7).



7.2.3 Quasi-Public Land Use

Public land use includes a mix of quasi-public facilities including churches, emergency service buildings, schools, and government facilities. Land use consumption would reflect parking areas, school buildings, Fire/EMS, administration buildings, and maintenance facilities. Current public land use occupies more than 20.1 acres, of which

a Village owned recreational park north of the Village boundary occupies 10.5 acres or 52 percent of all quasi-public land.

7.2.4 Residential Land Use

Residential land use includes a range of single family through multi-family dwellings. Included in this classification would be apartments, condominiums, duplexes, manufactured home parks, as well as any associated secondary uses such as parking, storage, and open space. In Cairo, residential land use utilizes 6 out of every 10 acres of land (97.7 acres) within the Village of Cairo, or 64.2 percent of the total land area.

Based on ACAO data, 2040 residential land use projections were developed from existing interior square footage of residential units by date of construction and their respective lot size. Figure 7-8 depicts the historical growth in residential development since 1970 with projected demand shown through 2040. Table 7-1 suggests that an additional 44,932 square feet or 15.2 percent over the existing floor space will be added to the existing inventory by 2040. The regression analysis projects total square footage based on existing data with an R² value of 0.989 and seems reasonable for planning purposes given the size of the community and the sample.

Given the 44,932 sq ft increase in residential space projected and based on the median square footage of those housing units built since 2000 (1,676 sq feet), projections suggest 17 new homes will be added to the housing stock over the next three (3) decades. Average residential lot sizes for new housing is estimated at .73 acres per unit based on current practices and density resulting in approximately 12.4 acres of new residential use. As there are only 7.25 acres of vacant residential land currently existing within the Village there will need to be discussions regarding further expansion of the Village in order to meet future growth.

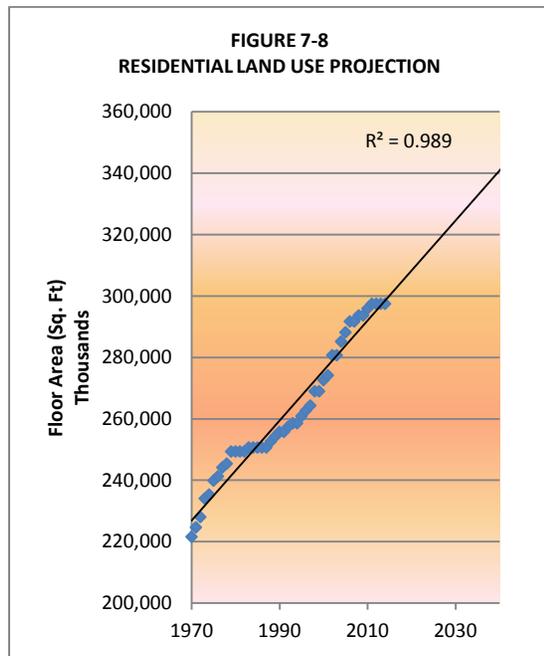


TABLE 7-1 RESIDENTIAL LAND USE BY YEAR	
Year	Square Footage
2010	295,900
2015	300,148
2020	308,285
2025	316,422
2030	324,558
2035	332,695
2040	340,832
Change	44,932
% Change	15.2%

7.2.5 Agricultural Land Use

Given the urban nature of the Village (2,015 people per square mile) it is surprising to find 21.4 acres of agricultural land situated on two (2) parcels within the community. As each of these parcels is currently being farmed, such use is generally inconsistent with the density and residential character of a rural village and should be viewed as available ground for further development.

7.3 INFRASTRUCTURE PROJECTIONS

Earlier sections of this document attempted to provide a clear and concise snapshot of current infrastructure within the Village. Projections of population growth, and insights into the challenges the Village will face with respect to its infrastructure competitiveness are identified herein for local policy makers.

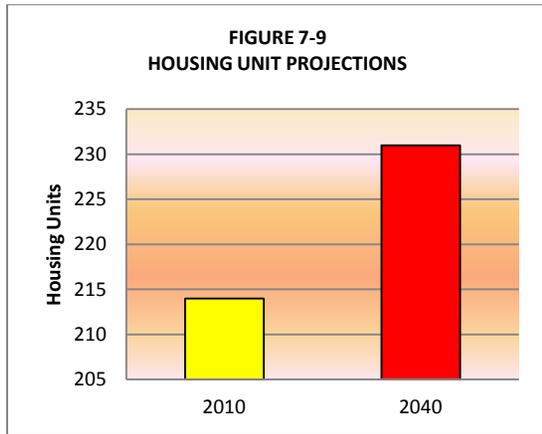
Infrastructure improvements are expensive long term investments and a cost benefit

analysis should proceed before any investment decisions are finalized. Existing facilities need to be maintained and typically improved to meet new regulatory policies and provide a higher standard of living. But investment in Village infrastructure can be expected as such investments will be needed to improve operational efficiencies, aesthetics and curb appeal in the Village. Therefore plans calling for systems updates and increased maintenance are part of the action plan for the community.

7.3.1 Housing

As identified in Sections 3.3 and 4.1 housing is a necessary component of the community’s infrastructure. The character and condition of housing is indicative of the quality of life. Village data from the 2010 Census identified 214 housing units and a vacancy rate of 7.5 percent. They indicated a relatively older housing stock, most in relatively decent condition and almost exclusively restricted to single family use.

Projecting population loss within the Village is estimated at 14.7 percent by 2040. Acknowledging this loss, projections based on Allen County Auditors' data for residential use suggest an additional 17 units will be required by 2040 to meet the shrinking household size. (see Figure 7-9).



Policies examining the type, size, condition and construction, including amenities, of the community’s housing stock must be debated, clarified and once codified made available to the general public.

7.3.2 Water & Wastewater

This Plan recognizes water and wastewater utility services as necessary to sustain existing economic activities as well as future development. Recently, the Village installed some 18,000 linear feet of water lines that distribute treated finished water from the Allen Water District.

The wastewater system in the Village of Cairo is currently serviced by 23,100 linear feet of sanitary sewer lines managed by the Allen County Sanitary Engineers Office.

Necessary water and wastewater infrastructure need to be given due

consideration as they are essential to serve the community’s current and future needs. The Village will need to work with the Allen Water District and the Allen County Sanitary Engineer to ensure systems capacity and performance issues.

7.3.3 Stormwater

Impervious surfaces, such as roadways, driveways, parking lots, and roofs, are characteristic of urbanized landscapes. As land development increases, it leads to replacement of pervious areas with impervious surfaces, causing an increase in stormwater runoff volume. In turn, this affects local watersheds by impairing water quality and degrading stream habitats. Section 5.4.1 noted that the Ottawa River watershed and Sugar Creek sub-watershed are currently in compliance; however, the Village must continue working with the Ottawa River Coalition and the Allen County Engineer to develop a Plan that protects and enhances the local watersheds by better managing stormwater runoff with smart land use decisions and green infrastructure that maximizes resident safety and environmental benefits and minimizes expensive capital outlays.

Based in part on proximity, density and commuting characteristics to the Lima

Urbanized Area (UA), the Village of Cairo was identified as part of the Lima UA in 2010 by the U.S Census Bureau. As a result, and as mandated by the Clean Water Act, the Village is to participate in the National Pollutant Discharge Elimination System (NPDES) Stormwater Program to minimize stormwater runoff and to meet water quality standards. The NPDES Stormwater Program is a comprehensive two-phased program designed to address non-agricultural sources of stormwater discharges that adversely affect the quality of area waterways. The program uses the National Pollutant Discharge Elimination System (NPDES) permitting mechanism to require the implementation of controls designed to prevent harmful pollutants from being washed by stormwater runoff into local water bodies. Under such requirements regulated entities must obtain coverage under an NPDES stormwater permit and implement stormwater pollution prevention plans (SWPPPs) or stormwater management programs (both using best management practices (BMPs)) that effectively reduce or prevent the discharge of pollutants into receiving waters.

However, based on the fact that local waterways are in total attainment and that the MS-4 flows out of - not into the Lima UA the Allen County Engineer and the Allen Soil

& Water Conservation District are requesting an exclusion from the Ohio Environmental Protection Agency for stormwater permitting process. Their petition is pending. If the petition is rejected, the Village will need to initiate steps to address:

- Operators of MS4s located in the Village
- Industrial facilities that discharge to an MS4 or to waters of the United States
- Operators of construction activity that disturbs 1 or more acres of land

The Village will then likely need to partner with the Ottawa River Coalition to adequately address the EPA mandated Stormwater Management Plan (SWMP). The SWMP is built upon six (6) fundamental controls: (1) Public Education and Outreach; (2) Public participation and Involvement; (3) Illicit Discharge Detection/Elimination; (4) Construction Site Runoff Control; (5) Post Construction Runoff Control; and, (6) Pollution Prevention and Good Housekeeping. The Ottawa River Coalition is a locally lead not-for profit membership organization aimed at improving the water quality within the Ottawa River Watershed.

The Bellinger petition ditch project, completed in 1997, provided needed flood

relief to residents in the eastern portion of the Village. Annual maintenance costs to each Cairo resident are estimated at \$10 per year.

Map 7-1 presents the Warrington/Sugar Creek Watershed Joint County Petitioned Ditch #1304 project. This project is currently out to bid and encompasses all of the Sugar Creek sub-watershed with an estimated 36.6 miles of waterways in both Allen and Putnam Counties, including the Village of Cairo. Costs are estimated to exceed one million dollars with \$90,000 allocated for Rattlesnake Creek #6, an amendment to the overall project that will affect residents living in the western portion of Cairo.

7.3.4 Transportation

The Village of Cairo is currently serviced by 3.85 miles of roadways that provide approximately 1.36 million vehicle miles of travel per year. The Village is responsible for the maintenance and upkeep of 3.69 miles of roadway within its boundaries. Of the 3.84 miles of pavement 1.29 miles are considered only in "Fair" condition while .63 miles are considered "Poor". The Village is interested in enhancing local roadways to better serve the community and provide new opportunities for increased synergies. Proposed highway improvement projects

include the complete reconstruction of Main Street (Lincoln Highway) from the Village's east to west corporation lines (\$2.05 million), the rehabilitation of Wall Street, including construction of curbs, storm sewer, and resurfacing (\$700,000), and the reconstruction of North Alley (\$225,000).

ODOT-based estimates indicate as much as \$1.65 million is needed to address roadway drainage, widen roadways to meet recommended minimum lane widths, construct curbs and gutters, and install necessary sidewalks. An additional \$81,000 annually is estimated to maintain and preserve the roadway and sidewalk network within the Village.

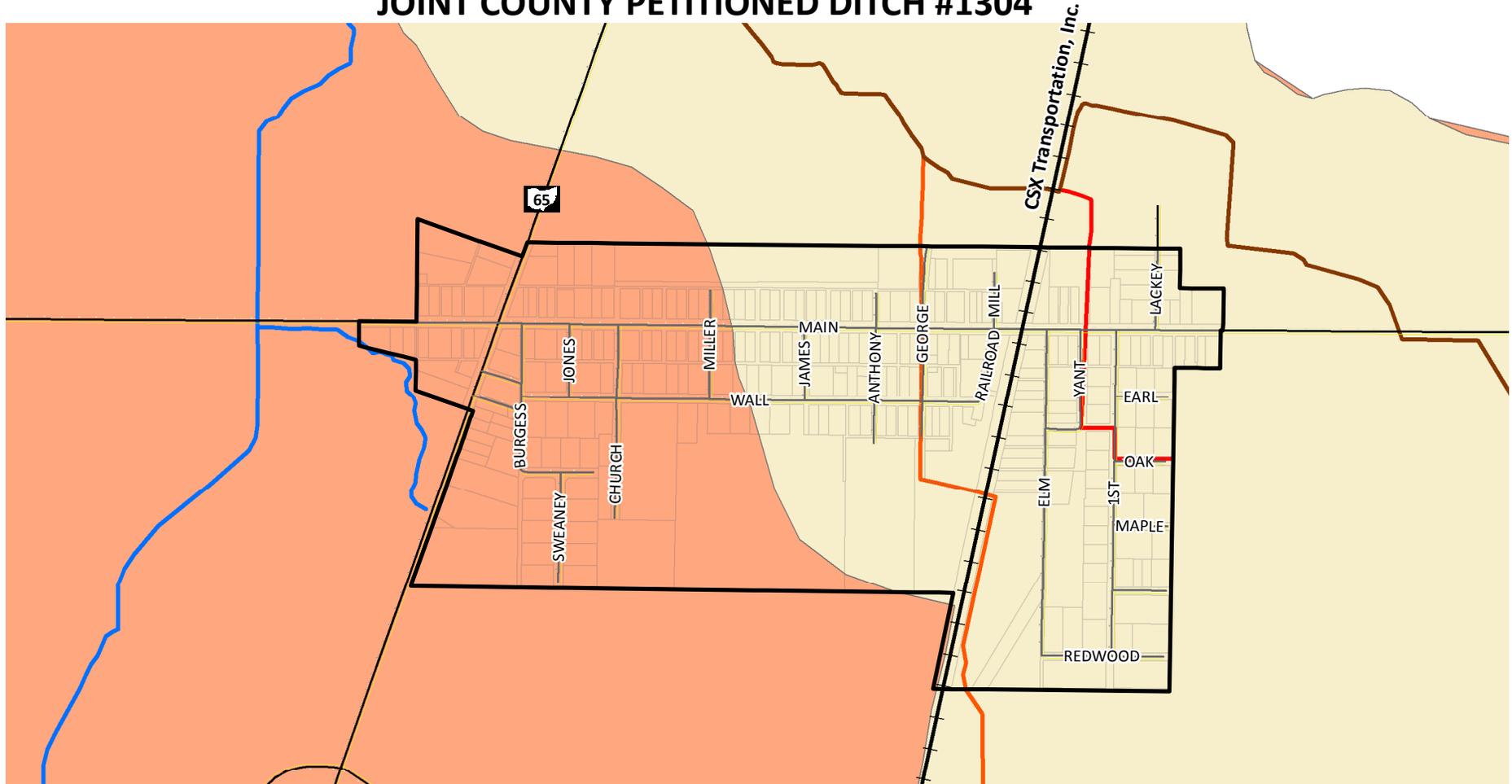
A review of crash data over a 3-year period (2012-2014) revealed a total of seven (7) crashes occurred within the Village of which two (2) crashes occurred at the intersection of Main Street and Ottawa Road (SR 65). The five (5) other crashes occurred at mid-block points and mainly involved property damage. Examining future growth by residential and other commercial classifications, the Village of Cairo roadways are expected to carry more than 5,000 vehicle miles of travel per day by 2040, an increase of 37.0 percent. Such an increase brings additional

MAP 7 - 1

VILLAGE OF CAIRO

WARRINGTON/SUGAR CREEK WATERSHED

JOINT COUNTY PETITIONED DITCH #1304



Bellinger Ditch Project #1188 Rattlesnake Creek Amendment #6

- Ditch
- Lateral 1
- Lateral 2
- Coverage Area
- Ditch Project
- Coverage Area

Sources: LACRPC



July 2015

maintenance and repair costs as well as concerns for roadway safety as more and more vehicles traverse local roadways. Streetscapes through the Village commercial district along Main Street complete with pedestrian lighting and street furniture could add a sophisticated charm to the small town feel of the Village and assist older drivers and pedestrians alike.

7.4 THE PLANNING PROCESS

In an attempt by the Village to manage limited financial resources and address competing interests in a broader more holistic approach, it undertook the preparation of a comprehensive plan to identify current concerns, pending issues, possible opportunities, and future needs. Village Council appointed the 2040 Plan Committee members from representatives of Council, the Planning Commission, and Village residents to discuss specific areas of concern and to identify goals and objectives for the Village. The Plan is the result of the Committee's efforts who considered input from various persons and agencies including the Allen County Auditor, the Allen County Engineer, the Allen County Recorder, the Allen County Sanitary Engineer, the Allen Soil & Water District, the Allen County Tax Map Office, the Allen Water District, the Ottawa River Coalition, and the Regional Planning Commission. The 2040 Plan Committee

presented the Plan to the Regional Planning Commission for its technical considerations before taking it to Village Council for its review and eventual adoption. The 2040 Plan is offered as a technical guide for policy development, and as a concise report that addresses specific issues and areas that are important to the future of the Village. Like any policy guide the 2040 Comprehensive Plan for the Village of Cairo will require periodic attention as new data, new technologies and progress are made towards its implementation.

7.5 ACTION PLAN

The Plan is driven by various interrelated factors associated with population change (including: the demand for housing, goods and services and employment opportunities), existing infrastructure and the quality of life. Goals of the Plan have been bundled to address multiple concerns raised during the planning process and include:

- Safe, Well Maintained Transportation Corridors & Gateway Aesthetics (7.5.1)
- Furthering Local Development & Diversification of the Tax Base (7.5.2)
- Housing: Developments & Aesthetic Design Criteria (7.5.3)
- Protection of Natural Resources & Environmental Conservation (7.5.4)

- Promote Positive Pro-Growth Economic Development (7.5.5)
- Support Quality of Life Issues inclusive of Emergency Services, Infrastructure (7.5.6)

Those issues initially identified in Section 1.4 are being discussed further to address various aspects of such concerns including regulatory issues and pending actions. Specific policies, strategies and objectives are identified to achieve the desired outcomes of the Plan outlined earlier in the text. As the planning process continues, progress on each of the goals should be assessed and if necessary said goals/objectives modified. Evaluation criteria should be identified and used in order to further the planning process. Such criteria should then be utilized to evaluate the success or appropriateness of specific goals and objectives. The remainder of this section is designed to expand upon issues and concerns related to the goals mentioned above and to provide the implementation phase with specific tangible/quantifiable objectives furthering the planning process.

7.5.1 Improving Transportation Corridors & Gateway Aesthetics

The community is serviced by approximately 3.84 miles of roadways that facilitate more than 3,700 vehicle miles of travel on a daily basis. Sections 4.3.1 and 7.3.3 identified the

existing characteristics of the highway system and other transport modes including pedestrian, bike and rail services. This section of the Plan attempts to highlight specific issues identified during the planning process offering policies and strategies to address same through the use of available programs, regulatory controls and actionable steps to address specific issues. Of specific interest was:

- Roadway Safety
- Pavement Conditions
- At-Risk Behaviors
- Improved Aesthetics

Roadway Safety: Pursuant to the Ohio Revised Code, the local governments are charged with the maintenance and repair of local roadways and rail crossings. Current corrective measures targeting existing deficiencies on the road network exceed \$4

million. Maintaining a safe and efficient roadway system will require grant funding and a dedicated funding source that the community must identify/develop. The Village must undertake measures to document existing conditions and implement warranted improvements. The community must also identify alternative funding streams to maintain the integrity and safety of local roadways. Appendix C identifies a variety of transportation funding sources.

Pavement Conditions: Roadway pavement maintenance is critical to supporting the community's safety and future growth. Adoption and implementation of a pavement management system would further local safety initiatives and allow the Village to better maintain existing traffic conditions. Personnel from ODOT and the RPC can support such an initiative. Appendix D

reflects a pavement assessment completed by the Regional Planning Commission.

At Risk Behaviors: Section 4.3.4 identified seven (7) crashes that occurred over the three-year period spanning 2012 to 2014. The State Highway Patrol and Allen County Sheriff's Office would prove an effective force to address selective enforcement targeting localized traffic problems and at-risk driver behaviors. The Safe Community Coalition housed in the offices of the Regional Planning Commission supports the local SADD group at Bath Schools and is available to offer assistance especially with youth and young adult at-risk behaviors. The Regional Planning Commission will provide technical assistance in assembling crash statistics, identifying potential funding sources and equipment usage including a trailer mounted radar board.

TABLE 7-2		
GOAL: CREATE A SAFE, EFFICIENT AND WELL MAINTAINED ROADWAY SYSTEM FOR LOCAL RESIDENTS AND EMPLOYERS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Maximize the safety of community residents/motorists on the local roadway network.	Advocate a safe environment for drivers, pedestrians and bicyclists.	Enforce traffic laws to curb at-risk behaviors.
		Promote safe driving behavior through public education/awareness.
Maintain sound quality pavement conditions on area roadways.	Implement a Pavement Management System.	Inventory existing roadway pavement conditions and prioritize necessary maintenance and rehabilitative actions based on established threshold levels.
		Identify total funding needs for warranted roadway improvements, transportation enhancements, maintenance/replacement of equipment and personnel costs.
		Identify all potential funding streams to adequately address roadway maintenance issues.
		Implement those actions necessary to finance warranted transportation improvements.
		Maintain a prioritized list of transportation improvement projects.
Identify/monitor deficient roadway conditions and correct same as Village staffing and equipment will allow.		Develop and maintain necessary roadway maintenance equipment.

Improved Aesthetics: The roadways serving the community help frame the mental pictures formed as people traverse the Village. Clean streets, crisp curbs, tree lawns and new sidewalks establish a heightened curb appeal and bolster the community's image and attractiveness for new investment. The street and associated road right of way should be understood as valuable assets that need to reflect the pride and capabilities of the community.

Recognizing the condition of some of the streets and crossings may send a counterproductive message to motorists traversing these roadways – as chaotic, unattractive and littered. The Village should target those existing sites where conditions are capable of generating an unfavorable impression of the community and raise

questions regarding potential investments and potential missed opportunities for further community development.

Receiving the appropriate mix of physical improvements, development guidelines and regulatory controls, would allow the streets to better serve the local community. Corrected sight lines, street trees and landscaping provide softer, cleaner, greener and more attractive public spaces. Adopting a Complete Streets policy would ensure the most effective mix. Appendix E contains illustrations and diagrams of various streetscapes and design elements as well as a draft complete streets policy.

The Village lacks the entryway signage on Lincoln Highway (Main Street) necessary to convey the history and pride of the

community. The Village should take immediate steps to identify potential programs and funding sources including state and federal funds to improve the appearance of local streets. Community beautification projects could involve a shared cost tree program supported in part with funding from the Ohio Department of Natural Resources, as well free grass and flower seed programs sponsored by local Keep America Beautiful affiliates, 4-H programs and gardener's clubs.

Future site improvements should be supported with specific enhancements at key locations in the Village. Highly visible sites such as the Cairo Memorial Park and the Village recreation center, would be well served with increased attention paid to landscape elements. Appropriate landscaping will not only improve the overall appeal of

TABLE 7-3 GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS AND LAND USE IN ORDER TO PROMOTE DESIRABLE (RE)DEVELOPMENT PATTERNS, MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS AND COSTLY UTILITY EXTENSIONS/INVESTMENTS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Use the Comprehensive Plan text and maps to guide development decisions and the extension of public water and sewer utilities as well as promotion of the public's health, safety and welfare.	Use the Comprehensive Plan's recommendations, including future land use map, as a guide to decision making when reviewing/approving (Re)development proposals including variance requests.	Create and educate public and local officials on the findings and recommendations of the Plan. Amend the Plan as conditions change. Develop and adopt summary impact studies for proposed (re)developments.
	Use the findings and recommendations of the Comprehensive Plan as a guide for the development and coordination of future transportation, land use and urban design issues with respect to (re)development proposals.	Identify capability of residentially zoned land to accommodate nonresidential use from a physical and economic perspective. Promote stability and an improved quality of life.
Support the continual improvement of public water and sanitary sewer services.	Coordinate land use change with available municipal services.	Establish existing and expanded capacity of all municipal water and sanitary sewer services to accommodate nonresidential investment.
	Assess the feasibility of creating a regional utility district by studying the costs associated with maximizing efficiencies and minimizing costs and healthy and environmental safety risks.	Maximize cost-effectiveness of delivering utility services. Develop local recognition of feasible limits for municipal services and develop utility service district.

such sites it will establish a community standard that private property owners can be expected to meet.

