

COMMUNITY DEVELOPMENT COMMITTEE

January 18, 2024

There was a meeting of the **Community Development Committee** of the Lima-Allen County Regional Planning Commission held on **January 18, 2024, at 3:30 p.m.** in the Conference Room of the Commission office located at 130 West North Street, Lima, Ohio.

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

1. ROLL CALL

Kirk Niemeyer	City of Lima
Laura Bassett	Village of Lafayette
Mitchell Kingsley	Village of Bluffton
Carmillia Zion	City of Lima
Berlin Carroll	Allen County
John Vandemark	Village of Cairo

GUEST

Rob Nelson	City of Lima
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STAFF

Shaunna Basinger	Lima-Allen County Regional Planning Commission
Rebecca Phillips	Lima-Allen County Regional Planning Commission
Tara Reynolds Bales	Lima-Allen County Regional Planning Commission

Before proceeding with the agenda Mr. Kingsley initiated a roundtable introduction and thanked the committee for gathering noting the new quarterly meeting schedule.

2. APPROVAL OF CDC MINUTES – March 16, 2023, May 18, 2023, June 15, 2023, and September 21, 2023

Motion 1 (1-18-24) CDC

John Vandemark made the motion to approve the CDC minutes of March 16, 2023, May 18, 2023, June 15, 2023, and September 21, 2023. Seconded by Laura Bassitt; motion carried.

3. RTA REPORT

Ms. Basinger presented the RTA report highlighting that the garage expansion has broken ground and the RTA is still hiring multiple positions and encouraging members to reach out to Karen Garland of the RTA with further questions.

4. THE HOUSING SELECT COMMITTEE, LIMA'S HEARING

Ms. Reynolds Bales gave an overview of the new Ohio Senate Select Committee on Housing which held a hearing in Lima on December 11, 2023. Ms. Reynolds Bales highlighted the reoccurring themes of rising rent costs, aging housing stock, lack of maintenance, sporadic land bank lots, and the correlating development issues. Ms. Reynolds Bales stated that her testimony was largely based on the 2019 Analysis of Impediments. Ms. Zion shared her experience of the hearing stating it was a good discussion of the housing issues in Lima. Ms. Bassitt shared that the housing in the Villages is also dealing with aging stock and rising rent prices. Mr. Vandemark remarked that a large issue in Cairo is the aging population and the resulting transfer of deeds to uninterested owners. Committee members then discussed the Land Bank policies for delinquent properties and

the practice of selling to adjacent properties which limits further development. Ms. Reynolds Bales shared that a report will be compiled of the committee’s findings in March and the committee has stated their intent to present legislation in April to address the housing issues in Ohio. All testimony is available at <https://www.ohiosenate.gov/committees/select-committee-on-housing>.

5. COST OF LIVING

Ms. Basinger presented the Third Quarter 2023 Cost of Living Index numbers for Lima stating that going forward the CDC will review the most recent COL numbers. This information is being shared to help inform committee discussions and help prompt discussions, inquiries, and committee projects. Mr. Carroll inquired about the accuracy of the Lima numbers and how they were attained. Ms. Basinger answered that the LACRPC is a partner of the Council for Community and Economic Research and once a quarter a staff member “goes shopping” and quotes everything from local suppliers. The information is then sent to the CCER where it is compiled with data from across the country. Committee members suggested using this data to improve the perception and promotion of Lima to potential residents and visitors.

6. COMMUNITY DEVELOPMENT BLOCK GRANT

Ms. Basinger gave a summary of the Community Development Block Grant differentiating between the Community Housing Improvement Plan (CHIP) and the Community-Wide Allocations stating that committee members can assist in this grant by promoting the CHIP opportunities to property owners and looking within the eligible communities for community-wide allocation projects. Mr. Nelson asked whether the Allen County CDGB funds could be stacked with the City of Lima CDBG funds, to which Ms. Zion responded that stacking of grant funds is not allowed.

7. LEAD SAFETY GRANT

Ms. Reynolds Bales informed the committee of the recently awarded Lead Safety Grant which will be used throughout Allen County to remove and replace doors and windows with lead paint.

8. COMMUNICATIONS FROM THE DIRECTOR

Ms. Reynolds Bales conveyed her thanks and appreciation for the high attendance and interest in furthering and expanding the CDC’s work.

9. OTHER

Ms. Basinger suggested a roundtable to share any developments or updates in the represented municipalities or organizations. Ms. Bassitt shared that the Village of Lafayette has recently been tied into the City of Lima water system from the south and that the Napoleon Rd project detailed in the TIP is on the horizon.

10. ADJOURNMENT

Motion 2 (1-18-24) CDC

Carmillia Zion made the motion to adjourn. Seconded by John Vandemark; motion carried.

The meeting adjourned at 4:44 p.m.