7.5.2 Furthering Development & Diversification of the Tax Base

The Village is founded upon the people and infrastructure that support local economic and social institutions and activities. It is this same infrastructure and these same institutions that residents must collectively rely upon to stimulate further opportunities for future community growth including employment, the sale and exchange of goods and services, and ongoing reinvestment into

buildings and other infrastructure, both public and private.

The community is positioned to grow and growth is seen as a positive indicator for most communities. However, growth can sometimes be painful and therefore it must be guided, supported and regulated to ensure that the community maximizes its investments in infrastructure and services and protects its remaining natural resources. This section recognizes specific issues and concerns important to the Plan including:

- Infrastructure Coordination to Support and Sustain Development

- Diversification of the Tax Base
- Costs of Community Services & Reinvestment in the Community

Infrastructure Coordination: The coordination of municipal water and waste water services to sites is critical to the future of the Village and the larger Allen County community. The Village of Cairo must work with representatives of the Allen Water District, the Allen County Sanitary Engineer, the City of Lima and the Ohio Environmental Protection Agency to support and maintain utility service areas.

TABLE 7-4 GOAL: PROMOTE AND FURTHER INTEGRATE THE (RE)DEVELOPMENT OF COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.		
Policy	Strategy	Objectives
Encourage the development and expansion of existing commercial sectors as the primary means of stabilizing the community's economic base.	Support the efforts of the Allen Economic Development Group and the Lima Chamber of Commerce in their retention and expansion efforts.	Support and stabilize the commercial base to protect the community's employment opportunities and tax base.
Promote additional capacity for commercial development in the community.	Identify and attract specific industries to complement existing mix with available sites and infrastructure.	Review current zoning provisions and identify zoning amendments to improve the Community's ability to accommodate nonresidential uses. Identify and strengthen synergies between compatible industries to further employment opportunities and the diversification of the community's tax base.
Develop conditions that will support and strengthen development initiatives.	Advance utility improvement projects that will support commercial (re)developments.	Identify existing utility service and capacity by site. Coordinate improvement of sanitary sewer services to available sites.
Promote a diverse economic base and choice of lifestyle.	Recruit and promote the co-location of residential, retail, finance, entertainment, government services and/or restaurants to create a vibrant activity center. Locate and integrate infrastructure both physical and social within proposed activity centers to support varied activities.	Develop an exciting vibrant central focal point in the community. Attract and retain the young skilled, educated, entrepreneurial people necessary to support local community growth. Coordinate land use decisions with available service area. Integrate open space into all activity centers.
Ensure new developments have access to the necessary infrastructure including adequate roads and other needed facilities to support planned development.	Integrate alternative means of travel with new (re)development sites. Integrate appropriate criteria and develop design guidelines to ensure attractive high value developments.	Require an integration of pedestrian amenities to support site (re)development. Require connectivity to existing pedestrian amenities. Create a valuable, attractive and sustainable resource for the community.

Coordination will prove to be cost effective for existing customers as district improvements allow for synergies to develop and economies of scale to minimize costs. Working farms and properties in rural large lot residential areas will not fear unnecessary and unplanned costly utility extensions. This has the added effect of increasing demand for smaller lots in village corporation limits without artificially inflating the costs of land.

The maintenance and success of the Plan depends in large measure upon the careful and deliberate actions taken by those agencies vested with guarding the public's health safety and welfare. The future coordination of utilities should be guided by this Plan especially its land use and water & wastewater elements. This Plan should be consulted and supported by the various entities that provided supporting documentation for its release, as well as those who will be expected to take future actions on behalf of the public. Table 7-5

attempts to summarize local environmental concerns and infrastructure coordination.

Tax Base Diversification: The local property tax has long been the fiscal mainstay of most local governments in northwest Ohio, and today it remains the major revenue source. Its dominant role is due largely because of its ease of uniform application to all structures and buildings, ability to adjust rates easily, ability to generate large amounts of revenue, and its ad valorem character that taxes unrealized capital gains. But for all its positive attributes the property tax is also regressive and can create a serious burden for the elderly and low-income homeowners as well as farmers.

Recognizing the shortcomings of property taxes, some communities are attempting to diversify their tax base choosing income taxes, sales taxes, and user fees. The concept of a diversified economic base reflects risk management practices. Practices that

suggest a community's dependency upon any one sector or any one company for employment or revenue stream threatens the economic vitality of the community, especially as an economic downturn, an environmental disaster or horrific incident might negatively impact that sector or facility and ultimately the community. From a risk management perspective a broad base of employment opportunities across a number of divergent sectors better serves the community.

Cost of Community Services: The community should underwrite a community services assessment to identify the cost of providing specific services and those costs associated with supporting specific types of land use activities. The community needs to undertake an assessment of its financial situation to benchmark the value and appropriateness of certain land use and utility decisions as changes will affect the respective demand for services and

TABLE 7-5 GOAL: CREATE THE GREEN INFRASTRUCTURE NECESSARY TO IMPROVE THE LOCAL AIR AND WATER QUALITY AS WELL AS COMMUNITY AESTHETICS.		
Policy	Strategy	Objectives
Support the development of green industries.	Identify and promote the development of green industry jobs in construction, energy, horticulture, and manufacturing as well as the service sector.	Identify and publicize publicly available technical information on green industry including an inventory of available grants for education and business start-ups.
		Work with local educational institutions to prepare students emerging from high school for green industry jobs.
		Support adaptive reuse of existing vacant structures.
Improve the aesthetics of the local built environment.	Adopt landscaping standards by land use/district.	Adopt minimum landscaping regulations for all commercial and industrial sites.

ultimately costs incurred. Indexing the financial resources of the community against future costs can better prepare the community to address long-term development and sustainability. An analysis to assess future solvency was beyond the scope of this Plan but specific indicators to underwrite preliminary assessments should be considered. Such an assessment would necessarily target:

- Infrastructure investments and cost of service versus valuation;
- The percentage of tax valuation attributable to specific land uses;
- The percentage of tax revenue available for discretionary and/or

- extraordinary capital improvements;
- The ratio of the general fund costs to revenue source increases;
- The availability of non-dedicated funding sources for ongoing administrative costs.

Recovery policies would address services that are similar to those provided by the private sector to either reflect market costs or be discontinued. For those services provided by the community, recoupment of costs such as those associated with calls for service including false alarms and ambulance runs should also be assessed. General administrative costs need to be assessed

against the available general fund and, regulatory fees, such as building/driveway permits should be evaluated to reflect total costs. Policies should reflect the total cost of providing such services including all direct and indirect costs program wide.

Furthermore, the community should recognize the shift in state taxation programs/policies and the cumulative impact of tax abatements on local government services as well as changes in the way personal property is now taxed. The community should assess the long-term implications of these on the existing tax base against the Plan's stated goals and objectives

TABLE 7-6		
GOAL: THE COMMUNITY WILL SUPPLY SAFE, SUSTAINABLE AND ACCESSIBLE HOUSING.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Support the quality of life (QOL) in existing residential neighborhoods by developing an understanding of QOL issues.	Identify where housing conditions and values are declining or unstable and develop an appropriate response to improve environment.	Identify and inventory existing code violations.
	Support and develop the necessary resources to stabilize the community's older housing stock.	Identify and inventory existing safety concerns including traffic, drainage, utilities, lighting, etc.
	Adopt/Adapt an Exterior Maintenance Code & Inspection Program applicable to all properties.	Identify existing market forces. Identify available resources to support revitalization efforts.
Enhance the appeal and vibrancy of existing housing space.	Encourage/support housing programs, events and service projects that foster community pride.	Adopt the International Code Council Property Maintenance Code.
		Publicly recognize individuals and organizations who make a difference. Publicly recognize individuals for voluntarism within the community. Support clean-up days, spring flower planting, festivals/block parties and holiday lighting programs.
Encourage a wide variety of housing types and/or styles within any proposed housing development.	Review subdivision regulations for impediments to affordable housing.	Remove impediments which artificially inflate housing costs without furthering the public's general health, safety and welfare.
Provide sound housing (re)construction of all residential housing stock.	Institute an accepted code for all housing (re)construction.	Adopt the International Code Council Building Code for all residential and commercial construction.
Encourage the provision of housing to meet the needs of elderly residents and those with disabilities.	Establish an advisory board of special needs advocates to address and quantify the housing needs of special populations.	Identify, support and/or develop the appropriate services/programming necessary to sustain residents in their own homes.
	Support Fair Housing legislation.	Remove impediments to housing choice. Identify and target fair housing violations.

and develop fiscal alternatives. In order to better prepare for declining state support the community should undertake an assessment of all available revenue streams including the provision of new or special services, developing improvement districts, the ability to assess franchise fees and/or the support of specific public taxes/levies. The local communities should consider the implications of revenue generated from such sources based on a cost benefit analysis and with respect to the Plan's stated goals and objectives.

Finally the Plan recognizes the need to preserve its economic base and historical trend toward both the agricultural and service sector. The Plan recognizes changes but suggests the support of existing manufacturing activities and embracing green technologies will advance the local tax base. Table 7-4 identifies key strategies of local economic development.

Green Infrastructure: While local economic development professionals push for spec buildings, sound roads, and utility upgrades/extensions, local community development professionals argue the need for communities to develop green infrastructure. Green infrastructure includes a community's parks, trees, shrubs, lawns

and open space areas; grey refers to building, roads, utilities and parking lots. Green infrastructure is living, breathing and porous. Green infrastructure cleans the air producing oxygen and allows water to percolate down through the soils which naturally filters pollutants before entering local waterways. Grey surfaces are impervious forcing water to runoff thru unnatural channels which must be managed and cleaned before entering our creeks and rivers.

While both grey and green infrastructures are important to the community, this Plan specifically calls for wider consideration of green development. There are a number of reasons for the community to embrace the development of natural plantings and open space. Communities that foster green development wherever possible are more livable, produce fewer pollutants and are more cost effective to operate.

Undertaking a community-wide landscaping and scenic beautification program would prove beneficial to community development on an ecological, social and fiscal basis. Data suggests that developing green infrastructure will not only improve the appearance of the community, it will increase property values. Such reports suggest that the impact albeit not uniform is generally applicable to both

urban and rural settings. This Plan calls for the development of green infrastructure whenever and wherever possible to improve the overall appeal and livability of the community. This Plan calls for the community to aspire to Tree City USA status. Table 7-7 outlines the objectives discussed in this section. Appendix F provides an overview of Green Infrastructure resources.

7.5.3 Housing Demand, Accessibility & Stabilization

The Plan identified aspects of the Village's housing stock and population in earlier sections of the report. However, attempts to explore some of the more interrelated aspects of housing, housing consumption and population demographics have led to some interesting proposals and calls for action. Supporting specific Plan proposals are issues related to the number and type of currently existing housing units based upon a preliminary assessment of their collective ability to meet the specific needs of future population groups, especially the elderly (65+ years) and empty nesters (45-65 years). Table 7-8 summarizes the Plan's housing goals.

In an attempt to address the community's diverse housing needs of the future, the Plan calls for the Village to consider developing

and implementing procedures regarding accessibility standards for new development while enforcing standardized exterior maintenance codes and standardized residential building codes

Accessibility Standards: The Plan reports that roughly 7 of 10 residential units (71.0%) within the Village were built prior to 1960. And, that this housing stock primarily reflects the family demands of the post World War II era and the baby-boomer generation. By 2040, the projected residential unit growth will add approximately 17 housing units; their household size will be less than 2.5 persons per household in Cairo. Given the changing demographics and declining household size it is clear that measures need to be taken now to ensure adequately designed residences with specific accessibility designs identified for an aging senior component. Consideration should be given to those development proposals that include single floor designs or ranch type homes with smaller square footage requirements. Design criteria could easily be supported in developments of 4 to 6 units per acre with public utilities provided.

New housing design should be able to serve not just the community's aging population but be reflective of property maintenance

from a structural and aesthetic perspective including landscaping, accessibility and supporting community services. Such issues should be addressed by proponents at the preliminary planning stage. Regulatory language and policy guidelines for the design criteria of units should be reviewed/revised/adopted. Issues to be addressed include types of units, sizes of units, parking, pedestrian lighting and accessibility standards.

Maintenance & Building Codes: The topic of residential property maintenance and building codes repeatedly came up in discussions with Advisory Committee members. It should not be surprising given that housing typically represents a family's largest single investment, residents want to protect such an investment. Housing is also important to the community as it represents the largest component of its tax base in terms of valuation. As a result, the community should take steps to ensure that such properties are kept in good repair and remain a valuable asset within and for the community.

The community should consider adopting an exterior maintenance code to ensure that the outward appearance of properties is maintained and somewhat uniform to

acceptable neighborhood standards. When individual properties are allowed to slip into disrepair they not only negatively impact the salability and valuation of the individual property but those of adjacent properties as well. Left unattended such sites tend to result in a pattern of disinvestment culminating in depressed areas demanding public attention with little valuation to support public investments.

The community should also consider the adoption of the International Code Council's residential building code. A standardized code protects the consumers of new residential housing by guaranteed inspections of the unit's major structural components. A standardized code would assist consumers in comparison-shopping between similar units constructed by different builders ensuring that all structural elements are uniform to code and thereby helping to ensure the safety of its occupants. Appendix G provides more information relative to the International Code Council.

7.5.4 Environmental Stewardship & Sustainability

The Plan recognizes that environmentally sensitive areas of the community have hidden assets that are many times overlooked by developers and property

owners who thoughtlessly destroy such resources. Such areas to be protected include the Village's wood lots and open space. The Plan acknowledges that these resources must be protected legislatively with policy changes to Zoning Ordinances and Stormwater Management Plans. The Village argues for reciprocal support from State and County level agencies addressing such resources including the Allen County Stormwater, Sediment & Erosion Control Regulations and the Allen County Subdivision Regulations.

Trees and grasses have the ability to purify our air and water. Trees provide valuable shade and cleanse the air. Grasses slow stormwater runoff and allow rainwater to percolate into the soils replenishing our groundwater resources. Floodplains and wetlands mitigate flood damage by acting to temporarily store the floodwaters and associated runoff. Moreover, such wetlands and riverine environments can effectively remove the damaging effects of urban pollutants including total suspended particles (45%-99%), phosphorous (23%-96%), nitrogen (up to 90%), and hydrocarbons

(40%-60%); while supporting the linkage necessary to provide shelter and refuge for bird and animals migrating across the community.

The Plan argues that these resources are too important to the overall ecology of the Village to allow development to destroy or minimize their effectiveness. The Village argues for specific actions including: (1) an inventory of all waterways and ditches be established and monitored for flow, maintenance, water quality and illicit discharges; (2) a further inventory of all

TABLE 7-7 GOAL: TO CREATE AND RETAIN QUALITY JOBS THAT PROMOTE SMALL TOWN IDEALS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
Promote a pro-business climate in the community based on establishing positive relationships among businesses, residents, and community leaders.	Establish a process for continuous dialogue between businesses, residents and government sectors.	Assist businesses by addressing their immediate issues and concerns.
		Identify community services that need improvement.
		Develop a comprehensive communications plan that includes frequent opportunities to share the successes of the program with local residents and businesses.
		Survey residents and businesses for an analysis of the work skills, concerns, and future plans of the local labor force.
	Increase communications between the local community and business and civic leaders across the region.	
	Develop a thorough understanding and narration of the local economy.	Collect and analyze data about existing businesses and the local workforce to develop a better understanding of the local economy.
Implement a plan of action for the retention and expansion of existing businesses and the workforce.		Identifying businesses that are planning to close, sell, move or expand.
		Develop local market statistics and data for attraction and community marketing.
		Complete Service Gap Analysis.
Support local business development.	Support local entrepreneurship as the most cost-effective economic development strategy.	Establish supportive start-up business services identifying opportunities for shared services and networking.
		Implement business education programs in the local schools from an early age.
		Implement life-long learning experiences to promote a pro-business environment.

environmental, social, cultural and historic sites to assist with preliminary planning activities; (3) an inventory of existing wood lots by type of trees to help develop tree planting standards and sightline requirements for designated overlay and street tree districts; (4) an inventory of animal/bird nesting/feeding areas to sustain and protect the migration of same across the community; and, (5) the development of a recreational open space development plan.

The Plan recognizes the importance of these resources to the natural environment and suggests that the documentation and incorporation of these resources in greenway or corridor planning activities. Such planning activities could provide the necessary personal human interaction to support the future diversity of the community's plant/wildlife communities. It is with the same logic that the Village supports developing such corridors in order to provide both recreational and transportation opportunities that will positively influence economic and community development. The Plan suggests that such a component will support and augment landscaping, buffering and sightline corridor requirements identified earlier.

7.5.5 Economic Development

Community investments in essential public infrastructure is necessary to generate and retain private sector jobs and investments, attract private sector capital, and support a community's quality of life. Investments that expand and upgrade infrastructure are necessary to retain and attract local employers, support area businesses, and provide the foundation upon which communities are built.

This document has already focused on specific aspects of community infrastructure investments in terms of water, wastewater, transportation and housing. It has also documented a stagnant population and a decline in the number of local employers. And while the report addressed aspects of resident employment and the larger employment base, little has been presented to address those economic development initiatives that could be undertaken to broaden economic opportunities for existing and future area residents and businesses alike.

Economic development should be considered as one of the cornerstones of the Plan because it is a central factor in the community's ability to sustain itself. This particular subsection will attempt to address

public and private sector economic development initiatives to support further local community development.

The Plan's economic development goal is "***To create and retain quality jobs that promote small town ideals***". The remainder of this subsection flushes out many of the key policy and strategies considered to be effective in delivering such. Table 7-7 provides an overview of the various strategies and objectives.

Stakeholders in Economic Development:

Affecting change, especially positive change is sometimes difficult. To support change in terms of economic development requires stakeholder input and support of specific policies, programs, services and action.

Broadly speaking, local stakeholders are those individuals, organizations, agencies and/or groups that have an investment, share, and/or interest in development of the community. Stakeholders are those who cause, support or are affected by legislation, policies, program services or projects undertaken to affect development. In terms of this Plan, local stakeholders include local elected officials, property owners, residents, employers and their employees; and, area stakeholders - those county, regional, state

agencies, organizations and or groups that are directly or indirectly impacted by changes in the local economy.

For purposes of this Plan there are specific entities, both public and private, supportive and/or charged at some level of delivering legislative, technical or fiscal support for local economic development initiatives. Those entities include the Cairo Village Council, Monroe Township, Allen Economic Development Group, Lima Area Chamber of Commerce, Regional Planning Commission and area financial institutions.

Government Involvement in Economic Development: Government involvement in the economy has increased tremendously over the last several decades, and its actions taken at the national, state and local levels, have largely been undertaken in support of economic development aimed at increasing competitiveness. The new global marketplace requires local governments and institutions to reassess their role with the increased competition for industries and employment.

Local government can affect some of the factors important to advancing economic development by embracing its traditional role as public service provider and regulator.

In addition, and to be more proactive, government can also embrace a more entrepreneurial role as a deal-maker and business recruiter. Recognizing that government's role as the provider of quality basic services and regulatory efficiency is critical, government can further local development by providing additional incentives to businesses to retain and attract businesses, employment, and families.

Legislative initiatives at the local, county, state, and federal levels have permitted government involvement in economic development to include activities grouped collectively as:

- providing amenities and infrastructure;
- promoting economic development;
- supporting institutions that provide job training;
- changing the tax structure to promote economic development;
- clearing and assembling adequate land for business;
- underwriting risk; and,
- modifying regulations that are seen as burdensome to business.

While many such activities have been incorporated into federal/state government

functions, many require local enabling legislation to be undertaken.

Economic Development Intervention:

Economic development is predicated upon specific goals, policies, strategies, and objectives. There are a variety of potential strategies local governments can utilize, either alone or jointly with other stakeholders, to effect change and community improvements including:

- Coordination of Economic Development Programs & Services;
- Business Development; Business Attraction & Retention;
- Incentives & Financing;
- Workforce Development,
- Training & Education;
- Land Supply/Assembly;
- Infrastructure Investments; and,
- Investments in Quality of Life Factors.

Coordination of Economic Development Programs & Support Services:

The coordination of economic development programs and support services at the very broadest level is the effort to avoid competition among communities within a region. There are various degrees of coordination. At one end of the spectrum is the establishment of a formal organization to

perform the necessary planning, financing, recruitment, and retention functions across the community or region – such as that performed by the Allen Economic Development Group. At the other end is the more informal coordination provided by the local Chamber of Commerce where government and business representatives talk to each other on a regular basis or on an ad-hoc, as needed basis for specific issues. A component of intraregional coordination is the pooling of available resources to attract companies to the community or region. The motivating factor for this coordination is the recognition that job creation and retention have economic effects that spill across political subdivision boundaries. If a company comes to the Lima or Delphos area, for example, residents and businesses from nearby communities can benefit through increased spending, and new business purchases within the region. Such successful coordination results in a multiplier effect positively impacting the entire region.

Business Development Programs: As identified earlier in Section 6, employment within the community is limited largely to the manufacturing, retail, health, education & social services, and entertainment, recreation, food & accommodations.

Locally, the Village has access to a wide range of business development agencies such the Small Business Development Center (SBDC) at Rhodes State College and the Walter C. Potts Entrepreneurial Center co-located with the Lima-Allen County Chamber of Commerce, the Allen Economic Development Group and the Convention & Visitors Bureau. All these agencies can provide technical support and assistance to local entrepreneurs.

Recent case studies have shown that entrepreneurship programs can play a vital role in fostering small business growth when supported with economic development professionals and workforce development personnel. In fact, some communities have adopted entrepreneurship as their core strategy. Known as “economic gardening,” this approach focuses economic development investments in home-grown start-ups and existing small business owners to create jobs and wealth in the community. While this strategy may grow jobs more slowly than incentive-induced transaction-driven strategies, it can transform the local economy by creating new types of businesses and create a range of opportunities across various skill and educational levels.

The SBDC provides small business management training, counseling, consulting, and research services, for small firms. Programs respond to the needs that individual businesses identify in the areas of technology transfer, management, financing, marketing, and workforce training. A variant on the small business center is the entrepreneurship training whereby local School District students and Rhodes State faculty establish local business education programs. Another component is the annual business start-up fair where prospective entrepreneurs meet with those who have experience launching a business or who can offer other useful support services. At a start-up fair an economic development agency places fledgling businesses in contact with low-cost or no-cost mentors (such as retired executives) who can provide advice for small businesses in the area of management, marketing, accounting, financing, and other skills.

While the Village has ready access to such programs and are already in place, increased participation across a wider student body could certainly advance the potential for local entrepreneurship. Perhaps inclusion of the microenterprise program supported by the Lima-Allen County Community Action Commission (LACCA) would add further

diversification and educational information. Increased involvement in and between the Lima Area Chamber of Commerce would ensure a wider distribution of concerns and ideas across the region and ensure that political leadership was receiving consistent information.

Business Attraction & Retention: The Ohio Department of Development (ODOD) and other state agencies charged with community development, transportation, agriculture and tourism employ a variety of business attraction and retention techniques as a matter of course. Area governments and non-profits including the AEDG utilize such techniques to ensure personal contacts at a regional level. Locally, the various Chambers of Commerce act as the vehicles to discuss, analyze and support a business friendly environment.

Marketing to attract businesses is predicated upon specific strategies that employ targeting techniques identifying a business group the development organization wants to reach. Targeting usually focuses on sectors with growth potential, linkages to existing businesses in the area, and reasons to be attracted to the particular region or local government setting because of particular competitive factors.

The direct marketing techniques to emphasize the identified assets of the community, available land, rail, buildings and workforce employed as part of a business attraction strategy can take many forms, including:

- Brochures or pamphlets, either general in nature or targeted to a specific industrial classification, about the region's or local government's attractions to business and industry;
- Websites; and,
- Maintenance of a publicly accessible database of available commercial and industrial land and buildings.

Most employment gains are generated by existing businesses. Therefore, business retention is a primary importance to economic development. Business retention is predicated upon the ability to maintain an on-going honest, confidential communication with local business and industry in an attempt to support their continued profitability and existence in the community. In some cases government can support business retention by reducing development or operation costs with financial incentives, waivers or fees or taxes, or in-kind services. Some of the common techniques used by

governments and economic development organizations include:

- Surveys of local businesses to determine plans for changes or expansions and attitudes toward local governments;
- Periodic business roundtables or breakfasts; and,
- Regular personal visits by local government officials to businesses.

Such activities work toward furthering communication and trust between local businesses and government. Increased information resulting from such activities can also provide the means to respond with immediacy in and under emergency situations. Both the Lima Area Chamber of Commerce and the Allen Economic Development Group are willing to discuss local business concerns with the Village and its employers.

The AEDG also utilizes commercial software to support market analyses and conduct market segmentation. The community would be well served to undertake a needs assessment of local businesses and residents to identify gaps in the supply and demand for particular services or products. This "gap" offers an opportunity for local services and retail activities to capture the demand that is not currently being met.

Appendix H contains “The RMP Opportunity Gap – Retail Store Types” report for a 1 mile, 1.5 mile and 2 mile radius from Elida. The Gap Analysis provides a comparison between both business sales and household expenditure estimates for a variety of retail data outlets. The household expenditure estimates constitute the demand column of the report and the business sales estimates constitute the supply column. The difference between demand and supply represent the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than the supply, there is an opportunity gap (surplus) for the retail outlet. Notice the retail opportunities identified within just 2 miles of Cairo. This data should drive development decisions. The Allen Economic Development Group which provided this data is willing to assist Village officials in this endeavor.

Incentives & Financing: State and local governments offer incentives to attract or retain businesses on the theory that the incentives will lead to business investment and therefore jobs. The resultant investments and jobs will produce an additional increase in demand for goods and services. In turn, that demand will result, through a multiplier effect, in increased demand for an additional round of services.

Economic development resulting from incentives should also increase the tax base, allowing either expanded public services or stabilized taxes on residents. Local governments can offer a variety of financial incentives, including loans, bonds, lowered interest rates, lowered tax rates, and tax credits, either directly or through the state.

One of the best known financial tools is tax-increment financing (TIF). The TIF method of financing redevelopment activities is directly tied to the success of the activities. The local government conducts a study of the need for TIF and prepares a plan for the area to be designated as the TIF district. The local government determines property tax revenue collected in that area before redevelopment occurs and borrows money by obtaining loans or selling bonds. The borrowed funds are used in various ways to improve the development prospects of the area:

- Construction or improvement of any publicly owned building, facility, structure, landscaping, or other improvement within the project area from which the tax increment funds were collected;
- Paying for the installation of publicly owned utilities in the project area; and,

- Meeting the cost of administrative, overhead, legal, and other operating expenses of the redevelopment agency created to oversee the TIF program.

As private development occurs in the TIF defined area, tax revenue increases, and the excess above the pre-redevelopment property tax revenue in the area pays off the loans or bonds and finances further redevelopment activities. That excess is the "tax increment" in TIF.

Another incentive is the tax-exempt Private Activity Bonds also known as industrial development bonds. Such bonds finance land, buildings, or equipment to develop or expand businesses and have a lower interest rate than conventional financing because they are issued by the state.

The AEDG can assist local efforts to identify the most appropriate financial incentives available to local governments and businesses necessary to support the type and level of economic development desired. Table 7-8 provides a general overview of financing and incentives options. Any financial technique that raises money that a local government can use to contribute to any of the multiple costs of development can

have a similar effect. Ultimately, all these financial incentives offer the means to reduce the development costs for private sector development.

Locally, the AEDG, SBDC, and ODSA are able and willing to support informational requests and technical assistance regarding business development incentives and financing. In addition, the AEDG has access to the Allen

County Revolving Loan Fund, the D’Arcy Loan Fund, the SBA 504 Loan Program, the SBA 7(A) Loan Guaranty, the Regional 166 Direct Loan, 166 Direct Loan, and the Ohio Enterprise Bond Fund which offer a flexible source of financing for local expansion or relocation projects, and remodeling and infrastructure improvements. The community has created a Community Improvement Corporation as a non-profit

vehicle which can be used to assemble, hold and finance local projects. The community could also petition the Allen County Port Authority to access its full financial resources and bonding capabilities in order to support local development efforts.

Infrastructure Investments: Communications infrastructure, water supply, sewers, roads, sidewalks, parks, and transit services are

**TABLE 7-8
FINANCING & INCENTIVES**

INCENTIVES:

- **Job Creation Tax Credit (JCTC):** The Job Creation Tax Credit is a refundable tax credit to companies creating at least 25 new full-time jobs (within 3 years) in Ohio. The credit may also be available for certain high-wage industries creating 10 or more new full-time jobs within 3 years. The refundable tax credit is measured as a percentage of the state income tax withholdings for all new employees hired under the program, and is applied toward the company’s commercial activity tax liability. Should the amount of the credit exceed the company’s CAT liability for any given year, the difference is refunded. Approved projects generally range between a 25 and 55 percent credit for a period of 5 to 7 years. The business must apply for the credit before committing to the project.
- **Job Retention Tax Credit (JRTC):** The Job Retention Tax Credit is a non-refundable tax credit to companies retaining at least 1,000 full-time jobs in Ohio. Companies must also commit to new fixed-asset investment of either \$100 million, if the average wages of the retained jobs exceed 400 percent of the federal minimum wage (equal to \$20.60 per hour), or \$200 million, if the average wages of the retained jobs does not exceed 400 percent of the federal minimum wage. The credit is measured as a percentage of the state income tax withholdings for all employees retained under the program. Approved projects generally range up to 75 percent for 10 years. The business must apply for the credit before committing to the project.
- **Local Property Tax Exemptions & Community Reinvestment Areas:** Local communities in Ohio are authorized to collect property taxes on real property (land and buildings) and tangible personal property (machinery and equipment, furniture and fixtures, and inventory). Through the Ohio Enterprise Zone and Community Reinvestment Area programs, local communities can elect to abate a portion of property taxes owed by a company. Typical abatement under the Ohio Enterprise Zone are 50 to 75 percent of taxes exempted for 10 to 15 years, on real or tangible personal property. Under the Community Reinvestment Area program, real property taxes can be abated up 100 percent for 15 years. Note that tangible personal property taxes in Ohio are being phased out through 2009.
- **Rapid Outreach Grant:** These grant funds are for on- or off-site infrastructure improvements, including water, sewer, road and rail improvements. This fund is for companies primarily engaged in manufacturing, R&D, high technology, corporate headquarters, and distribution. Given the demand for limited grant funds, qualified projects must involve substantial job creation or retention, and all other public and private sources of financing must be considered before the availability of Rapid Outreach funding is determined.

FINANCING:

- **Allen County Revolving Loan Fund:** The Allen County Revolving Loan Fund (RLF) is a flexible source of financing for businesses expanding or locating to Allen County. Loan amounts are subject to the availability of funds.
- **D’Arcy Loan Fund:** The D’Arcy Loan Fund is a local funding source for businesses expanding or locating to Allen County. The fund provides low interest loans to assist with Allen County economic development projects. Loan amounts are subject to the availability of funds.
- **SBA 504 Loan Program:** Proceeds from a 504 loan can be used for major fixed-asset projects such as the purchase of land, buildings, or equipment. Funds can also be put toward construction, remodeling, and infrastructure improvements.
- **SBA 7(a) Loan Guaranty:** SBA 7(a) loan proceeds may be used to establish a new business or to assist in the operation, acquisition, or expansion of an existing business. These may include (non-exclusive): purchase land or buildings, to cover new construction, as well as expansion or conversion of existing facilities; acquire equipment, machinery, furniture, fixtures, supplies, or materials; long-term working capital, including the payment of accounts payable and/or for the purchase of inventory; refinance existing business indebtedness, which is not already structured with reasonable terms and conditions; short-term working capital needs, including: seasonal financing, contract performance, construction financing, export production, and for financing against existing inventory and receivables under special conditions; or, purchase an existing business.
- **Regional 166 Direct Loan:** Manufacturers may use funds from a Regional 166 to finance land and building acquisition, new construction, renovation projects, or new or used equipment purchases.
- **166 Direct Loan:** Provides loans for land and building acquisition, expansion or renovation, and equipment purchase.
- **Ohio Enterprise Bond Fund:** Provides loans for land and building acquisition, construction, expansion or renovation, and equipment purchases for eligible businesses.
- **Volume Cap:** Provides allocations to eligible issuers the ability to issue tax exempt Private Activity Bonds up to a state limit known as “Volume Cap” that is determined annually on a per capita basis for projects consisting of multi-family housing, single-family housing, exempt facilities, manufacturing, and student loan bonds.

critical components of a community's development capacity and long-term competitiveness. Businesses rely on infrastructure to conduct their work and transport their goods and services. Also, a well-maintained community makes it a more pleasant place in which to live and work. Local government is responsible for most of these infrastructure components and can therefore exert significant influence on development type and pattern. Economic development interests can spur or expand infrastructure improvements.

Capital improvement programs (CIP) typically reflect a 5-year schedule of capital improvement projects. The CIP is one of local government's most powerful tools for implementing a local comprehensive plan and supporting both commercial/industrial and residential growth. By carefully selecting and timing capital projects, the CIP process can ensure that a local government:

- repairs and replaces existing infrastructure;
- meets needs in mature, growing, and redeveloping areas;
- coordinates activities or various government departments; and,
- ultimately influences the pace and quality of development in a community.

The CIP document consists of project descriptions along with schedules and tables showing revenue sources and expenditures by year. Capital improvements include major nonrecurring expenditures for such projects as community centers, fire and police stations, parks, playgrounds, street construction or reconstruction, sewage and water treatment plants, water and sewer lines, and swimming pools. Costs associated with capital improvement projects include architectural and engineering fees, feasibility studies, land appraisal/acquisition, and construction. The Village of Cairo needs to develop and maintain such a document.

Quality of Life: A community's "quality-of-life" is a fuzzy term used to describe various, sometimes intangible factors, that support a community's attractiveness as a place to live. All too often it reflects the more objective measures stressing popular cultural demands for material wealth, social status, and physical well-being at the expense of the more subjective feelings of comfort and satisfaction with things in general.

A quality-of-life strategy assumes government involvement in a public/private partnership is able to have a significant influence on these factors that can over time improve a community. In theory, new

businesses will be attracted to communities with the most appropriate combination of factors, and existing businesses will expand for the same reason. People also use quality-of-life indicators to measure neighborhood and community desirability. Some of these factors include:

- Affordable medical care
- Clean air
- Clean water
- Close to colleges/universities
- Close to relatives
- Good schools
- High civic involvement
- Inexpensive living
- Low crime rate
- Low housing prices
- Low income taxes
- Low property taxes
- Low risk of natural disasters
- Low sales tax
- Low unemployment
- Nearby hospitals
- Nearby museums
- Near places of worship
- New business potential
- Plentiful doctors
- Recent job growth
- Short commutes

While the importance placed on quality-of-life factors vary by age, gender, income, and

educational levels, those factors associated with cleanliness, aesthetics, safety, and security seem to be uniformly important across all demographic indices.

Of real concern however, is the changing face of the rural residential communities as young adults increasingly leave to pursue opportunities unavailable to them in their hometown. The ability to retain and attract young adults is critical to ensuring a prosperous and growing community. The ability to support and entertain the 25 through 34 age cohort is critical to providing the family base of the community, the area labor force, and leaders for tomorrow. Current local leaders need to be able to address this important cohort in their policy decisions.

Today, within the realm of economic development and the energies exerted over the recruitment of employers/employees, new residents and economic growth, QOL is used as a marketing tool emphasizing the advantages of a particular location over another in terms of specific rankings or measures of community attributes. While cognizant of the community's assets and incorporating the shared values and vision for the community, the Plan recognizes and embraces the concept of QOL rankings from the perspective of providing baseline

measures for monitoring and quantifying aspects and progress in terms of achieving the Plan's goals and objectives.

Recognizing that assessing QOL in a community can be subjective based on the methods and measures used. Research however has indicated that certain dimensions of QOL can be measured using indicators related to determinants of health and community-well being. Especially important in the community development process are those dimensions of QOL that include the perceptions of residents about aspects of their neighborhoods and community that either enhance or diminish their quality of life. From this perspective the Plan could use annual QOL indicators to track community growth and community concerns within the Village of Cairo based on the criteria that Cairo identifies as important.

Examining public safety and welfare, efforts should focus on crime by type and location; as well as vehicle crashes by location, age and contributing factors. The community's perception of crime; the location, nature of calls for service requiring the response of Fire and/or Emergency Medical Services (EMS) personnel and response times should also be assessed to gauge coverage disparities across the community.

Indicators of QOL should focus on aspects of: public safety & welfare, jobs & economic vitality, and health & education. For example, to assess economic vitality, the Village could use employment by industry, weekly wage by industry and unemployment rates to assess change over time. Specific objectives identified elsewhere in the Action Plan could then be coordinated with these measures to provide an annualized quantitative assessment from which future actions could be taken.

Health and education issues are critical to supporting family values in the community. Efforts to improve communications between the Allen County Health Department, the Allen County Safe Community Coalition, should be explored and expanded to include Village representatives. Health issues should examine and identify teen pregnancy issues, pre-natal health care, communicative diseases, accessibility to health care and leading causes of death to measure community health concerns. Educational measures might rely upon high school dropout rates, standardized test scores, funding levels per student, teacher student ratios, class availability, the availability of extracurricular activities, student participation rates and safety in schools to assess progress or needed improvements.

PLANNING PROCESS,
SUMMARY &
RECOMMENDATIONS 8



This Plan has been developed to provide the foresight and guidance necessary to preserve the community's existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from, population growth and exurban development. This Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality. The Plan calls for increased coordination between development and utility service areas and open space. The Plan also calls for increased coordination between the Village and the various other local, state and County agencies charged with regulatory oversight in the areas of transportation, utilities and education. The Plan should be considered supportive of managed growth. It is offered as a vision for the future based on existing opportunities and current challenges within the community. It is hoped that the Plan provides the insight and direction necessary to fulfill the collective dreams of those daring to do so.

8.1 THE PLANNING PROCESS

The need for the Plan grew in part out of frustration on the part of local village officials who realized that improvements needed to be made within the community but that

information necessary to document and operationalize the various state/federal programs and prioritize their projects lacked long-term population projections. Cairo officials recognized that a comprehensive examination of the various factors impacting development within the community was the prudent track to pursue and engaged the Planning Commission to take advantage of an available window of time and staffing.



Concerned citizens, business owners, Village officials including the zoning administrator, streets manager, as well as members of Village council, met as an Advisory Committee to discuss the creation of the Village's first long range Comprehensive Plan. Over the course of several months, the Regional Planning Commission and various other county agencies supported the efforts of the Advisory Committee by providing data and insights. The Committee met during the initial stages of the planning process to

identify and assess specific areas of concern including emergency services, population change, the housing stock, transportation issues, infrastructure needs and employment opportunities. The Committee discussed land use including housing, and discussed blighting influences across the community. After completing a visioning process in which preferences were established, the Committee developed goals and objectives.

The Plan is relatively succinct, comprised of separate and distinct sections that address specific issues, areas or functions important to the future of the community. Although, mutually supportive of the entire Plan, each section of the report is independent. Goals were identified by the Advisory Committee and refined during the visioning process. The policies, strategies and objectives were identified over the course of the planning process. Policies are the fundamental assertions targeting fulfillment of the goal. Strategies were developed as a systematic approach to be taken to support a particular policy and/or stated goal. Objectives were specific tasks to realize strategic points or policy items. The Plan was finalized and approved in late Summer 2015. The Plan is supported with detailed appendices addressing specific priority issues within the document.

8.2 PLAN SUMMARY & RECOMMENDATIONS

Section 7 of this report included a matrix that identifies goal driven specifics on policies, strategies and objectives particularly important to the identified goals in a timeline format that provides strategic benchmarks for measuring future success. The policies, strategies and objectives included in the matrix were identified over the course of the planning process. This section also attempts to address the issues raised in earlier sections with summary recommendations. The respective highlights of the planning process and summary recommendations for the various components are presented below.

8.2.1 Population

The Plan suggests that the Village of Cairo will start to experience a gradual decline in population over the next 20+ years. Also, consistent with national trends, the Village's population is expected to age. The median age of the population is 37.2 years, 1.1 years younger than the County as a whole. Data suggests that simply due to age of the population, two in five of the Village's population (44.0%) will not fully contribute to the economic growth and earning power of the community by 2040. Age of residents will also impact the need for service,

including education, police, fire and emergency medical service. Public transportation including paratransit services will be necessary to maintain the ability of aging residents to reside in their own homes. In addition, age will be a significant factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely reflective of and dependent upon those in the 25-34 age cohort. This cohort is very mobile and will often make residential decisions based upon available amenities. Quality schools, ready access to parks and other recreational activities and entertainment facilities are critical to attracting this population. Local decision makers must recognize and prioritize land use decisions and capital expenditures based on such information.



Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that residing in the Village of Cairo are 16 individuals or 5.1 percent of all individuals 25 years of age or older, that have not completed a high school education. This factor needs to be addressed and remedied. Also of note, 47 adult residents (15.0%) have completed a 4-year college degree and/or graduate program, considerably lower than State (20.9%) and national averages (21.9%). This is an important factor in community development as higher educational attainment tends to suggest support for quality educational services and an ability to adapt to new technologies, new situations and new employment opportunities. Local officials must continue their support for local schools and tout its accomplishments. Local officials should also recognize the importance of resident educational attainment levels to area business attraction/retention efforts and concerns.

8.2.2 Housing

This Plan acknowledges the historical consequences of land consumption and household size. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite for housing consumption based on a

realization of changing household size and an aging population. The Plan argues that housing should meet the needs of a diverse community, a community of all ages and incomes. The Plan promotes neighborhoods; neighborhoods that are safe, pedestrian friendly and clean. The Plan supports legislative changes to existing zoning codes and recommends adoption of an exterior maintenance code and the elimination of blighting conditions through intensive interdiction strategies in older sections of the Village. The Plan also advances the integration of themed architecture styles in new medium and high density developments that provide direct access to open space and recreational facilities in order to maximize limited available vacant land within the Village.



Based on current population estimates and housing trends, the Township will need an additional 17 residential units that will need

to reflect smaller footprints with less maintenance and energy requirements. The Plan suggests medium to high-density residential redevelopment to occur along Elm Street while also repurposing vacant residential lots scattered throughout the Village.

8.2.3 Land Use

The Plan recognizes the relationship between the unincorporated agricultural areas bounding the Village, existing residential housing and employment opportunities on commuting patterns. The Plan supports the adoption of more sustainable development patterns in terms of increased density and integrated land use in order to maximize existing vacant land within the Village.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for urban redevelopment. With a very strong likelihood that U.S. Bike Route (USBR) 40 will traverse Main Street (Lincoln Highway) the Village should concentrate commercial development and redevelopment along the Main Street Corridor spanning the Village's east/west limits. The Village should also focus its efforts on renovating the community center to meet current and future demand as the community's central gathering place. Future

land allocation for residential use must consider the extent of vacant and underutilized parcels and structures. Map 8-1 depicts the Village of Cairo's future generalized land use.

Such estimates are predicated upon the community's stated interest of protecting the small-town close-knit community character while also accommodating future community development through increased residential density allotments per acre. The Plan supports the maintenance of public water and wastewater systems in combination to foster higher density residential developments.

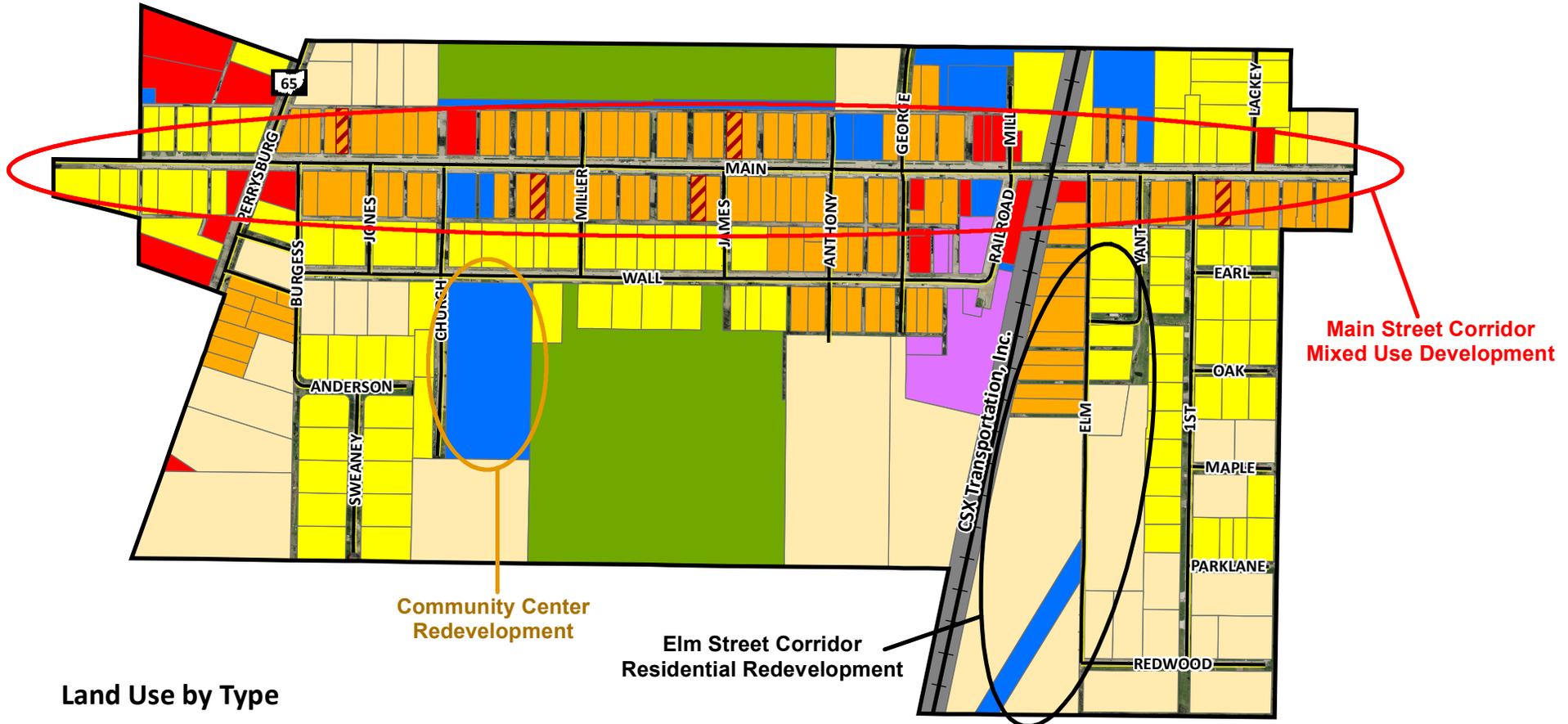
8.2.4 Transportation

Increased commercial development and infrastructure improvements will likely produce increased traffic. The Plan identifies several roadways as important to the community's future development and calls for increased capacity and aesthetic upgrades. The community advances specific projects to improve traffic flow and improve safety in order to adequately address traffic and maintenance concerns. The Plan mandates a transportation system that operates at a satisfactory level of service; a transportation system that is efficient, predicated upon safety and access.

MAP 8 - 1

2040 VILLAGE OF CAIRO

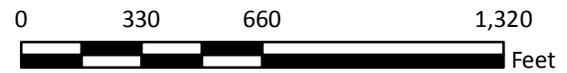
GENERALIZED LAND USE



Land Use by Type

- | | | |
|--|--|---|
|  Agriculture |  Commercial |  Future Commercial |
|  Low-Density Residential |  Industrial | |
|  Medium-Density Residential |  Quasi-Public | |
|  High-Density Residential |  Transportation | |

Sources: Allen County Auditor's Database



8 - 4



June 2015

The Plan calls for the standardization of roadway widths on the local roadways. The Plan recognizes Main Street as the major thoroughfare serving the community. Village roads meant to serve area residents cannot be expected to meet the same standards. In fact, the Village may find that adopting low volume roadway design and maintenance standards as more fiscally responsible over the planning period.

Various roadway pavement widths deficient as to their compliance with Federal Highway Design Standards were estimated at just over \$500,000 for necessary improvements. The Plan recommends that a pavement management system be integrated within normal roadway maintenance operations to improve capital improvement program planning and budgetary requirements.

Looking forward, the Village is interested in furthering the improvement of specific roadways to better serve the larger community and provide new opportunities for increased transportation synergies. Roadway projects include the following: Main Street (Lincoln Highway) complete reconstruction from the Village's east to west corporation limits; rehabilitation of Wall Street including Railroad Street to include reconstruction of curbs, storm sewer

improvements, and resurfacing; and the reconstruction of the North Alley. The Regional Planning Commission has committed funding to the Main Street project in the regions FY 2014-2017 Transportation Improvement Program. The Village should monitor the Plan with local officials to ensure necessary transportation enhancements are considered in design improvements.

The Plan recognizes increased pressures spurred by existing and future demands for improved pedestrian and bicycle facilities. Currently, plans are underway to develop U.S. Bicycle Routes (USBR) throughout the State and within Allen County. Initial proposals have U.S. 40 spanning the length of Lincoln Highway inside Allen County, including through Cairo.



8.2.5 Water & Wastewater Distribution System

Examining potable water, the Village recently installed some 18,000 linear feet of water lines that distribute treated finished water from the Allen Water District. The wastewater system in the Village of Cairo is currently served by 23,100 linear feet of sanitary sewer lines managed by the Allen County Sanitary Engineers Office.

8.2.6 Environmental Conservation

The USEPA has designated the Village of Cairo community in attainment with respect to air quality. Various water quality studies were conducted on Sugar Creek and Rattlesnake Creek. The latest study completed in 2010 found both tributaries in full compliance with aquatic life standards. The Plan identifies existing and future areas of low and medium density residential development coupled with commercial uses in areas fully serviced with water and wastewater. The Plan also recommends the use of tree and shrub rows, riparian buffers and filter strips to protect water quality. The Plan recognizes the importance of the community's endangered riverine environments and natural areas including wetlands, floodplains, mature tree stands and parks.

The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure aesthetically pleasing sight lines in the Village, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates riverine buffer zones as well as wooded and wetland areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.

8.2.7 Quality Of Life

The Plan recognizes the unique site and situation of the community, and embraces its history and embraces future development.

The Quality of Life (QOL) enjoyed in the community is targeted as an essential characteristic of place to be supported and enhanced. QOL issues can be found spread throughout many of the goals of this document working to enhance and humanize the value placed on specific aspects of community development. The Plan recognizes as a target those community development initiatives that make the community an affordable and desirable place to live and work. Examining such areas as the community's appearance/presentation, safety/security, health, education/employment, the Plan offers specific insights and qualifiers to enhance the community's sense of well being. The Plan identifies specific benchmarks that could be developed and used to review proposed infrastructure projects and/or community services and assess their impact on the local QOL as part of the community planning process.

APPENDICES



APPENDIX A
VILLAGE OF CAIRO 2040 COMPREHENSIVE PLAN
Exercise 1: Like/Dislike Survey Results

What do you like best about the Village? What do you feel are the most valuable assets or positive features of the Village?

- Small town, neighbors are not just the people next door
- Proximity to shopping
- Access to US Route 30 and I-75 (2)
- Less crime than large city
- Close knit village
- Community atmosphere
- Safety of small community (2)
- Convenience of being 10-20 minutes from Lima/Ottawa/Delphos (2)
- Easy access to east/west and north/south interstate highway
- Small and quiet compared to other towns
- Everyone gets along
- Hog roast at Fire Station
- Recreation for children - parks, gym
- Post Office
- Closeness of people

What do you like least about the Village? What would you most like to change to improve the Village?

- The streets need replaced, rough and broke up (2)
- Annex land into village for future growth
- The attitude of not wanting to improve
- Wider sidewalks/new
- Does not have its own Police Department
- Railroad crossing (maintenance and delays)
- Unkempt residences
- Village needs clean up/dead trees/houses
- Curbs and better landscaping on Wall Street/Main Street
- Field run off on Wall Street (farmer needs to tile his field)
- Need to maintain sewers (need cleaned)
- Fix Main Street
- 4-Way stop on Church/Wall Street (no one stops, we have kids)
- Creeks need to be cleaned more
- Drainage
- More available Fire and EMS personnel - good people however all volunteer and sometimes few and available

When you consider the year 2040, nearly 30 years from now, what are the most critical things to consider in the planning process today?

- Annex village owned property
- Plan for and implement a small business park on or adjacent to village owned land
- Planning and implementing our own Police Department
- Amenities for seniors
- Upgrading and revitalizing most of the housing
- Storm sewers/drains
- City water project
- Maintain sewage program
- Maintain/Update sidewalks and curbs and streets
- Plan for emergencies in case of disruption of services for providing basic needs of the community: food, water, sewage
- I hope people keep up in the village to make it a nice place to raise a family
- That water (flooding from fields) is gone
- Would like to see a welcome to the Village of Cairo sign (nice sign like Kalida has)
- Provide full time Fire and EMS, look at regional County agency
- Good roadways
- Utilities available for housing and business
- Consolidating services

Exercise 2: Issue Identification/Prioritization Process

Please identify how important you feel each of these issues is to the future of the Community. Central themes (A, B, C, etc.) are general areas of community interest. Points related to each of the themes are numbered. Please rank each numbered point with a numerical value between 1 and 5 with 1 being of little importance and 5 being very important. We will use this exercise to help us guide the development of specific goals and objectives which will be included as "action steps" in the conclusion of the document. The scale is nominal and we will weigh the collective answers to help develop the tone and language of the text. Section H is for any areas of central interest that I have omitted and you would like us to explore in the remaining weeks.

Prioritization Scale: 5=Very Important / 1=Not Important

A. Citizen Involvement & Community Support

- 4.3 1. Support the quality of life in existing residential neighborhoods by first developing an understanding of quality of life issues present in the neighborhoods.
- 4.8 2. Recognize and encourage citizen involvement to support consensus on community issues and create a sense of civic responsibility and personal ownership in the community's future.
- 5.0 3. Develop and expand interactive citizen involvement, and opportunities for citizens to get involved, so it is known that citizens' involvement and their opinions will be heard and noticed by the Trustees and other local officials.
- 4.3 4. Consider the duplication and/or consolidation of County, Township and/or Village services to create a more efficient and cost effective delivery of government services.
- 4.3 5. Identify and ensure that all commissions, committees and task forces members are competent and empowered to achieve their respective goals to improve the Village and better serve its residents.
- 5.0 6. Community officials should always be receptive to the community with a transparent and open door policy.

B. Community Character

- 4.5 1. Preserve and enhance the aesthetic character of the community's commercial and residential sites as well as its agricultural land.
- 4.0 2. Maintain the community's desirable characteristics that have created a sincere, proud, close-knit community.
- 4.0 3. Convey the character of the community by developing attractive gateways to the Village thru the Township.
- 4.3 4. Make sure the current regulations, and any future changes, are designed to maintain and project a positive character of local merchants and residents.
- 5.0 5. Support the development of safe, sustainable and accessible housing and businesses in terms of pedestrian and vehicular access.
- 4.5 6. Encourage development design elements (building facades, setbacks and landscaping, signage, and other elements) that present the larger community as attractive.
- 5.0 7. Maintain the variety, convenience and neighborliness of living in the community.
- 4.5 8. Encourage incremental growth outward from the Village.
- 4.8 9. Maintain and promote the development of small-town gathering places where informal public life may be experienced by residents and guests of the community.

C. Community Infrastructure/Facilities

- 5.0 1. Upgrade existing community infrastructure and facilities as necessary to serve and support the community's residents and businesses.
- 5.0 2. Support safe, efficient, well maintained highways such that motorists experience minimal travel delays and/or ill comfort from pavement conditions, while maintaining safe, pedestrian friendly residential streets with slower speeds.

- 4.8** 3. Coordinate infrastructure improvements and land use in order to promote desirable development patterns while minimizing adverse environmental impacts and costly utility extensions/investments.
- 3.0** 4. Construct or enlarge community facilities in an appropriate manner, in the best interest of identified community goals.
- 4.3** 5. Develop facilities that project the community as welcoming and attractive to residents and visitors alike.
- 3.3** 6. Provide adequate space and facilities for neighborhood level and community-level recreational needs of current and future residents.
- 4.3** 7. Develop streets scaled for typical uses rather than being oversized to accommodate worst-case scenarios.
- 4.0** 8. Develop area wide trails and sidewalk system to link the Village with schools, parks and shops.

D. Economic & Business Development

- 4.3** 1. Take actions to expand and diversify the Community's tax base, with increased land made available for development to support a range of economic activities.
- 4.8** 2. Take actions to support the redevelopment of vacant buildings where existing infrastructure that currently has the infrastructure and services (including adequate water/sewer, roads, transit, police, fire, EMS) needed to support commercial/industrial demands.
- 4.8** 3. Promote a positive relationship with the business community.
- 4.3** 4. Support the development of mixed use activity centers to promote diversity of the community's economic base and choice of lifestyle.
- 5.0** 5. Ensure new development has the infrastructure and services (including adequate water/sewer, roads, transit, police, fire, EMS) needed to support increased demands.
- 3.0** 6. Support taxation and infrastructure development policies that support job creation.
- 4.0** 7. Support the development of an inviting and economically viable central business district.

E. Housing

- 4.8** 1. Support housing development that is well planned, organized and within the constraints of available or planned water, sewer, and roadway infrastructure.
- 4.3** 2. Maintain a balance of housing options to meet the needs of all residents.
- 4.5** 3. Support an aggressive code enforcement policy to eliminate housing deterioration.
- 4.5** 4. Support the redevelopment of existing residential units using local policies and available state and federal funding programs.
- 4.5** 5. Support and enhance the vibrancy of existing and proposed residential developments.
- 3.8** 6. Ensure that housing growth is slowed and controlled to a manageable pace.
- 4.3** 7. Consider intergenerational housing developments that meet the needs of elderly.
- 4.5** 8. Maintain an appropriate and affordable housing for retired/fixed income residents.

F. Land Use

- 3.8** 1. Promote mixed use developments, including a mix of residential and non-residential uses, within the community's existing commercial/industrial areas.
- 4.0** 2. Assure that land use regulations continue to accommodate a comprehensive variety of uses that will promote the fiscal health of the community, particularly as a land is developed or re-zoned.
- 4.0** 3. Maintain the diversity of land uses through careful land use planning.
- 3.8** 4. Maintain a desirable balance between agricultural land use and community growth.
- 3.8** 5. Support development and utility extensions based on site-specific consideration such as proximity to existing infrastructure, environmental factors, and agricultural operations and soil suitability.

- 3.8 6. Ensure that the agricultural viability and rural character of the Township is preserved.
- 4.5 7. To the extent possible, maintain a compact community pattern and promote efficiency in circulation and public services.
- 4.5 8. Plan for development within a regional context and undertake necessary planning with adjacent political subdivisions and utility service providers to best serve the community.
- 3.8 9. Encourage a transitional development area to form a defined edge between urbanized areas and planned rural areas.

G. Agriculture

- 2.8 1. Protect prime farmland for current and future agricultural production.
- 3.0 2. Recognize and support the continued use of agriculture as an economically viable and culturally important sector.
- 3.0 3. Protect prime farmland from large lot development
- 2.5 4. Support the development of funding for open space and farmland preservation.

H. Environmental

- 3.5 1. Manage future growth and development to assure that it is consistent with the natural limitations of the land, the availability and provision of public services in a cost effective manner, and the protection of the community's rural character.
- 4.8 2. Protect critical stream corridor areas, and consider all waterway functions, including watershed drainage, floodwater storage, filtration of pollutants from surface and ground water, wildlife habitats, and scenic and recreational resources.
- 3.5 3. Coordinate and integrate local parks within a county-wide system of parks and greenways.
- 3.8 4. Support/reward developers for preserving sensitive areas ie: open space, stormwater detention/retention areas.

I. Others (identified by you)...

- Curbs on Wall Street
- Wall Street/Farmland run off

**APPENDIX B
TRANSPORTATION FUNDING SOURCES**

	MPO			CEAO		ODOT							OPWC	ORDC	ODNR	OSDA
	CMAQ	STP	TA	STP	LBR	SRTS	Safety	Small City	Local Major Bridge	TA	Muni Bridge	Grants				
Roads																
Maintenance		X		X			X						X	X		
Capacity Expansion	X	X		X			X	X					X	X		
Turn Lanes	X	X		X			X	X					X	X		
Street Lighting		X	X				X	X		X			X	X		
Signalization	X	X		X			X	X	X				X	X	X	
Sidewalks/Curbs	X	X	X				X	X	X		X		X	X		
ROW Purchase	X	X					X	X					X	X	X	X
Utilities Installation	X	X	X	X	X		X	X	X	X	X		X	X		
Bridge Replace/Rehab		X	X	X	X		X	X		X	X		X	X	X	
Environmental	X	X	X	X			X	X						X		
Preliminary Design	X	X	X				X	X						X	X	
Final Design	X	X	X	X			X	X					X	X	X	
Noise Walls		X	X										X			
Safety	X	X		X			X	X	X		X		X	X	X	
ADA Projects	X	X	X				X	X			X		X	X	X	X
Aviation		X											X	X		
Public Transportation																
Capitol	X	X	X										X	X		
Operations	X	X											X			
Bicycle/Pedestrian Facilities	X	X	X				X	X		X			X			X
Enhancement Projects		X	X							X			X			X
Water/Sewer	X	X	X	X				X	X				X	X		
Rail/Rail Freight	X	X	X						X				X	X		

NOTES: This matrix is a guide; please contact the appropriate agency for specific eligibility criteria.

X – Eligible

X – Conditions Apply

MPO – Metropolitan Planning Organization

CEAO – County Engineers Association of Ohio

ODOT – Ohio Department of Transportation

OPWC – Ohio Public Works Commission

ORDC – Ohio Rail Development Commission

ODNR – Ohio Department of Natural Resources

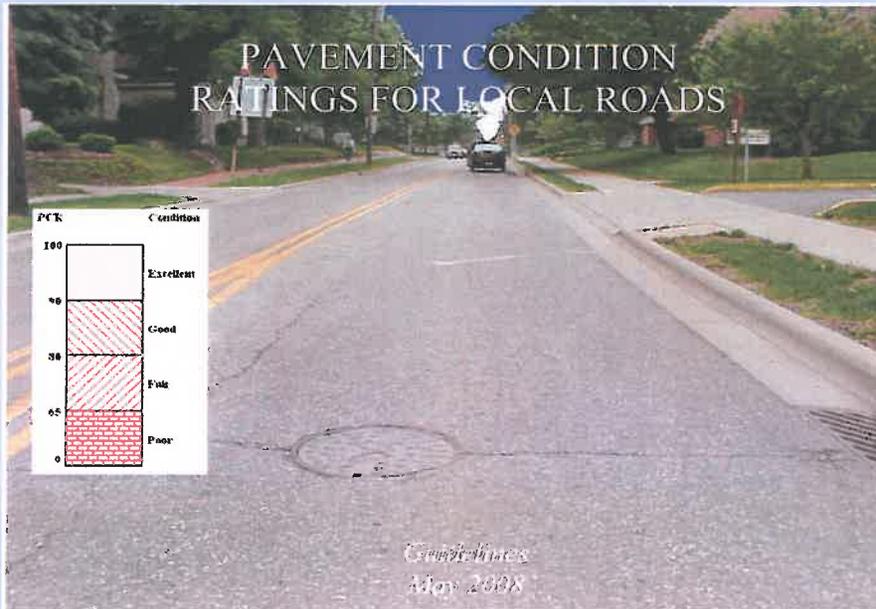
ODOD – Ohio Department of Development

OPWC offers funding to local governmental entities. OPWC funds may be used on State Routes as long as the route falls within municipal limits.

Village of Cairo Pavement Management Condition Report

James W. Patterson, P.E.
Lima-Allen County Regional Planning Commission

Pavement Condition Ratings

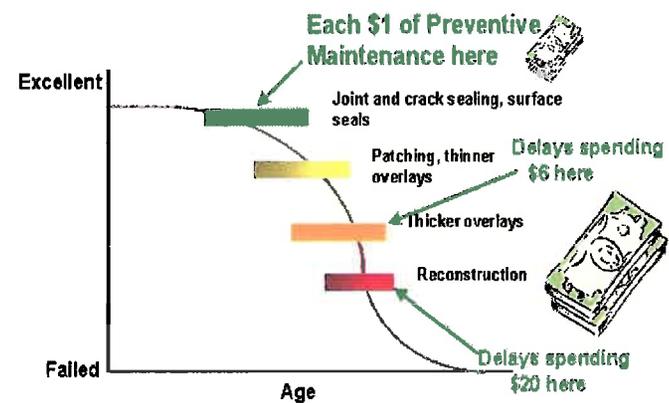


The Ohio Department of Transportation (ODOT) developed a program and guidelines for the evaluation of pavement conditions of local roads. The intent is to quantify the road conditions to help the decision making process related to streets that need repair or re-paved and consequently save money.



an equal opportunity employer

Cost Effectiveness



Pavement Rating Survey: Process

- All of the streets within Village of Cairo identified for inclusion.
- Utilized ODOT forms.
- Curbs and sidewalks of street segments were evaluated.
- Each street segment was analyzed, documented, recorded, and Pavement Condition Rating (PCR) calculated.

Pavement Rating Survey: Results

- The PCR for each segment was classified as Poor (0-65), Fair (65-80), Good (80-90), or Excellent (90-100), as defined by ODOT. Ratings were mapped for visual summary of Village streets.

● Poor:	0.63 Miles	16.36 %
● Fair:	1.29 Miles	33.51 %
● Good:	1.34 Miles	34.81 %
● Excellent:	0.59 Miles	15.32 %
● TOTAL	3.85 Miles	100.00 %

Asphalt Rating Example

ASHALT SURFACE LOCAL RATING SCORESHEET

Section: Wall Date: 9/12/2012
 Log Mile _____ to _____ Rated by: JW patterson
 Sta Church to Miller # of Utility Cuts: _____

DISTRESS	DISTRESS WEIGHT	Severity Weight	Extent Weight	Deduct Points	Structural Deduct
Raveling	10	0.6	1	6	
Bleeding	5	0.8	0.9	3.6	
Patching	5	0.3	0.6	0.9	
Surface Disintegration / Potholes	5			0	
Rutting	10			0	0
Map Cracking	5			0	
Base Failure	10			0	0
Settlements	5			0	
Transverse Cracking	10			0	0
Wheel Track Cracking	15			0	0
Longitudinal Cracking	5	0.2	0.8	0.8	0.8
Edge Cracking	5			0	0
Pressure Damage / Upheaval	5			0	
Crack Sealing Deficiency	5	1	1	5	
Total Deduct				16.3	0.8
PCR				83.7	

Notes: 36' wide No sidewalk No curbs

Concrete Rating Example

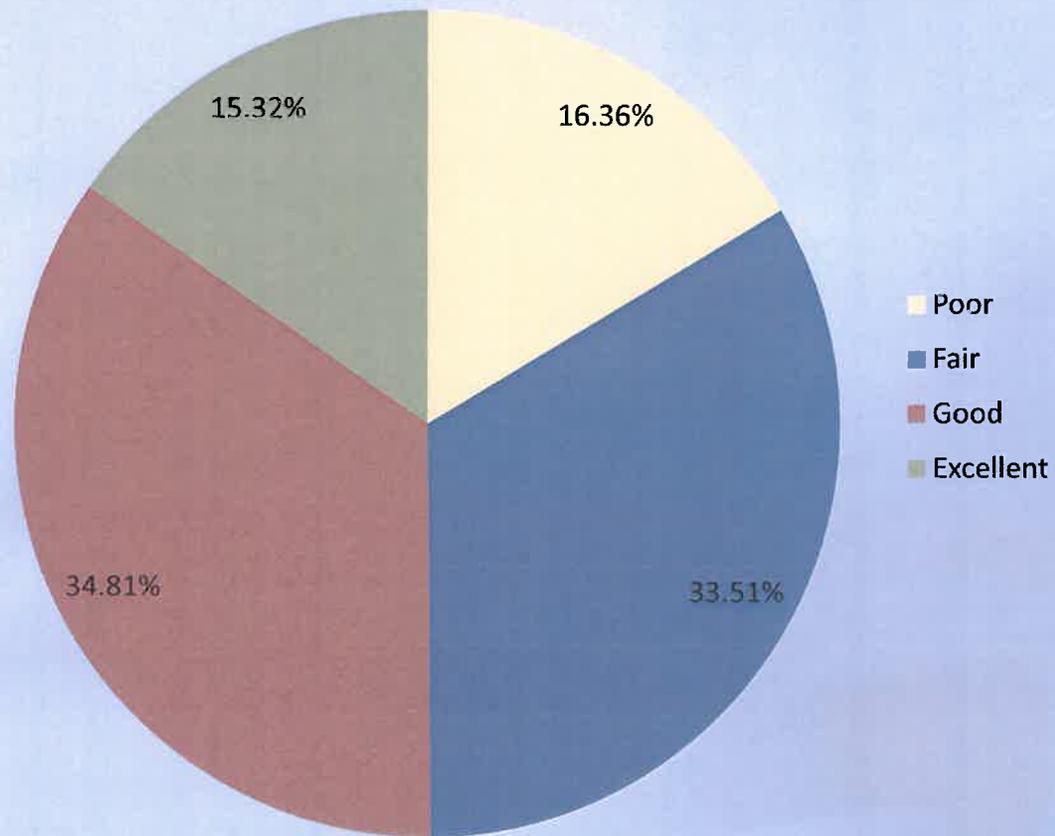
JOINTED CONCRETE LOCAL RATING SCORESHEET

Section: Main Date: 9/13/2012
 Log Mile _____ to _____ Rated by: JW Patterson
 Sta W Termin to Ottawa # of Utility Cuts: _____

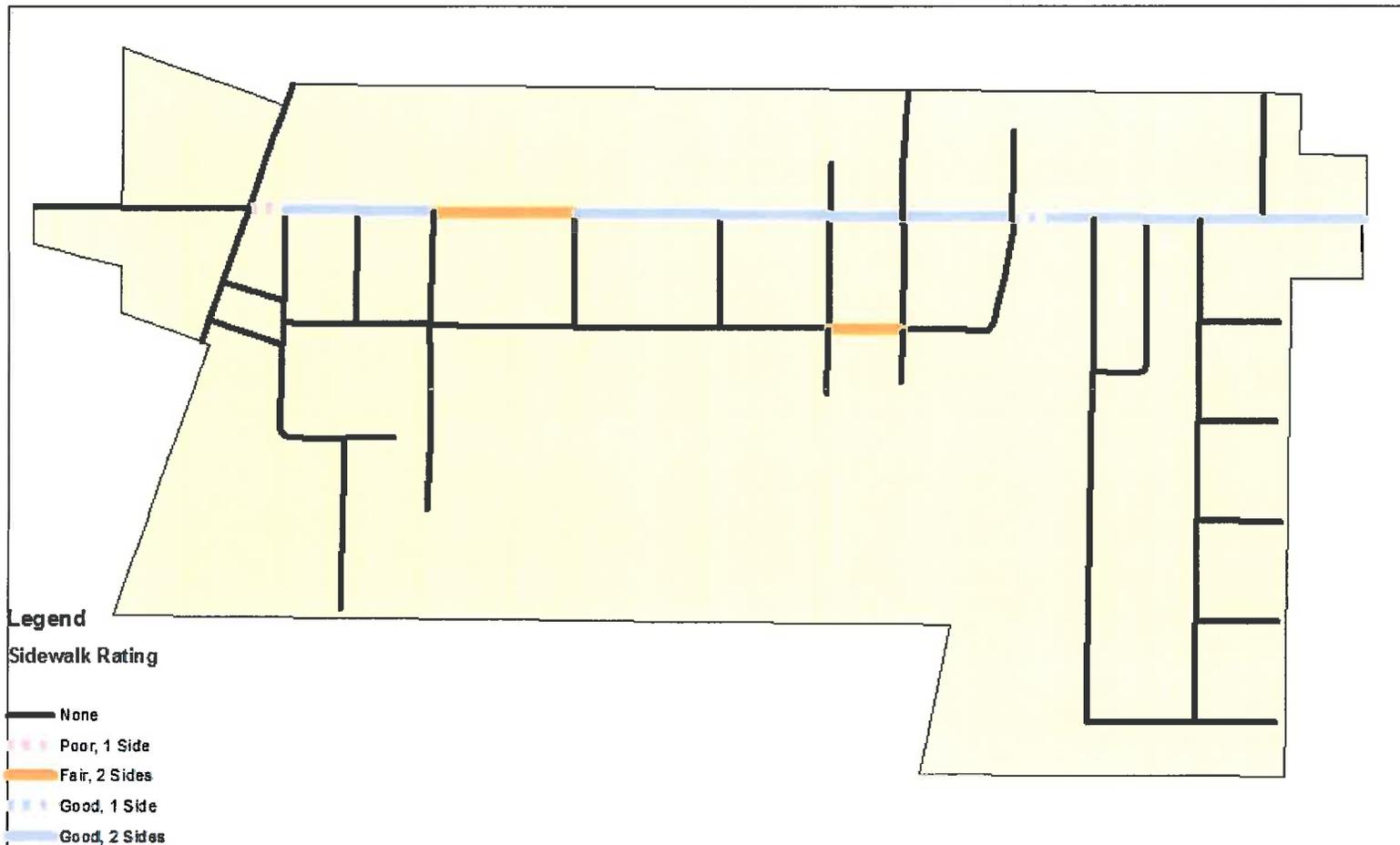
DISTRESS	DISTRESS WEIGHT	Severity Weight	Extent Weight	Deduct Points
Surface Deterioration	10			0
Longitudnal Joint Spalling	5			0
Patching	10	1	1	10
Pumping	15			0
Faulting (Joints & Cracks)	10			0
Settlements	0			0
Transverse Joint Spalling	10			0
Transverse Cracking (Plain Concrete)	15			0
Pressure Damage	5			0
Transverse Cracking (Reinforced Concrete)	15	0.8	1	12
Longitudnal Cracking	10			0
Corner Breaks	10			0
Total Deduct				22
PCR				78

Notes: 39' wide plus gutters. Good curbs. No sidewalks.

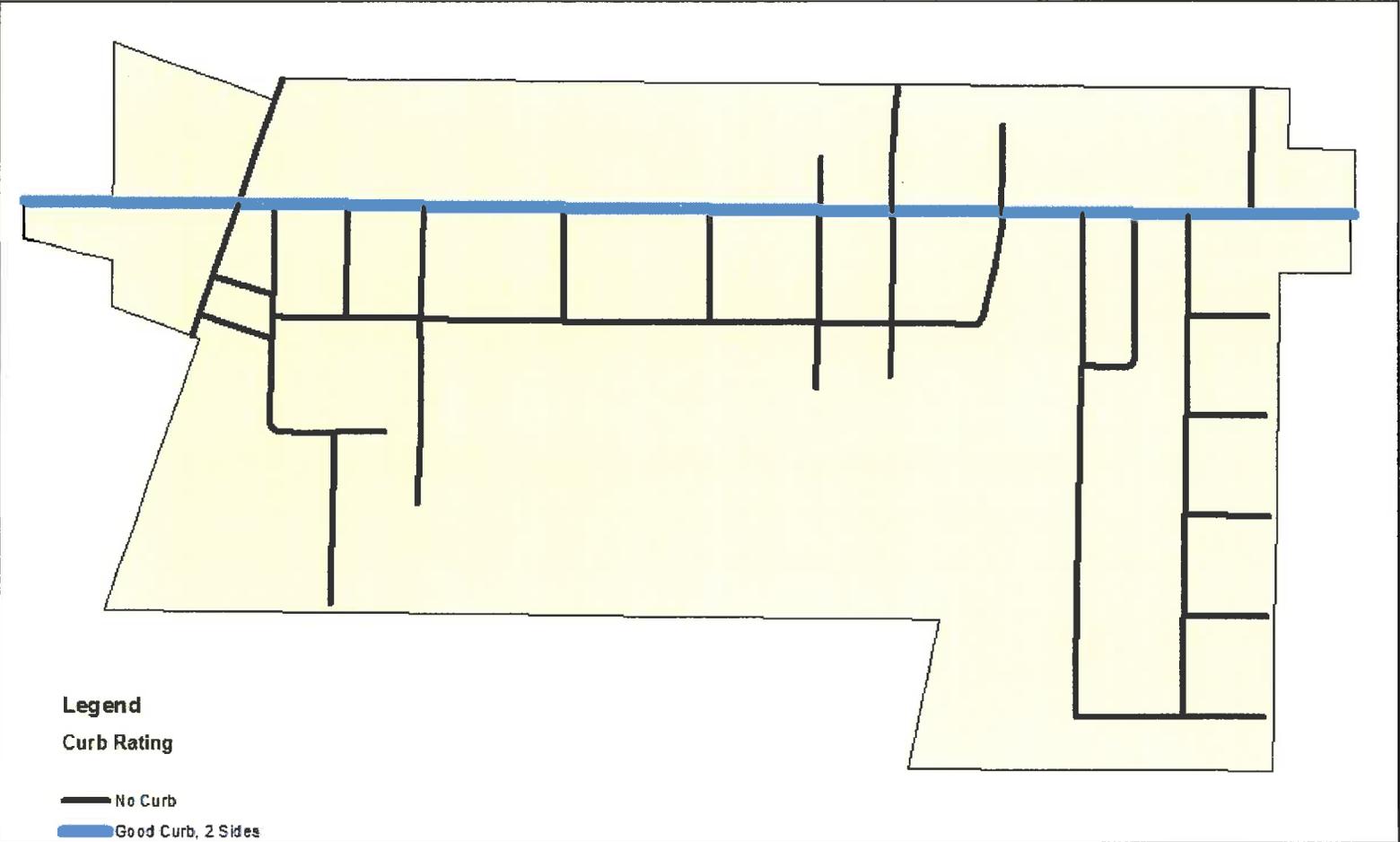
Pavement Condition Ratings



Cairo Sidewalks



Cairo Curbs



**APPENDIX D
CONSERVATION PROGRAM MATRIX FOR ALLEN COUNTY, OHIO**

Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
NRCS	Wetland Reserve Program (WRP)	Protect, Restore & Enhance Wetlands	Landowners	WRP is a voluntary program offering landowners the opportunity to protect, restore & enhance wetlands on their property that were previously altered to agricultural use. The NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. WRP has historically been a competitive national score-based application program, and Allen County landowners have been unable to score high enough to compete well. But NRCS has some lofty acreage enrollment goals in 2010 which may change that limitation. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost-sharing; 10-year contract pays 75% cost-share only. Permanent or 30-year easements are recorded with property deed while a 10-year contract is not recorded. One eligibility restriction is ownership of the land for at least one year.	NRCS Lima Field Office 1601 E. 4 th Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/wrp/
NRCS	Wildlife Habitat Incentives Program (WHIP)	Develop Habitat for Fish & Wildlife on Private Lands	Privately Owned Land	The WHIP program provides financial incentives to develop habitat for fish and wildlife on private lands. The goal of the program is to develop or improve fish and wildlife habitat on privately owned land. Participants agree to implement a wildlife habitat development plan and the USDA agrees to provide cost-share assistance for the implementation of wildlife habitat development practices. This is a competitive score-based national application program. Practices commonly featured are seeding, fencing, in-stream structures, etc. Almost any type of land is eligible, including ag and non-ag land, woodlots, pastures and stream banks. Normally a 10-year contract to maintain habitat. Up to 75% of restoration costs, to a maximum of \$10,000. Other organizations may provide the remaining 25% cost-share.	NRCS Lima Field Office 1601 E. 4 th Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/whip/
ODNR Division of Forestry in cooperation with USDA Forest Service	Forest Legacy Program (FLP)	Prevent Conversion of Forest Land to Non-Forest Use	Working Forest Lands & Landowners	The Forest Legacy Program is a national program of the USDA Forest Service in cooperation with the states and is designed to prevent the conversion of forest land to a non-forest use. The program uses perpetual working forest agreements on working forest lands to accomplish the program purposes although fee simple purchase may be used in extraordinary circumstances. Landowners must apply to have their property considered for the program.	Division of Forestry 2045 Morse Rd. Building H1 Columbus, OH 43229 614-265-6694 USDA Forest Service 1400 Independence Ave. SW Washington, D.C. 20078-5500	1. http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx 2. http://www.na.fs.fed.us/legacy/index.shtm 3. http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml
ODNR Division of Wildlife	Wetland Restoration Program	Reestablish Wetlands	Landowners, Corporations & Organizations	The Division of Wildlife offers technical and financial assistance to landowners, corporations, and organizations who are interested in reestablishing wetlands. Funding is available to cover 50 percent of restoration costs, up to \$750 per acre restored, for landowners willing maintain the site for up to 10 years. A longer maintenance agreement of 20 years will pay 100 percent of costs, up to \$1,500 per acre restored. In some cases, this program may be used in conjunction with federal conservation programs offered through the USDA Farm Bill. This program is financed from money received from the sale of Ohio Wetland Stamps and Ducks Unlimited MARSH funds.	Private Lands Biologist Local Wildlife District office: Wildlife District Two 952 Lima Ave. Box A Findlay, OH 45840 Jeff Burriss - 419-429-8367 and Mark Witt - 419-429-8362	1. http://www.dnr.state.oh.us/Home/wild_resourcehomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx
West Central Ohio Land Conservancy (WCOLC)	Conservation Easement Program	Conserve Land, targeting farmland, forests, river corridors, & natural areas	Landowners	The WCOLC is a nonprofit organization that actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easements. Efforts target protecting farmland, forests, river corridors, and other natural areas in a seven county area in west central Ohio that includes Allen County. Due to extremely limited funding resources, WCOLC does not generally pay for conservation easements, but rather relies on landowner income tax incentives.	PO Box 503 Lima, OH 45802 567-204-9126	1. http://www.wcolc.org
Ohio Department of Agriculture (ODA)	Clean Ohio Agricultural Easement Purchase Program (AEPP)	Preserving Ohio Farmland	Landowners & Communities	The Clean Ohio AEPP provides funding to assist landowners and communities in preserving Ohio's farmland. This is a state-wide competitive process, conducted in specific application periods, that involves a score-based application. Successful applicants must dedicate their farmland through perpetual easements.	Contact the Lima Allen County Regional Planning Commission Office to discuss development of an application: 130 W. North St. Lima, OH 45801 419-228-1836	1. http://www.lacrpc.com 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx
ODA	Agriculture Easement Donation Program (AEDP)	Protect Farmland from Development	Landowners	The state received its first tool to help protect Ohio's farmland from development in January 2000 when Senate Bill 223 was signed; in 2014, the state will support the preservation effort with some \$6M in funding. The law allows landowners to donate development rights of their land to the State of Ohio or local governments to protect productive farmland from conversion to non-agricultural use. Potential donations are evaluated on a case-by-case basis, as certain legal requirements must be met in order for an agricultural easement to be placed on a property. Landowners may also find financial benefits in the form of tax deductions associated with easement donations. This easement will forever keep the land in agricultural production and for that reason can be a tool for landowners who wish to protect their family farm from development.	Ohio Department of Agriculture 8995 E. Main St. Reynoldsburg, OH 43068 614-728-6201 Fax: 614-728-6310	1. http://www.agri.ohio.gov/divs/farmland/Farmland.aspx 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx

**APPENDIX E
MODEL EXTERIOR PROPERTY MAINTENANCE CODE
VILLAGE OF CAIRO**

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**ARTICLE I
PURPOSE**

1.01 PURPOSE

The purpose of this exterior property maintenance code is to protect the public health, safety, morals and general welfare as it pertains to premises and buildings used for residential, commercial and industrial purposes. This protection is hereinafter provided by:

- a) Establishing minimum standards for maintaining residential, commercial and industrial environmental quality to preserve and achieve the presentable appearance of existing structures and premises; avoiding blighting effects of the substandard maintenance of structures and premises and its negative impact on the value of surrounding properties; and eliminating hazardous conditions
- b) Fixing the responsibilities of owners, operators and occupants of structures and their premises; and
- c) Providing for administration, enforcement and penalties.

ARTICLE II
TITLE

2.01 TITLE

This code shall be known as "The Village of Cairo Exterior Property Maintenance Code" and is herein referred to as above or as the "Exterior Property Maintenance Code" or "This Code."

**ARTICLE III
DEFINITIONS**

3.01 CONSTRUCTION OF LANGUAGE

For the purpose of this Exterior Property Maintenance Code certain terms or words shall be interpreted as follows:

- A. Words used in the singular shall include the plural, and the plural the singular;
- B. Words used in the present tense shall include the future tense;
- C. Words in the masculine gender shall include the feminine and neuter;
- D. The word "shall" is mandatory and not discretionary;
- E. The word "may" is permissive;
- F. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," and "occupied for;"
- G. The work "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; and
- H. The word "dwelling" includes the word "residence."

3.02 DEFINITIONS

All words used in this Exterior Property Maintenance Code shall have their customary meanings, except those specifically defined in this Section.

BUILDING CODE: The most current edition of the State of Ohio building code, or such other code as may be officially designated by the Village Council for the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and structures.

EXTERIOR PROPERTY AREAS: The open space on the premises and on adjoining property under the control of owners or operators of such premises.

JUNK OR INOPERABLE VEHICLE: A vehicle, including but not limited to cars, trucks, busses, trailers, and boats, shall be deemed a junk or inoperable vehicle whenever any of the following occur:

- A. The vehicle is without a valid current registration and/or license plate:
- B. The vehicle is apparently inoperable;
- C. The vehicle is without fully inflated tires and/or has any type of support under it;
- D. The vehicle has a substantially damaged or missing window, windshield, door, motor, transmission, or other similar major part.

**ARTICLE IV
ADMINISTRATION AND ENFORCEMENT**

4.01 APPLICATION OF EXTERIOR PROPERTY MAINTENANCE CODE

The provisions of the Exterior Property Maintenance Code shall apply to all premises and structures within the Village used for human habitation, commercial purposes, or industrial purposes which are now or may become in the future substandard with respect to structure, maintenance, proper drainage and sanitary conditions, or other similar conditions, factors or characteristics adversely affects public health, safety, morals and general welfare and leads to the continuation, extension and aggravation of blight and its attendant negative effect on surrounding property values. Therefore, adequate protection of the public requires the establishment and enforcement of these property maintenance standards.

4.02 COMPLIANCE REQUIRED

Every portion of a building or premises used or intended to be used for residential, commercial, or industrial purposes, shall comply with the provisions of this Exterior Property Maintenance Code, irrespective of when such building has been constructed, altered or repaired, or premises occupied, except as hereinafter provided.

4.03 CONFLICT OF LAWS

In any case where a provision of the Exterior Property Maintenance Code is found to be in conflict with a provision of any zoning, building, fire, safety or health regulation or other regulation, the provision which establishes the higher standard for the promotion and protection of the safety and health of the people shall prevail.

4.04 EXISTING REMEDIES

Nothing in this Exterior Property Maintenance Code shall be deemed to abolish, impair, or prevent the execution of any existing remedies of the Village or its officers or agents related to the abatement of a public nuisance.

4.05 SEPARABILITY

If any section, subsection, paragraph, sentence, clause or phrase of this Exterior Property Maintenance Code is declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Exterior Property Maintenance Code, which shall continue in full force and effect, and to this end the provisions of this Exterior Property Maintenance Code are hereby declared to be severable.

4.06 SAVING CLAUSE

This Exterior Property Maintenance Code shall not affect violations of any other resolution, ordinance, code or regulation existing prior to the effective date of this Exterior Property Maintenance Code, and any violation of such shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

4.07 ENFORCEMENT OFFICIALS

- A. Enforcement Officers. The Village shall assign the duties of administering and enforcing this code to the Enforcement Officer. The Enforcement Officer may call upon any department, division or contractor of the Village for whatever assistance may be necessary to abate a violation of this Code.
- B. Liability. No officer, agent or employee of the Village shall be personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this Code.

4.08 INSPECTIONS

The Enforcement Officer is authorized to make inspections of building exteriors and premises located within the Village for purposes of enforcing the provisions of this Exterior Property Maintenance Code. For the purpose of making such inspections, and upon showing appropriate identification, the Enforcement Officer is hereby authorized to examine and survey at any reasonable hour all residential, commercial, industrial, and other premises.

4.09 NOTICE OF VIOLATION

- A. Content. Whenever the Enforcement Officer determines that there is a violation of the provisions of this Code, he may give notice of such violation to the person or persons responsible therefore and order compliance, as hereinafter provided. Such notice and order shall:
 - 1) Be in writing;
 - 2) Include a description of the real estate sufficient for identification
 - 3) Include a statement of the reason or reasons why it is being issued;
 - 4) Include a correction order allowing a reasonable time for the repairs and improvements required to bring the property into compliance with the provisions of this code; and
 - 5) State the right of the violator to file an appeal of the notice with the Maintenance Code Appeals Board within ten (10) days of receipt of the notice.

- B. Service: A notice of violation shall be deemed to be properly served if one (1) or more of the following methods are used:
- 1) By personal delivery to the owner or occupant of the premises or by leaving the notice at the premises with a person of suitable age and discretion; or
 - 2) By certified mail deposited in the United States Post Office addressed to the person or persons responsible at his/their last known address, with return receipt requested. If a certified mail envelope is returned with endorsement showing that the envelope is unclaimed, then service shall be sent by ordinary mail and the mailing shall be evidenced by a certificate of mailing which shall be filed by the Enforcement Officer. Service shall be deemed complete when the fact of mailing is entered of record, provided that the ordinary mail envelope is not returned by the postal authorities with an endorsement showing failure of delivery; or
 - 3) By posting a copy of the notice form in a conspicuous place on the premises found in violation and publishing a legal notice in a newspaper of general circulation in the Village. The legal notice shall identify the owners of the property, the last address, if known, of the owners, the parcel identification, the location and nature of the violation.

4.10 EXTERIOR PROPERTY MAINTENANCE CODE APPEALS

- A. Appeals Board. To implement the purposes and requirements of this Exterior property Maintenance Code, there is hereby created the Exterior Property Maintenance Code Appeals Board, hereinafter referred to as the Board. For the purposes of this Code, the Village Board of Zoning Appeals shall function as the Exterior Property Maintenance Code Appeals Board.
1. Procedure. Said Board may adopt rules of procedure not inconsistent with this Code. No member of the Board shall take part in any hearing or determination in which he or she has a personal or financial interest. Three (3) members of the Board in attendance at any meeting shall constitute a quorum.
 2. Authority. The Board shall hear all appeals relative to the enforcement of this Code, and by a concurring vote of the majority of its members may reverse or affirm, wholly or partly, or may modify the decision appealed from, and shall make such order or determination as in its opinion ought to be made. Failure to secure such concurring votes shall be deemed a confirmation of the decision of the inspector.
- B. Hearings. Any person affected by any notice of violation which has been issued in connection with the enforcement of any provision of this Exterior Property Maintenance Code, may request and shall be granted a hearing on the matter before the Exterior Property Maintenance Code Appeals Board provided that such person shall file in the office of the Enforcement Officer an appeal on forms provided by the Village. The appeal shall be filed within ten (10) days after receipt of such a petition; the Appeals Board shall set a time and place for hearing before the Appeals Board and shall give the petitioner written notice thereof by first class mail postmarked at least ten (10) days prior to such hearing. The hearing shall be held no less than ten (10) days and no more than thirty (30) days from the date the petition was filed. At such hearing, the petitioner shall be given an opportunity to be heard and to show cause why any item appearing on such notice and order should be modified, or withdrawn. The failure of the petitioner or his representative to appear and state his case at such hearing shall have the same effect as if no petition were filed.

- C. Findings. Prior to sustaining any violation notice and compliance order, the Appeals Board shall make the following findings:
1. The violator was served with a Notice of Violation and/or Citation Tag as provided for in Sections 4.09 and 4.11.
 2. The Citation Tag and/or Notice of Violation that was served stated the specific nature of the violation; corrective action needed to be taken to abate the violation; and a specific time period for abatement of the violation.
 3. Within the time period stipulated in the Citation Tag and/or Notice of Violation, the violator failed to comply with the Notice of Violation by not abating the violation, and/or by not bringing the use into compliance with the Village Exterior Property Maintenance Code.
 4. Upon expiration of the date indicated for compliance in the Notice of Violation, the property was being maintained in violation of specific provisions of the Village Exterior Property Maintenance Code and/or conditions imposed by the Appeals Board as a prerequisite to the modification of a previous compliance order.
- D. Authority of Appeals Board. Within thirty (30) days of the close of the public hearing, the Appeals Board shall render a decision sustaining, modifying, or withdrawing any item appearing on the notice and order. The petitioner shall be notified in writing of such action.

4.11 CITATION TAGS

The Enforcement Officer is authorized and directed to provide citation tags which shall be used for the purposes of giving due notice and summons to the person or persons responsible for violations of this Exterior Property Maintenance Code.

- A. Contents: Such citation tags shall be put in writing on an appropriate form, state the nature of the violation, refer to the section or sections of this Ordinance violated, and state the appropriate assessment or penalty therefore.
- B. Payment of Assessment: Such person or persons, when a citation tag as herein provided is served to him, shall appear at the place or places designated upon such tag and shall pay the assessment for the violation noted on the citation. Upon payment of the assessment as provided within the time limit provided herein, no further action will be taken to prosecute the violation noted on the citation, provided remedial action, if necessary, is taken.
- C. Notice and Future Violation: The citation tag, as herein provided, shall be sufficient notice, summons, and legal service thereof for the purpose specified thereon provided, however, that the use of such tags shall not prohibit the issuance of either additional citation tags or a legal notice of violation as provided herein, in the event such violation is continued or repeated.
- D. Establishment of Fee Schedule by Village Council: Prior to the issuance of any citation tag, the Village shall adopt by Ordinance a citation tag fee schedule assessment. From time to time and upon its own motion, Village Council may modify the citation tag fee schedule assessment.

- E. Penalty Assessment: When a violation citation tag has been issued pursuant to this section, an amount established by the Village Council is hereby assessed on the violator. If the assessment is paid within the seventy-two (72) hour period immediately following the issuance of the citation tag, all assessments are reduced by fifty percent (50%) subject to additional citations and assessment if the violation is not terminated within twenty-four (24) hours. Failure to pay the assessment within a period of thirty (30) days after the date of service of the citation tag shall constitute a minor misdemeanor, punishable as provided in Section 4.99 of this Ordinance. Assessments may also be attached to the property taxes for the property in question.

4.12 PROSECUTION

In case any violation order is not properly complied with, the Enforcement Officer may request the Village Attorney to institute an appropriate action or proceeding at law to exact the penalty provided in Section 4.99 of this Code, and in addition thereto, may ask the Village Attorney to proceed at law or in equity against the person responsible for the violation for the purpose of ordering him/her to abate such nuisance.

4.13 ABATEMENT OF NUISANCE BY VILLAGE AND COST RECOVERY

Should the nuisance not be abated at the expiration of the time stated in the notice or order of the Enforcement Officer or any extensions granted or such additional time as the Exterior Property Maintenance Code Appeals Board may grant, the Enforcement Officer shall be authorized at any time thereafter to request a court to authorize entry to take such action as deemed appropriate to abate the nuisance, in addition to any remedies provided elsewhere in this Exterior Property Maintenance Code. In abating such nuisance, the Enforcement Officer may call on any department, division or contractor of the Village for whatever assistance may be necessary to abate the aforesaid nuisance or may, by private contract, abate such nuisance and the costs for abating such nuisance shall be recovered, in the following manner:

- A. The owner(s) shall be billed directly by certified mail deposited with the United States Post Office. In the event the certified mail envelope is returned with endorsement showing that the envelope is unclaimed, then service shall be sent by ordinary mail and the mailing shall be evidenced by a certificate of mailing which shall be filed by the Enforcement Officer.
- B. If the costs are not so recovered within thirty (30) days of receipt of the mailing described in Section 413 (A), the Village may collect the cost in accordance with the Ohio Revised Code.

4.14 RULEMAKING AUTHORITY

The Enforcement Officer shall have power as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to implement the provisions of this Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions; but such rules shall not have the effect of waiving working stresses or fire protection requirements specifically provided in this Code or violating approved practice involving public safety.

4.15 TRANSFER OF OWNERSHIP

It shall be unlawful for the owner of any building or structure who has received a notice of violation to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any notice of violation issued by the Enforcement Officer and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, a true copy of any notice of violation issued by the Enforcement Officer and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such notice of violation.

4.16 ABANDONMENT OF CONSTRUCTION PROJECT

Any building or structure for which a building permit has been issued, and except for circumstances beyond the property owner's control (e.g., labor strikes, inclement weather, etc.), all construction work shall be diligently pursued to completion. Any construction project upon which no substantial work has been undertaken for a period of six (6) months, shall be deemed abandoned. Upon any construction project being deemed abandoned, all buildings or structures not completed to the degree such buildings or structures have been indicated on the plans submitted in support of a building permit, and all building materials and construction equipment shall be removed from the site.

4.17 VIOLATION AND PENALTIES

- A. No person shall violate any provision or fail to conform to any of the requirements of this Exterior Property Maintenance Code or fail to comply with any order made thereunder.
- B. Whoever violates any section of this Code shall be guilty of a minor misdemeanor and be fined not more than five hundred dollars (\$500.00). A separate offense shall be deemed committed each day during or on which a violation occurs or continues.
- C. The application of the penalty provided in subsection (B) hereof shall not be held to prevent the enforced removal of prohibited conditions.

ARTICLE V
RESIDENTIAL EXTERIOR PROPERTY MAINTENANCE STANDARDS

5.01 APPLICATION OF MAINTENANCE STANDARDS

The following standards are applicable to all residential structures, dwelling units, residential portions of mixed use structures and all dwelling units located in commercial buildings.

5.02 STRUCTURAL SOUNDNESS AND MAINTENANCE OF DWELLINGS

Every foundation, exterior wall, and roof of every dwelling shall be so constructed and maintained' and be kept in good repair and in safe condition so as to make all occupied rooms and other interior areas weather-tight, water-tight, rodent proof and so as to be fit for human habitation and so as to not adversely affect the neighborhood in which they are located. Good repair, maintenance and safe condition shall include but is not limited to the following:

- A. Foundations. Foundations shall support the building at all points and shall be free of all holes and cracks which admit rodents, water or dampness to the interior of the building or lessen the capability of the foundation to support the building.
- B. Exterior Walls and Surfaces. Exterior walls and other exterior surface materials shall be free of holes, cracks, loose or rotting boards and timbers or any other condition which might admit rodents, rain or dampness to the interior of the dwelling.
- C. Windows. Windows shall be fully supplied with window glass or an approved substitute which is glazed and is without open cracks or holes, shall have sashes in good condition which fit within frames, be capable of being easily opened and held in position by hardware, and maintained so as to exclude adverse weather elements from entering the structure.
- D. Exterior Doors. Doors shall be maintained so as to be structurally sound, fit within frames so as to be weatherproof, windproof, and water-proof and be provided with door hinges and door latches which are in good working condition.
- E. Roof. Roof members, covering and flashing shall be structurally sound and tight so as to prevent the entrance of moisture and be maintained by renewal, repair, waterproofing or other suitable means. Roof drainage shall be adequate to prevent rain water from causing dampness in the interior portion of the building.
- F. Gutters. Rain gutters, downspouts, leaders or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling, or basements or adversely affect adjacent properties.

- G. Chimneys. Chimneys shall be free of cracks, holes or missing portions and maintained in sound condition.
- H. Porch. Every porch shall be so constructed and maintained so as to be free of missing, defective, rotting or deteriorated foundations, supports, floors, other members, and steps thereto, so as to be safe to use and kept in sound condition and in good repair.
- I. Structural Member. Any structural member of a structure which has become deteriorated or damaged to the extent that it does not serve the purpose as originally intended shall be renewed, restored, repaired, or replaced as is necessary to serve the purpose as originally intended.
- J. Exterior Surfaces. Except for materials that have been designed or manufactured to remain untreated, all exterior wood, composition or metal surfaces shall be protected from the elements by paint or other protective covering. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering.
- K. Basement. Basement or cellar hatchways shall be so constructed and maintained as to prevent the entrance of rodents, rain and surface drainage into the dwelling.
- L. Decorative Features: All cornices, entablatures, bell courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

5.03 PAINT AND COATING MATERIALS

All paint and other coating materials shall be free of any lead. These materials shall also be free of dangerous substances banned from general use by authorized federal, state, county, or local regulatory agencies for health and safety reasons.

5.04 EXTERIOR PROPERTY AND STRUCTURE EXTERIORS

All buildings and the exterior of all premises shall be properly maintained to achieve a presentable appearance and to avoid blighting effects and hazardous conditions.

- A. Exterior Space. The exterior open space around each dwelling shall be maintained or so improved so as to provide for:
 - 1) The immediate diversion of water away from buildings and proper drainage of the lot;
 - 2) Grass, plantings or other suitable ground cover to prevent soil erosion which is or may become detrimental to the structures, lot use or adjacent lots and structures;
 - 3) Yard-walks, parking areas, and driveways of a concrete, asphalt, pavers or similar surface which are of sound construction and properly maintained; and
 - 4) Exterior steps which are of sound construction and properly maintained free of hazardous conditions.

- B. Maintenance. The exterior of all premises and every structure thereon including but not limited to walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, signs, windows, doors, awnings, and all surfaces thereof, shall be maintained so as to avoid any blighting effects on neighboring properties and shall be painted or protected where necessary for the purpose of preservation. All canopies, signs, awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, porches, balconies, and similar overhanging extensions, where exposed to public view, shall be maintained in good condition and shall not show evidence of ripping, tearing, or deterioration.
- C. Fences and Walls. All fences, retaining walls, or similar structures shall be anchored firmly in the ground, shall be constructed in a workmanlike manner and maintained in that same manner so that such approved fences, retaining walls, or similar structures shall always be in the state of good structural repair. If any fence, retaining wall, or similar structure is found not to be in the state of good structural repair, it shall be removed, replaced, or repaired as required. Except when constructed of materials that have been designed or manufactured to remain untreated, all fences shall be treated periodically with paint or chemicals so as to retard deterioration.
- D. Yards. All yards, courts, and lots shall be kept free of overgrown grasses, debris and other materials which may cause a fire, health safety hazard, or general unsightliness.
- E. Hazards. Hazards and unsanitary conditions shall be eliminated.
- F. Occupancy. No temporary buildings, trailers, recreational vehicles, tents, or garages shall be used temporarily or permanently as a residence in the course of construction.
- G. Storage. Except as provided for in other regulations of the Village, all outdoor storage of any kind shall be prohibited.
- H. Drainage. All portions of all premises shall be so graded that there is no pooling of water or recurrent entrance of water into any part of any building except when such pooling or retention of water is part of a plan approved by the County Engineer. All condensate and waste cooling water shall be appropriately discharged into an approved drainage system.
- I. Drainage Swales. Swales are to be maintained by the owners of the parcels on which they are located, and at no time will anyone plant shrubs and/or trees, or discharge, empty, or place any material, fill or waste into any swale so as to divert or impede drainage flow. Small swales can be mowed as part of the yard. Larger swales in meadow situations should be mowed less frequently in order to allow grasses to grow taller to retard runoff and prevent erosion. Swales in woodland areas should be left in their natural condition leaving understory growth to retard runoff and prevent erosion.
- J. Junk, Inoperable or Unlicensed Vehicle. No junk, inoperable, or unlicensed vehicle shall be located on any residential property, except when stored within a completely enclosed building.

5.05 VEGETATION

- A. Vegetation Cutting Required. All grass, weeds or rank vegetation shall be periodically cut and in no case shall exceed a height of eight (8) inches.
- B. Maintenance of Plantings. All plant materials, especially trees and shrubs, afflicted with decay, disease, insect infestation, or otherwise considered dangerous to other plant material shall be removed or appropriately treated. All sound plant materials, especially trees and shrubs, shall be properly maintained and not evidence signs of neglect.

5.06 STAIRWAYS

- A. Exterior Stairways. All exterior stairways on all residential premises shall be in accordance with the following provisions:
 - 1) stairways shall be maintained free of holes, grooves, and cracks which constitute a safety hazard;
 - 2) stairways shall be maintained free of rotted or deteriorated supports;
 - 3) stairways shall have treads of uniform width and risers of uniform height; and
 - 4) stairway handrails and/or railings shall be firmly fastened and maintained in good condition. Where the absence of handrails and/or railings create a hazardous condition, the Enforcement Officer may require their installation in accordance with the provisions of the adopted Building Code.

5.07 ACCESSORY STRUCTURES

- A. Accessory Structures. All structures accessory to the dwellings, including detached garages, shall be maintained structurally sound, neatly maintained, and in good repair or shall be razed to grade level and debris removed from the premises.

ARTICLE VI
COMMERCIAL EXTERIOR PROPERTY MAINTENANCE STANDARDS

6.01 GENERAL PROVISIONS

Every commercial structure and commercial unit shall meet all of the provisions and requirements of the official zoning code, building code, fire code and health ordinance applicable to the structure and its intended and present use. Where these codes require the provision of a particular facility or equipment, where they set a structural or installation standard, such related parts of every commercial structure and commercial unity shall be maintained to the minimum standard provided for in the applicable section of this Code or to the minimum standard provided for in the above codes, whichever standard is higher.

The following commercial exterior property maintenance standards are applicable to all commercial structures, commercial units, and portions of mixed use structures which are devoted to commercial use, including all exterior and structural requirements, soundness and maintenance.

6.02 STRUCTURAL SOUNDNESS AND MAINTENANCE OF COMMERCIAL STRUCTURES

Every foundation, floor, wall, ceiling and roof of every commercial structure shall be so constructed and maintained and be kept in good repair and in safe condition so as to make all occupied rooms and other interior areas weather-tight, water-tight, rodent proof and so as to be fit for human use and so as to not adversely affect the neighborhood in which they are located. Good repair, maintenance and safe condition shall include but is not limited to the following:

- A. Foundations. Foundations shall support the building at all points and shall be free of all holes and cracks which admit rodents, water or dampness to the interior of the building or lessen the capability of the foundation to support the building.
- B. Exterior Walls and Surfaces. Exterior walls and other exterior surface materials shall be free of holes, cracks, loose or rotting boards and timbers or any other condition which might admit rodents, rain or dampness to the interior of the dwelling.
- C. Windows. Windows shall be fully supplied with window glass or an approved substitute which is glazed and is without open cracks or holes, shall have sashes in good condition which fit within frames, and maintained so as to exclude adverse weather elements from entering the structure.
- D. Exterior Doors. Doors shall be maintained so as to be structurally sound, fit within frames so as to be weatherproof, windproof, and water-proof and be provided with door hinges and door latches which are in good working condition.

- E. Roof. Roof members, covering and flashing shall be structurally sound and tight so as to prevent the entrance of moisture and be maintained by renewal, repair, waterproofing or other suitable means. Roof drainage shall be adequate to prevent rain water from causing dampness in the interior portion of the building.
- F. Gutters. Rain gutters, downspouts, leaders or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling, or basements or adversely affect adjacent properties.
- G. Chimneys. Chimneys shall be free of cracks, holes or missing portions and maintained in sound condition.
- H. Porch. Every porch shall be so constructed and maintained so as to be free of missing, defective, rotting or deteriorated foundations, supports, floors, other members, and steps thereto, so as to be safe to use and kept in sound condition and in good repair.
- I. Structural Member. Any structural member of a structure which has become deteriorated or damaged to the extent that it does not serve the purpose as originally intended shall be renewed, restored, or replaced as is necessary to serve the purpose as originally intended.
- J. Exterior Surface. Except for materials that have been designed or manufactured to remain untreated, all exterior wood, composition or metal surfaces shall be protected from the elements by paint or other protective covering. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering.
- K. Basement. Basement or cellar hatchways shall be so constructed and maintained as to prevent the entrance of rodents, rain and surface drainage into the structure.
- L. Decorative Features. All cornices, entablatures, bell courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

6.03 PAINT AND COATING MATERIALS

All paint and other coating materials shall be free of any lead. These materials shall also be free of dangerous substances banned from general use by authorized federal, state, county, or local regulatory agencies for health and safety reasons.

6.04 EXTERIOR PROPERTY AND STRUCTURE EXTERIORS

All buildings and the exterior of all premises shall be properly maintained to achieve a presentable appearance and to avoid blighting effects and hazardous conditions.

- A. Exterior Space. The exterior open space around each structure shall be maintained or so improved so as to provide for:
- 1) The immediate diversion of water away from buildings and proper drainage of the lot;
 - 2) Grass, plantings or other suitable ground cover to prevent soil erosion which is or may become detrimental to the structures, lot use or adjacent lots and structures; and
 - 3) Yard-walks, parking areas, driveways and exterior steps which are of a permanently hard, dust free surface of sound construction and properly maintained.
- B. Maintenance. The exterior of all premises and every structure thereon including but not limited to walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, store fronts, signs, windows, doors, awnings, marquees, and all surfaces thereof, shall be maintained so as to avoid any blighting effects on neighboring properties and shall be painted or protected where necessary for the purpose of preservation. All canopies, marquees, signs, awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, porches, balconies, and similar overhanging extensions, and their supporting structures where exposed to public view, shall be maintained in good condition and shall not show evidence of ripping, tearing, or deterioration. Prohibited and obsolete signs shall be removed or replaced pursuant to the applicable sections of the Village Zoning Ordinance.
- C. Fences and Walls. All fences, retaining walls, or similar structures shall be anchored firmly in the ground, shall be constructed in a workmanlike manner and maintained in 'that same manner so that such approved fences, retaining walls, or similar structures shall always be in the state of good structural repair. If any fence, retaining wall, or similar structure is found not to be in the state of good structural repair, it shall be removed, replaced, or repaired as required. Except when constructed of materials that have been treated periodically with paint or chemicals so as to retard deterioration.
- D. Yards. All yards, courts, and lots shall be kept free of noxious weeds, overgrown grasses, debris and other materials which may cause a fire, health, safety hazard, or general unsightliness.
- E. Hazards. Hazards and unsanitary conditions shall be eliminated.
- F. Occupancy. No temporary buildings, trailers, recreational vehicles, tents, or garages shall be used temporarily or permanently as a residence in the course of construction.
- G. Drainage. All portions of all premises shall be so graded that there is no pooling of water or recurrent entrance of water into any part of any building except where such pooling or retention of water is part of a plan approved by the County Engineer. All condensate and waste cooling water shall be appropriately discharged into an approved drainage system.
- H. Drainage Swales. Swales are to be maintained by the owners of the parcels on which they are located, and at no time will anyone plant trees and/or shrubs or discharge, empty, or place any material fill or waste into any swale so as to impede or divert drainage flow. Small swales can be moved as part of the yard. Larger swales in meadow situations should be mowed less

frequently in order to allow grasses to grow taller to retard runoff and prevent erosion. Swales in woodland areas should be left in their natural condition leaving the under story growth to retard runoff and prevent erosion.

- I. Junk, Inoperable or Unlicensed Vehicle. No junk, inoperable, or unlicensed vehicle shall be located on any commercial property, except when stored within a completely enclosed building or in a manner in conformance with the Village Zoning Ordinance.
- J. Traffic Markings. All traffic markings such as directional arrows, lane division lines, parking space lines, stop signs, etc., shall be maintained so as to be clearly visible and easily recognized.
- K. Conduct of Business
 - 1. All business activity, except for off-street loading, shall be conducted within completely enclosed buildings.
 - 2. All storage of trash and garbage containers and/or dumpsters shall be effectively screened from view in a manner approved by the Enforcement Officer.
 - 3. All storage of materials, goods, or products, including inoperable vehicles, shall be within a completely enclosed building. EXCEPTION: Those businesses which are permitted or conditionally permitted under the terms of the Village Zoning Ordinance to conduct business or maintain outdoor storage of materials, goods or products out-of-doors are excepted from compliance with this and subparagraph 1.
- L. Exterior, Light Fixtures. Exterior lighting fixtures over steps, paths, walkways, courts, drives and parking lots shall be neatly maintained in operable condition and lighted for sufficient periods of time before and after business hours to provide for pedestrian and employee safety and properly aimed so as not to shine on adjacent properties (per local zoning regulation).

6.05 VEGETATION

- A. Vegetation Cutting Required. All grass, weeds or rank vegetation shall be periodically cut and in no case shall exceed a height of eight (8) inches.
- B. Maintenance of Plantings. All plant materials, especially trees and shrubs, afflicted with decay, disease, insect infestation, or otherwise considered dangerous to other plant material shall be removed or appropriately treated. All sound plant materials, especially trees and shrubs, shall be properly maintained and not evidence signs of neglect.

6.06 STAIRWAYS

- A. Exterior Stairways. All exterior stairways on all commercial premises shall be in accordance with the following procedures:
 - 1) Stairways shall be maintained free of holes, grooves, and cracks which constitute a safety hazard;
 - 2) Stairways shall be maintained free of rotted or deteriorated supports;
 - 3) Stairways shall have treads of uniform width and risers of uniform height; and

- 4) Stairway handrails and/or railings shall be firmly fastened and maintained in good condition. Where the absence of handrails and/or railings create a hazardous condition the Enforcement Officer may require their installation in accordance with the provisions of the adopted Building Code.

6.07 ACCESSORY STRUCTURES

- A. Accessory Structures. All structures accessory to commercial use, in good repair or shall be razed to grade level and debris removed from the premises.

**ARTICLE VII
INDUSTRIAL EXTERIOR PROPERTY MAINTENANCE STANDARDS**

7.01 GENERAL PROVISIONS

Every industrial structure and industrial use shall meet all provisions and requirements of the official zoning code, building code, fire code and health ordinance applicable to the structure and its intended and present use. Where these codes require the provision of a particular facility or equipment, or where they set a structural or installation standard, such related parts of every industrial structure and industrial use shall be maintained to the minimum standard provided for in the above codes, whichever standard is higher.

The following industrial exterior property maintenance standards are applicable to all industrial structures, industrial uses, and portions of mixed use structures which are devoted to industrial use, including all exterior and structural requirements, soundness and maintenance.

7.02 STRUCTURAL SOUNDNESS AND MAINTENANCE OF INDUSTRIAL STRUCTURES

Every foundation, floor, wall, ceiling and roof of every industrial structure shall be so constructed and maintained and be kept in good repair and in safe condition so as to make all interior areas weather-tight, water-tight, rodent proof and so as to be fit for human use and so as to not adversely affect the neighborhood in which they are located. Good repair, maintenance and safe condition shall include but is not limited to the following:

- A. Foundations. Foundations shall support the building at all points and shall be free of all holes and cracks which admit rodents, water or dampness to the interior of the building or lessen the capability of the foundation to support the building.
- B. Exterior Walls and Surfaces. Exterior walls and other exterior surface materials shall be free of holes, cracks, loose or rotting boards and timbers or any other condition which might admit rodents, rain or dampness to the interior of the building.
- C. Windows. Windows shall be fully supplied with window glass or an approved substitute which is glazed and is without open cracks or holes, shall have sashes in good condition which fit within frames, and maintained so as to exclude adverse weather elements from entering the structure.
- D. Exterior Doors. Doors shall be maintained so as to be structurally sound, fit within frames so as to be weatherproof, windproof, and water-proof and be provided with door hinges and door latches which are in good working condition.

- E. Roof. Roof members, covering and flashing shall be structurally sound and tight so as to prevent the entrance of moisture and be maintained by renewal, repair, waterproofing or other suitable means. Roof drainage shall be adequate to prevent rain water from causing dampness in the interior portion of the building.
- F. Gutters. Rain gutters, downspouts, leaders or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling,, or basements or adversely affect adjacent properties.
- G. Chimneys. Chimneys shall be free of cracks, holes or missing portions and maintained in sound condition.
- H. Structural Member. Any structural member of a structure which has become deteriorated or damaged to the extent that it does not serve the purpose as originally intended shall be renewed, restored, repaired, or replaced as is necessary to serve the purpose as originally intended.
- I. Exterior Surface. Except for materials that have been designed or manufactured to remain untreated, all exterior wood, composition or metal surfaces shall be protected from the elements by paint or other protective covering. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering.
- J. Decorative Features. All cornices, entablatures, bell courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

7.03 PAINT AND COATING MATERIALS

All paint and other coating materials shall be free of any lead. These materials shall also be free of dangerous substances banned from general use by authorized federal, state, county, or local regulatory agencies for health and safety reasons.

7.04 EXTERIOR PROPERTY AND STRUCTURE EXTERIORS

All buildings and the exterior of all premises shall be properly maintained to achieve a presentable appearance and to avoid blighting effects and hazardous conditions.

- A. Exterior Space. The exterior open space around each structure shall be maintained or so improved so as to provide for:
 - 1) The immediate diversion of water away from buildings and proper drainage of the lot;
 - 2) Grass, plantings or other suitable ground cover to prevent soil erosion which is or may become detrimental to the structures, lot use or adjacent lots and structures; and
 - 3) Yard-walks, parking areas, driveways and exterior steps which are of a permanently hard, dust free surface of sound construction and properly maintained.

- B. Maintenance. The exterior of all premises and every structure thereon including but not limited to walls, roofs, cornices, chimneys, drains, towers, fire escapes, stairs, fronts, signs, windows, doors, awnings, marquees, and all surfaces thereof, shall be maintained so as to avoid any blighting effects on neighboring properties and shall be painted or protected where necessary for the purpose of preservation. All canopies, marquees, signs, awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, and similar overhanging extensions, including their supporting structures where exposed to public view, shall be maintained in good condition and shall not show evidence of ripping, tearing, or deterioration. Prohibited and obsolete signs shall be removed or replaced pursuant to the applicable sections of the Village Zoning Ordinance.
- C. Fences and Walls. All fences, retaining walls, or similar structures shall be anchored firmly in the ground, shall be constructed in a workmanlike manner and maintained in that same manner so that such approved fences, retaining walls, or similar structures shall always be in the state of good structural repair. If any fence, retaining wall, or similar structure is found not to be in the state of good structural repair, it shall be removed, replaced, or repaired as required. Except when constructed of materials that have been designed or manufactured to remain untreated, all fences shall be treated periodically with paint or chemicals so as to retard deterioration.
- D. Yards. All yards, courts, and lots shall be kept free of noxious weeds, overgrown grasses, debris and other materials which may cause a fire, health, safety hazard, or general unsightliness.
- E. Hazards. Hazards and unsanitary conditions shall be eliminated.
- F. Occupancy. No temporary buildings, trailers, recreational vehicles, tents, or garages shall be used temporarily or permanently as a residence in the course of construction.
- G. Drainage. All portions of all premises shall be so graded that there is no pooling of water or recurrent entrance of water into any part of any building except when such pooling or retention of water is part of a plan approved by the Village or County Engineer. All condensate and waste cooling water shall be appropriately discharged into an approved drainage system.
- H. Drainage Swales. Swales are to be maintained by the owners of the parcels on which they are located, and at no time will anyone plant trees and/or shrubs or discharge, empty, or place any material fill or waste into any swale so as to impede or divert drainage flow. Small swales can be mowed as part of the yard. Larger swales in meadow situations should be mowed less frequently in order to allow grasses to grow taller to retard runoff and prevent erosion. Swales in woodland areas should be left in their natural condition leaving the under story growth to retard runoff and prevent erosion.
- I. Junk, Inoperable or Unlicensed Vehicle. No junk, inoperable, or unlicensed vehicle shall be located on any industrial property, except when stored within a completely enclosed building or in a manner in conformance with the Village Zoning Ordinance.
- J. Traffic Markings. All traffic markings such as directional arrows, lane division lines, parking space lines, stop signs, etc., shall be maintained so as to be clearly visible and easily recognized.

- K. Conduct of Business.
- 1) All business activity, except for off-street loading, shall be conducted within completely enclosed buildings.
 - 2) All storage of trash and garbage containers and/or dumpsters shall be effectively screened from view in a manner approved by the Enforcement Officer.
 - 3) All storage of materials, goods or products, including inoperable vehicles, shall be within a completely enclosed building. EXCEPTION: Those businesses which are permitted or conditionally permitted under the terms of the Village Zoning Ordinance to conduct business or maintain outdoor storage of materials, goods or products out-of-doors are excepted from compliance with this and subparagraph 1.
- L. Exterior Light Fixtures. Exterior lighting fixtures over steps, paths, walkways, courts, drives and 'parking lots shall be neatly maintained in operable condition and lighted for sufficient periods of time before and after working hours to provide for pedestrian and employee safety and properly aimed so as not to shine on adjacent properties.

7.05 VEGETATION

- A. Vegetation Cutting Required. All grass, weeds or rank vegetation shall be periodically cut and in no case shall exceed a height of eight (8) inches.
- B. Maintenance of Plantings. All plant materials, especially trees and shrubs, afflicted with decay, disease, insect infestation, or otherwise considered dangerous to other plant material shall be removed or appropriately treated. All sound plant materials, especially trees and shrubs, shall be properly maintained and not evidence signs of neglect.

7.06 STAIRWAYS

- A. Exterior Stairways. All exterior stairways on all industrial premises shall be in accordance with the following provisions:
- 1) stairways shall be maintained free of holes, grooves, and cracks which constitute a safety hazard;
 - 2) stairways shall be maintained free of rotted or deteriorated supports;
 - 3) stairways shall have treads of uniform width and risers of uniform height; and
 - 4) stairway handrails and/or railings shall be firmly fastened and maintained in good condition. Where the absence of handrails and/or railings create a hazardous condition, the Enforcement Officer may require their installation in accordance with the provisions of the adopted Building Code.

7.07 ACCESSORY STRUCTURES

- A. Accessory Structures. All structures accessory to the industrial use, including signs, shall be maintained structurally sound and in good repair or shall be razed to grade level and debris removed from the premises.



201 W Main St, Cairo, Ohio, 45820
Ring: 1 mile radius

Prepared by Esri
Latitude: 40.83188
Longitude: -84.08294

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services			
Men's	68	\$1,579.56	\$453,333
Women's	68	\$293.10	\$84,121
Children's	70	\$566.22	\$162,505
Footwear	67	\$250.08	\$71,773
Watches & Jewelry	68	\$310.97	\$89,247
Apparel Products and Services (1)	66	\$95.52	\$27,415
Computer	65	\$63.66	\$18,271
Computers and Hardware for Home Use	69	\$149.38	\$42,873
Portable Memory	69	\$3.70	\$1,063
Computer Software	59	\$11.93	\$3,423
Computer Accessories	71	\$13.67	\$3,923
Entertainment & Recreation			
Fees and Admissions	75	\$2,491.82	\$715,152
Membership Fees for Clubs (2)	67	\$431.21	\$123,758
Fees for Participant Sports, excl. Trips	67	\$114.53	\$32,870
Admission to	63	\$75.64	\$21,710
Admission to Sporting Events, excl.	62	\$102.60	\$29,447
Fees for Recreational Lessons	80	\$53.21	\$15,271
Dating Services	69	\$84.90	\$24,367
TV/Video/Audio	55	\$0.33	\$94
Cable and Satellite Television Services	74	\$971.95	\$278,949
Televisions	77	\$687.83	\$197,407
Satellite Dishes	73	\$107.67	\$30,901
VCRs, Video Cameras, and DVD Players	76	\$1.20	\$344
Miscellaneous Video Equipment	71	\$7.79	\$2,235
Video Cassettes and DVDs	60	\$6.43	\$1,844
Video Game Hardware/Accessories	68	\$21.89	\$6,283
Video Game Software	67	\$15.47	\$4,439
Streaming/Downloaded Video	72	\$19.77	\$5,674
Rental of Video Cassettes and DVDs	56	\$3.21	\$922
Installation of Televisions	68	\$15.90	\$4,564
Audio (3)	63	\$0.71	\$203
Rental and Repair of TV/Radio/Sound	65	\$80.49	\$23,101
Pets	67	\$3.60	\$1,032
Toys and Games (4)	84	\$480.12	\$137,794
Recreational Vehicles and Fees (5)	77	\$94.65	\$27,165
Sports/Recreation/Exercise Equipment (6)	84	\$183.97	\$52,798
Photo Equipment and Supplies (7)	75	\$141.82	\$40,701
Reading (8)	69	\$55.82	\$16,021
Catered Affairs (9)	78	\$118.40	\$33,980
Food			
Food at Home	58	\$13.89	\$3,986
Bakery and Cereal Products	73	\$6,225.43	\$1,786,699
Meats, Poultry, Fish, and Eggs	75	\$3,893.07	\$1,117,312
Dairy Products	77	\$558.00	\$160,145
Fruits and Vegetables	73	\$842.22	\$241,718
Snacks and Other Food at Home (10)	76	\$426.64	\$122,446
Food Away from Home	72	\$708.25	\$203,268
Alcoholic Beverages	76	\$1,357.96	\$389,735
Nonalcoholic Beverages at Home	71	\$2,332.36	\$669,387
	66	\$368.42	\$105,737
	76	\$376.81	\$108,144

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of

July 21, 2015



Esri Retail Goods and Services Expenditures

201 W Main St, Cairo, Ohio, 45820
Ring: 1 mile radius

Prepared by Esri
Latitude: 40.83188
Longitude: -84.08294

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	50	\$1,366.35	\$392,142
Vehicle Loans	78	\$3,323.31	\$953,791
Health			
Nonprescription Drugs	81	\$104.13	\$29,885
Prescription Drugs	87	\$433.17	\$124,321
Eyeglasses and Contact Lenses	84	\$76.03	\$21,820
Home			
Mortgage Payment and Basics (11)	76	\$7,110.08	\$2,040,593
Maintenance and Remodeling Services	82	\$1,381.43	\$396,471
Maintenance and Remodeling Materials (12)	104	\$311.35	\$89,357
Utilities, Fuel, and Public Services	77	\$3,900.59	\$1,119,469
Household Furnishings and Equipment			
Household Textiles (13)	73	\$72.05	\$20,679
Furniture	71	\$367.66	\$105,518
Rugs	91	\$22.33	\$6,408
Major Appliances (14)	79	\$212.23	\$60,910
Housewares (15)	76	\$54.95	\$15,771
Small Appliances	77	\$35.18	\$10,097
Luggage	62	\$5.67	\$1,626
Telephones and Accessories	74	\$37.31	\$10,707
Household Operations			
Child Care	63	\$282.92	\$81,198
Lawn and Garden (16)	84	\$365.70	\$104,956
Moving/Storage/Freight Express	52	\$38.23	\$10,972
Housekeeping Supplies (17)	77	\$554.62	\$159,176
Insurance			
Owners and Renters Insurance	85	\$429.58	\$123,290
Vehicle Insurance	73	\$880.67	\$252,753
Life/Other Insurance	82	\$380.68	\$109,254
Health Insurance	83	\$2,190.82	\$628,764
Personal Care Products (18)	71	\$332.15	\$95,327
School Books and Supplies (19)	70	\$126.35	\$36,263
Smoking Products	83	\$388.30	\$111,442
Transportation			
Vehicle Purchases (Net Outlay) (20)	81	\$3,265.97	\$937,332
Gasoline and Motor Oil	78	\$2,744.35	\$787,628
Vehicle Maintenance and Repairs	74	\$826.70	\$237,264
Travel			
Airline Fares	63	\$299.04	\$85,824
Lodging on Trips	73	\$330.52	\$94,859
Auto/Truck/Van Rental on Trips	59	\$19.88	\$5,705
Food and Drink on Trips	72	\$335.80	\$96,375

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Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of



201 W Main St, Cairo, Ohio, 45820

Ring: 1 mile radius

Prepared by Esri

Latitude: 40.83188

Longitude: -84.08294

- (1) Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers..
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices; seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, paper napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for College, Elementary school, High school, Vocational/Technical School, Preschool/Other Schools, and Other School Supplies.
- (20) Vehicle Purchases (Net Outlay)** includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

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esri Retail Goods and Services Expenditures

201 W Main St, Cairo, Ohio, 45820
Ring: 1.5 mile radius

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Latitude: 40.83188
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Top Tapestry Segments	Percent	Demographic Summary	2015	2020
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
Salt of the Earth (6B)	100.0%	Population	\$1,611.06	\$608,979
Top Tier (1A)	0.0%	Households	\$298.95	\$113,003
Professional Pride (1B)	0.0%	Families	\$577.51	\$218,299
Boomburbs (1C)	0.0%	Median Age	\$255.07	\$96,415
Savvy Suburbanites (1D)	0.0%	Median Household	\$317.17	\$119,889
			\$48,875	\$36,828
			\$64.93	\$24,545
Computer				
Computers and Hardware for Home Use			\$152.36	\$57,593
Portable Memory			\$3.78	\$1,428
Computer Software			\$12.16	\$4,598
Computer Accessories			\$13.94	\$5,270
Entertainment & Recreation				
Fees and Admissions			\$2,541.51	\$960,690
Membership Fees for Clubs (2)			\$439.81	\$166,249
Fees for Participant Sports, excl. Trips			\$116.81	\$44,155
Admission to			\$77.15	\$29,164
Admission to Sporting Events, excl.			\$104.65	\$39,557
Fees for Recreational Lessons			\$54.27	\$20,513
Dating Services			\$86.60	\$32,733
			\$0.33	\$126
TV/Video/Audio			\$991.33	\$374,723
Cable and Satellite Television Services			\$701.54	\$265,184
Televisions			\$109.81	\$41,510
Satellite Dishes			\$1.22	\$462
VCRs, Video Cameras, and DVD Players			\$7.94	\$3,002
Miscellaneous Video Equipment			\$6.56	\$2,478
Video Cassettes and DVDs			\$22.33	\$8,441
Video Game Hardware/Accessories			\$15.78	\$5,963
Video Game Software			\$20.16	\$7,622
Streaming/Downloaded Video			\$3.28	\$1,239
Rental of Video Cassettes and DVDs			\$16.22	\$6,131
Installation of Televisions			\$0.72	\$273
Audio (3)			\$82.10	\$31,033
Rental and Repair of TV/Radio/Sound			\$3.67	\$1,386
Pets			\$489.69	\$185,104
Toys and Games (4)			\$96.54	\$36,492
Recreational Vehicles and Fees (5)			\$187.63	\$70,926
Sports/Recreation/Exercise Equipment (6)			\$144.64	\$54,675
Photo Equipment and Supplies (7)			\$56.93	\$21,521
Reading (8)			\$120.76	\$45,646
Catered Affairs (9)			\$14.16	\$5,354
Food				
Food at Home			\$6,349.57	\$2,400,139
Bakery and Cereal Products			\$3,970.71	\$1,500,927
Meats, Poultry, Fish, and Eggs			\$569.12	\$215,129
Dairy Products			\$859.02	\$324,709
Fruits and Vegetables			\$435.15	\$164,486
Snacks and Other Food at Home (10)			\$722.38	\$273,058
Food Away from Home			\$385.04	\$523,545
Alcoholic Beverages			\$2,378.87	\$899,212
Nonalcoholic Beverages at Home			\$375.77	\$142,041
			\$384.32	\$145,274

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July 21, 2015



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	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	51	\$1,393.59	\$526,778
Vehicle Loans	80	\$3,389.58	\$1,281,263
Health			
Nonprescription Drugs	82	\$106.20	\$40,145
Prescription Drugs	89	\$441.81	\$167,005
Eyeglasses and Contact Lenses	86	\$77.54	\$29,311
Home			
Mortgage Payment and Basics (11)	77	\$7,251.86	\$2,741,204
Maintenance and Remodeling Services	84	\$1,408.98	\$532,594
Maintenance and Remodeling Materials (12)	106	\$317.56	\$120,036
Utilities, Fuel, and Public Services	79	\$3,978.37	\$1,503,824
Household Furnishings and Equipment			
Household Textiles (13)	75	\$73.49	\$27,778
Furniture	73	\$374.99	\$141,747
Rugs	92	\$22.78	\$8,609
Major Appliances (14)	81	\$216.46	\$81,823
Housewares (15)	78	\$56.04	\$21,185
Small Appliances	78	\$35.88	\$13,564
Luggage	63	\$5.78	\$2,184
Telephones and Accessories	76	\$38.05	\$14,383
Household Operations			
Child Care	64	\$288.56	\$109,076
Lawn and Garden (16)	86	\$372.99	\$140,991
Moving/Storage/Freight Express	53	\$38.99	\$14,739
Housekeeping Supplies (17)	78	\$565.68	\$213,827
Insurance			
Owners and Renters Insurance	87	\$438.15	\$165,620
Vehicle Insurance	74	\$898.24	\$339,533
Life/Other Insurance	84	\$388.27	\$146,765
Health Insurance	85	\$2,234.51	\$844,643
Personal Care Products (18)	72	\$338.78	\$128,057
School Books and Supplies (19)	72	\$128.87	\$48,711
Smoking Products	85	\$396.04	\$149,704
Transportation			
Vehicle Purchases (Net Outlay) (20)	82	\$3,331.09	\$1,259,153
Gasoline and Motor Oil	80	\$2,799.07	\$1,058,050
Vehicle Maintenance and Repairs	76	\$843.19	\$318,725
Travel			
Airline Fares	64	\$305.00	\$115,291
Lodging on Trips	74	\$337.11	\$127,427
Auto/Truck/Van Rental on Trips	60	\$20.28	\$7,664
Food and Drink on Trips	74	\$342.50	\$129,464

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.
Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Economic Analysis



Esri Retail Goods and Services Expenditures

201 W Main St, Cairo, Ohio, 45820
Ring: 1.5 mile radius

Prepared by Esri
Latitude: 40.83188
Longitude: -84.08294

- (1) **Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) **Membership Fees for Clubs** includes membership fees for social, recreational, and civic clubs.
- (3) **Audio** includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) **Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) **Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) **Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) **Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers..
- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) **Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) **Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) **Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) **Housewares** includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) **Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) **Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, and personal care appliances.
- (19) **School Books and Supplies** includes school books and supplies for College, Elementary school, High school, Vocational/Technical School, Preschool/Other Schools, and Other School Supplies.
- (20) **Vehicle Purchases (Net Outlay)** includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

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Top Tapestry Segments	Percent	Demographic Summary	2015	2020
Salt of the Earth (6B)	71.0%	Population	1,644	1,639
Comfortable Empty	29.2%	Households	634	635
Top Tier (1A)	0.0%	Families	475	472
Professional Pride (1B)	0.0%	Median Age	42.2	43.7
Boomburbs (1C)	0.0%	Median Household	\$51,945	\$57,699
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
Men's		75	\$1,747.03	\$1,107,614
Women's		75	\$326.16	\$206,783
Children's		78	\$627.24	\$397,668
Footwear		73	\$271.86	\$172,357
Watches & Jewelry		74	\$340.56	\$215,918
Apparel Products and Services (1)		75	\$108.85	\$69,009
		74	\$72.36	\$45,879
Computer				
Computers and Hardware for Home Use		77	\$165.46	\$104,899
Portable Memory		76	\$4.10	\$2,599
Computer Software		67	\$13.64	\$8,646
Computer Accessories		80	\$15.28	\$9,686
Entertainment & Recreation				
Fees and Admissions		82	\$2,724.84	\$1,727,548
Membership Fees for Clubs (2)		77	\$498.83	\$316,256
Fees for Participant Sports, excl. Trips		78	\$133.37	\$84,555
Admission to		74	\$89.05	\$56,459
Admission to Sporting Events, excl.		72	\$118.77	\$75,299
Fees for Recreational Lessons		89	\$59.35	\$37,629
Dating Services		80	\$97.93	\$62,086
		60	\$0.36	\$228
TV/Video/Audio		81	\$1,058.34	\$670,985
Cable and Satellite Television Services		83	\$743.75	\$471,536
Televisions		80	\$118.26	\$74,980
Satellite Dishes		83	\$1.30	\$826
VCRs, Video Cameras, and DVD Players		78	\$8.55	\$5,420
Miscellaneous Video Equipment		70	\$7.54	\$4,779
Video Cassettes and DVDs		75	\$23.96	\$15,189
Video Game Hardware/Accessories		72	\$16.58	\$10,510
Video Game Software		78	\$21.35	\$13,539
Streaming/Downloaded Video		65	\$3.72	\$2,356
Rental of Video Cassettes and DVDs		73	\$17.28	\$10,958
Installation of Televisions		76	\$0.85	\$539
Audio (3)		74	\$91.26	\$57,861
Rental and Repair of TV/Radio/Sound		73	\$3.93	\$2,489
Pets		89	\$507.09	\$321,493
Toys and Games (4)		83	\$101.82	\$64,553
Recreational Vehicles and Fees (5)		90	\$195.81	\$124,144
Sports/Recreation/Exercise Equipment (6)		81	\$152.91	\$96,948
Photo Equipment and Supplies (7)		77	\$62.65	\$39,722
Reading (8)		86	\$130.69	\$82,855
Catered Affairs (9)		70	\$16.71	\$10,592
Food				
Food at Home		80	\$6,773.98	\$4,294,701
Bakery and Cereal Products		81	\$4,209.38	\$2,668,748
Meats, Poultry, Fish, and Eggs		82	\$601.10	\$381,098
Dairy Products		79	\$912.44	\$578,484
Fruits and Vegetables		82	\$459.40	\$291,259
Snacks and Other Food at Home (10)		79	\$775.98	\$491,974
Food Away from Home		81	\$1,460.46	\$925,933
Alcoholic Beverages		78	\$2,564.59	\$1,625,953
Nonalcoholic Beverages at Home		75	\$414.85	\$263,013
		81	\$404.57	\$256,500

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esri Retail Goods and Services Expenditures

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Latitude: 40.83188
Longitude: -84.08294

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	58	\$1,588.13	\$1,006,875
Vehicle Loans	85	\$3,580.46	\$2,270,014
Health			
Nonprescription Drugs	86	\$111.02	\$70,388
Prescription Drugs	93	\$463.61	\$293,930
Eyeglasses and Contact Lenses	91	\$81.86	\$51,902
Home			
Mortgage Payment and Basics (11)	86	\$8,041.89	\$5,098,558
Maintenance and Remodeling Services	91	\$1,542.25	\$977,787
Maintenance and Remodeling Materials (12)	106	\$318.69	\$202,047
Utilities, Fuel, and Public Services	84	\$4,231.41	\$2,682,716
Household Furnishings and Equipment			
Household Textiles (13)	81	\$79.74	\$50,554
Furniture	79	\$408.01	\$258,677
Rugs	98	\$24.18	\$15,328
Major Appliances (14)	86	\$232.25	\$147,247
Housewares (15)	83	\$60.05	\$38,071
Small Appliances	83	\$38.10	\$24,155
Luggage	72	\$6.59	\$4,180
Telephones and Accessories	79	\$39.65	\$25,140
Household Operations			
Child Care	71	\$319.39	\$202,493
Lawn and Garden (16)	92	\$400.64	\$254,003
Moving/Storage/Freight Express	60	\$44.19	\$28,016
Housekeeping Supplies (17)	83	\$599.78	\$380,258
Insurance			
Owners and Renters Insurance	93	\$470.20	\$298,104
Vehicle Insurance	80	\$972.24	\$616,399
Life/Other Insurance	90	\$417.32	\$264,580
Health Insurance	90	\$2,386.22	\$1,512,862
Personal Care Products (18)	78	\$363.53	\$230,480
School Books and Supplies (19)	76	\$137.33	\$87,069
Smoking Products	85	\$396.20	\$251,191
Transportation			
Vehicle Purchases (Net Outlay) (20)	86	\$3,495.41	\$2,216,087
Gasoline and Motor Oil	84	\$2,936.99	\$1,862,054
Vehicle Maintenance and Repairs	81	\$907.20	\$575,166
Travel			
Airline Fares	73	\$349.65	\$221,676
Lodging on Trips	83	\$374.74	\$237,588
Auto/Truck/Van Rental on Trips	71	\$24.08	\$15,267
Food and Drink on Trips	81	\$377.54	\$239,361

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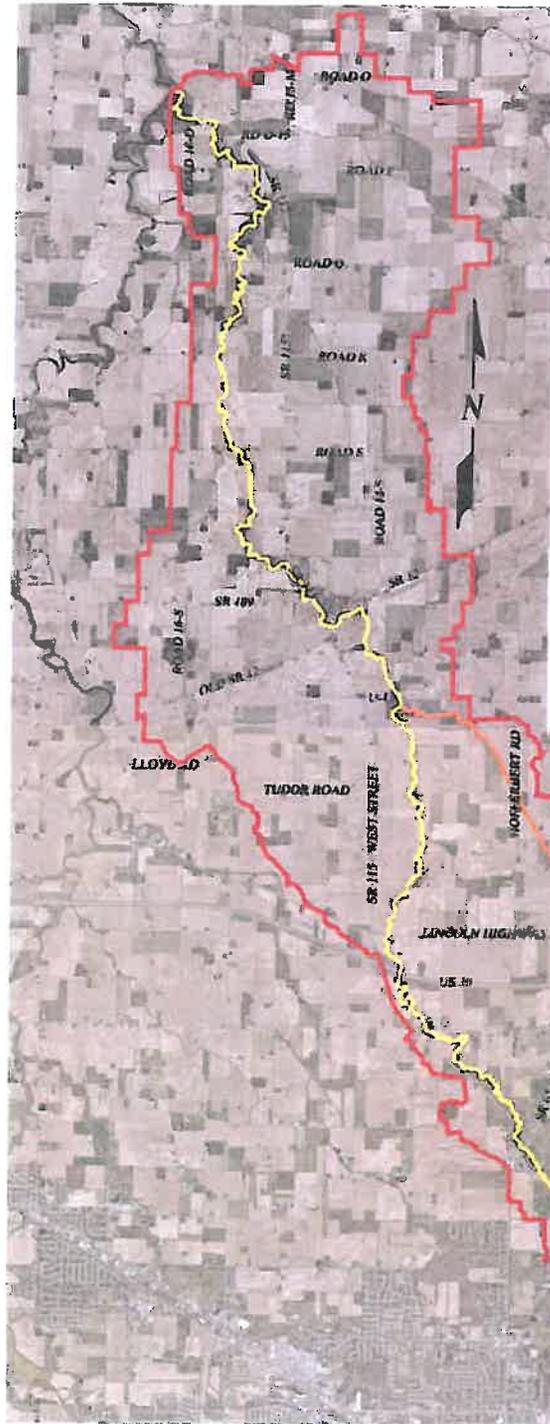
- (1) **Apparel Products and Services** includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
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- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
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- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, and personal care appliances.
- (19) **School Books and Supplies** includes school books and supplies for College, Elementary school, High school, Vocational/Technical School, Preschool/Other Schools, and Other School Supplies.
- (20) **Vehicle Purchases (Net Outlay)** includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

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Source: Esri forecasts for 2015 and 2020; Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of

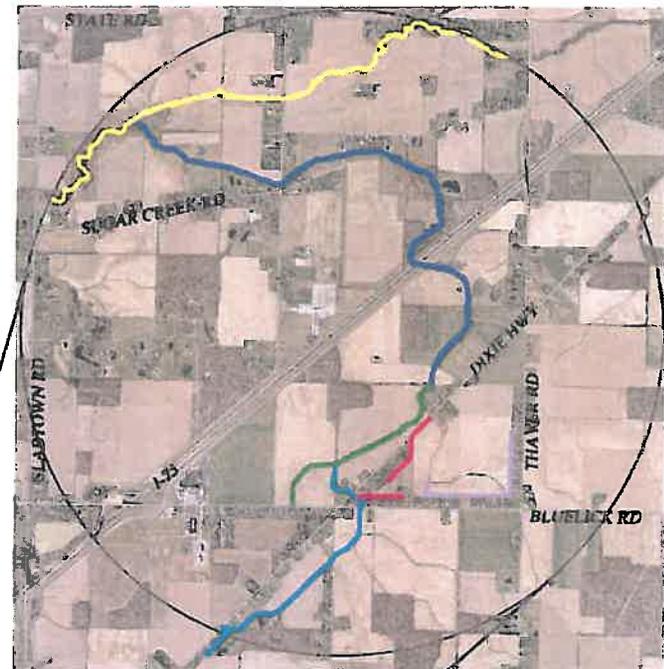
APPENDIX G
DITCH MAINTENANCE PROJECTS

**WARRINGTON/SUGAR CREEK WATERSHED
JOINT COUNTY PETITIONED DITCH #1304**



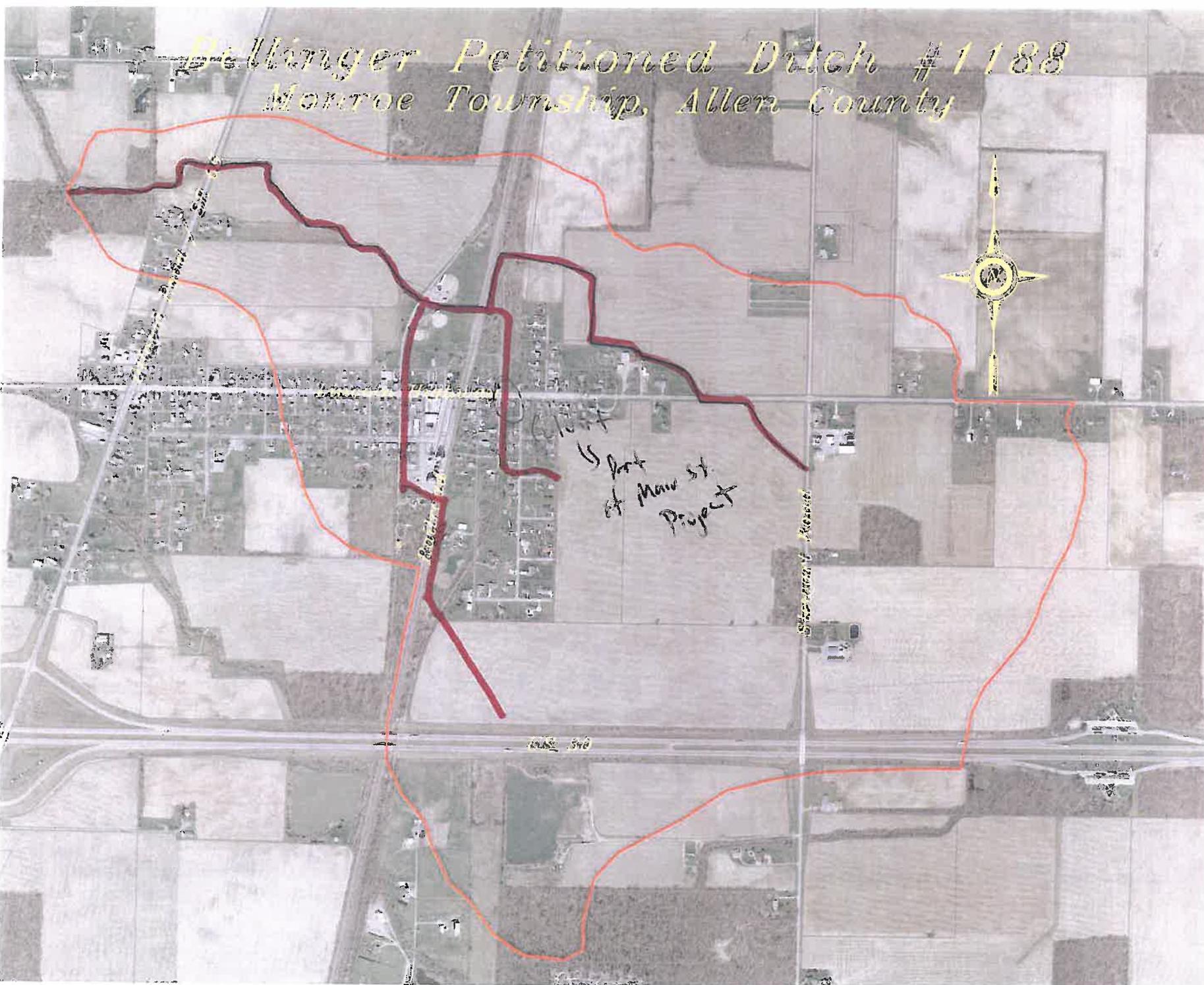
PROJECT INDEX

- WATERSHED BOUNDARY
- ORIGINAL PETITION (2.6 Miles)
- AMENDMENT #1 (4,490 ft.)
- AMENDMENT #2 (6,515 ft.)
- AMENDMENT #3 (1,825 ft.)
- AMENDMENT #4 (28.5 Miles)
- AMENDMENT #5 (0.44 Miles)
- AMENDMENT #6 (4.7 Miles)
- AMENDMENT #8 (1,885 ft.)
- AMENDMENT #9 (1,600 ft.)



EXPANDED VIEW OF ORIGINAL PETITION AND AMENDMENTS 1, 2, 3, 8

*Bellinger Petitioned Ditch #1188
Monroe Township, Allen County*



Original Petition

Petitioned By: Dick Warington

Estimated Cost: \$65,857.00

Scope of Project: Open Ditch Cleaning, Log Jam, Debris, Tree Removal, Bank Stabilization, Outlet Repairs.

Length of Project: 13,630 ft.

Minimum Assessment: \$50.00

Parcels in Watershed: 357

Acres in Watershed: 41,450 Ac

Amendment #1

Petitioned By: Eldon Miller

Estimated Cost: \$91,014.00

Scope of Project: Open Ditch Cleaning, Waterway Construction, Tile Replacement, Catch Basins

Length of Project: 4,490 ft.

Minimum Assessment: \$200.00

Parcels in Watershed: 203

Acres in Watershed: 1,130 Ac

Amendment #2

Petitioned By: Greg Miller and Victoria Green

Estimated Cost: \$123,862.20

Scope of Project: Waterway Construction, Tile Replacement, Catch Basin Installation

Length of Project: 6,515 ft.

Minimum Assessment: \$200.00

Parcels in Watershed: 118

Acres in Watershed: 1,130 Ac

Amendment #3

Petitioned By: Jeff Harris

Estimated Cost: \$30,910.00

Scope of Project: Storm Sewer Replacement, Catch Basin Installation

Length of Project: 1,825 ft.

Minimum Assessment: \$1,990 / Ac

Parcels in Watershed: 26

Acres in Watershed: 15.6 Ac

Amendment #4 – Sugar Creek Main Channel

Petitioned By: Robert Angus, Robert Kayser, Dennis Kahle, Richard Rudolph

Estimated Cost: \$1,193,786.15

Scope of Project: Open Ditch Cleaning, Log Jam Removal, Debris Removal, Dead and Leaning Tree Removal, Bank Stabilization, Outlet Repairs.

Length of Project: 28.5 miles (155,950 ft.)

Minimum Assessment: \$100.00

Parcels in Watershed: 4,005

Acres in Watershed: 41,450 Ac.

Amendment #6 – Rattlesnake Creek

Petitioned By: Jeff Robey and David Amstutz

Estimated Cost: \$90,420.00

Scope of Project: Open Ditch Cleaning, Log Jam Removal, Debris Removal, Dead and Leaning Tree Removal, Bank Stabilization, Outlet Repairs.

Length of Project: 4.7 miles (24,816 ft.)

Minimum Assessment: \$75.00

Parcels in Watershed: 637

Acres in Watershed: 3,937 Ac.

Amendment #8

Petitioned By: Connie Schnipke

Estimated Cost: \$34,639.00

Scope of Project: Storm Sewer Replacement, Catch Basin Installation

Length of Project: 1,885 ft.

Minimum Assessment: \$1,740.00 – 8A, \$419.38 – 8B

Parcels in Watershed: 32

Acres in Watershed: 18.4 Ac.

Amendment #9

Petitioned By: Loyal Hunt

Estimated Cost: \$21,010.00

Scope of Project: Waterway clearing and reconstruction

Length of Project: 1,600 ft.

Minimum Assessment: \$40.00

Parcels in Watershed: 32

Acres in Watershed: 162 Ac.

APPENDIX H
PLAN REFERENCE MATERIALS

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2003	Lima-Allen County Regional Planning Commission	Prepared for Allen County. Identifies USEPA findings on water quality. Non-attainment status of Ottawa River and tributaries. Includes 5-year action plan to mediate degrading practices.
Allen County Access Management Plan	Infrastructure & Services: Transportation	Access Management Plan	2005	HDR Engineering, Inc.	Prepared for Allen County Engineer. Includes purpose for access management, examples, administration issues, design standards, and traffic impact study requirements.
2040 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Includes land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan.
Traffic Access and Impact Studies for Site Development: A Recommended Practice	Infrastructure & Services: Transportation	Traffic	1991	Institute of Transportation Engineers	Includes need and purpose of traffic impact studies and necessary measures for the studies.
Access Ohio 2004-2030: Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2004	ODOT Division of Planning, Office of Urban & Corridor Planning	Includes goals and objectives, demographics, economics, travel patterns, transportation network, rail system, air system, bicycle and pedestrian facilities, water ports and inter-modal connectors, transportation system security, and financial plan.
Soil Survey of Allen County	Site & Situation: Soils & Limiting Factors	Soil Analysis	2002	Natural Resources Conservation Service, ODNR, et al.	Includes overview of soil type and survey procedures.
Strategies for Defining Ohio's Economic Development Agenda	Economic Overview: Tax Base	Economic Strategy	2002	The Center for Public Management	Prepared for The Ohio and Metro Chambers of Commerce. Includes development strategy, tax structure, education, workforce, implementation, infrastructure investments, policy options, and case study analysis.
Allen County Air Quality Report	Environmental Factors: Air Quality	Air Quality	2007	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2007. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
Allen County Comprehensive Water Master Plan	Infrastructure & Services: Water Systems	Water System Report	2000	URS Greiner Woodward Clyde	Includes county current and projected populations, water demands and quality, water supply, alternative systems, recommendations, and financing.

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2010	Rural Community Assistance Action Program	Includes demographics, housing needs, and housing issues.
2010-2040 DRAFT Solid Waste Management Plan Update	Environmental Factors: Solid Waste	Solid Waste Study	2010	G.T. Environmental, Inc.	Prepared for North Central Ohio Solid Waste District. Includes inventories, generation and reduction, projections and strategies, and methods of solid waste management.
Lima/Allen County Economic Adjustment Study: Report #1 - Community Interface	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes overview of initial community interface and interaction.
Lima/Allen County Economic Adjustment Study: Report #2 - Economic Overview & Impacts	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes local economic overview and economic impact assessment of job loss due to Department of Defense downsizing.
Lima/Allen County Economic Adjustment Study: Report #3 - Target Marketing	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes cluster analysis, marketing strategies and actions.
Lima/Allen County Economic Adjustment Study: Report #4 - Facilities Analysis	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Provides overview of existing facilities including: Airfoil building compound & Sundstrand building compound. Highlights assets, liabilities, code issues, and reuse potential.
Building a Focused Community	Action Plan: Quality of Life	Community Development	2004	Ohio State University Extension Community Development	Includes overview of Community and Visioning process.
Allen County Industrial Development Action Agenda	Economic Overview: Tax Base	Industrial Base Study	1985	Woolpert Consultants	Includes Economic overview, existing industry, locational advantages, future prospects, site availability and suitability, and development strategies.
Ohio 2010 Demographic Profile: Charting The Changes	Population Characteristics	Population Summary Report	2013	Ohio Development Services Agency	Demographic overview.
American Community Survey 2009-2013	Population Characteristics	Population Summary Report	2013	U.S. Department of Commerce Bureau of the Census	Demographic estimations.
Zoning Ordinance: Village of Cairo, Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	1997	Village of Cairo	Village Zoning adopted pursuant to Section 511 of the Ohio Revised Code.
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2013	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
United States Census 2010	Population Characteristics	Census Tabulation	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 2000	Population Characteristics	Census Tabulation	2000	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1990	Population Characteristics	Census Tabulation	1990	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.

Title	Plan Section	Category	Year	Author/Publisher	Description
Ohio Development Services Agency County Population Projections 2000-2040	Population Characteristics	Population Study	2013	Ohio Department of Strategic Development	Statistical summation of projected populations by political subdivision.
Land Evaluation & Site Assessment	Action Plan: Land Use	Land Use	1996	U.S. Department of Agriculture Natural Resource Conservation Service	Methodological tool to assess agricultural productivity and land use classifications.
QCEW Employment by NAICS	Economic Overview: Employment	Economic Profile	2010	Ohio Department of Job & Family Services	Identifies employees, firms by first month, second month, third month and year average from 1980 to 2010.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2013	Ohio Development Services Agency	Bi-annual publication that provides County level economic social and vital statistic data.
Traffic Crash Incident Summary Reports 2010-2014	Infrastructure & Services: Transportation	Traffic and Safety	2014	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Comprehensive Economic Development Strategy for Allen County, Ohio	Infrastructure & Services: Transportation	Community Development	2010	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
Transportation Improvement Program FY 2016-2019	Infrastructure & Services: Transportation	Transportation Plan	2015	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Biological and Water Quality Study of Sugar Creek and Pricipal Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.
The Ohio Drainage Laws Petition Procedeure	Infrastructure & Services: Projections	Environmental	1994	County Engineers Association of Ohio	Comprehensive scope of drainage improvements and Ohio's soil and water resources
Status of Water Quality in Ohio: The 2014 Integrated Report	Enviromental Factors: Water Quality Issues	Environmental	2014	State of Ohio Environmental Protection Agency	Water quality attainment status.

VILLAGE OF CAIRO, ALLEN COUNTY, OHIO

Resolution #507

A RESOLUTION ADOPTING THE VILLAGE OF CAIRO 2040 COMPREHENSIVE PLAN

WHEREAS, the Village of Cairo opted in the Spring of 2013 to undertake a comprehensive planning process and since has participated independently and collaboratively with the Lima-Allen County Regional Planning Commission, Allen Economic Development Group, Allen County Engineer, Allen County Auditor, Allen County Sanitary Engineer, Accent Engineering, and Ohio Northern University, in the preparation of a comprehensive plan for the community; and,

WHEREAS, the planning process reflected a detailed assessment of the community's population, local environment, land use, infrastructure and economic base; and,

WHEREAS, the purpose of the comprehensive plan is to establish general goals, objectives and policies to help guide local, county and state agencies, private individuals and organizations as they prepare detailed plans and programs that impact the community; and,

WHEREAS, throughout the planning process a comprehensive assessment of historic and existing conditions within the community was documented and considered, and potential options to address such conditions were undertaken and community goals, objectives and implementation strategies identified, and where such materials were presented for public discourse; and,

WHEREAS, the Village recognizes that considerable attention was devoted to the development of the comprehensive plan and the draft document has been submitted and received adequate public review; and,

WHEREAS, the Lima-Allen County Regional Planning Commission has reviewed and recommended the Village of Cairo 2040 Comprehensive Plan for adoption;

NOW THEREFORE, BE IT RESOLVED by the Village Council of Cairo, Ohio, to-wit:

SECTION ONE: That the Council of the Village of Cairo hereby endorses and adopts the Village of Cairo 2040 Comprehensive Plan as an important planning tool which identifies a wide range of essential issues, initiatives, projects and programs to be undertaken by various entities over the Plan's horizon year.

SECTION TWO: That this Resolution shall become effective and be in full force at the earliest period allowed by law.

Vote: Yes 5 No

ADOPTED THIS 13th DAY OF Aug. 2015

APPROVED: James P. Eversly Mayor

ATTEST: Dawn M. Miller

APPENDIX I
RESOLUTION