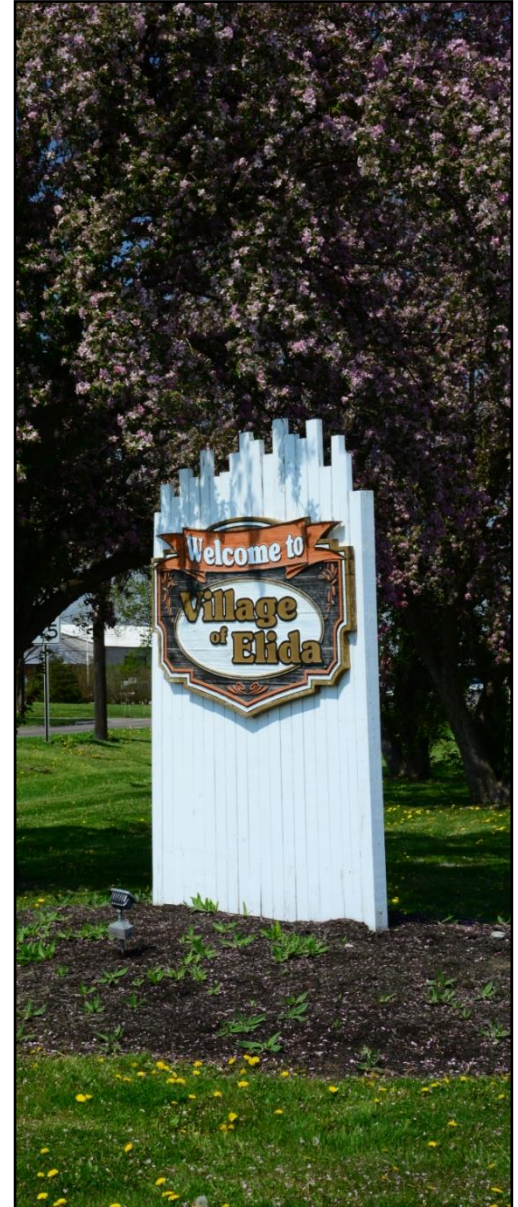


# 2045 VILLAGE OF ELIDA COMPREHENSIVE PLAN

December 2021



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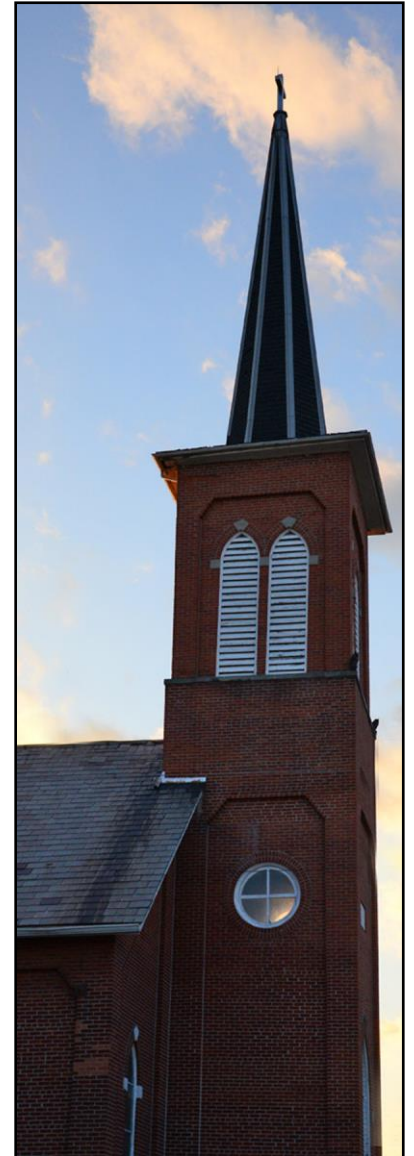


## EXECUTIVE SUMMARY

- 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 Elida. The Comprehensive Plan contains: the history of the site and situation of the Village of Elida, 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 Elida indicate a gradual increase to 2050, gaining an estimated 489 residents. The projected growth will impact the demand on community facilities, housing supply, land use and associated public services. Consistent with national trends, Elida's population is expected to continue to gradually grow older. Empty nesters are expected to comprise 21% of the population by 2050. Age of residents will also impact the need for services, 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. 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 2.18 people per household, however the demand for new housing, transportation, and other social services will remain steady.
- Village housing is relatively young with vacant parcels mixed in with new development in platted subdivisions. Over half (463/61.7%) of Elida's housing units were built after 1960. In comparison, over half (55%) of housing units within Allen County have been also built after 1960. Single-family dwellings comprise 95.7% of the Village of Elida's housing units in 2020. Home ownership accounts for 82.1 % of all housing units. The median home value in the Village (\$154,400) was significantly higher than American Township (\$133,100) and Allen County (\$118,100). 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 neighborhoods; neighborhoods that are safe, pedestrian friendly and clean. The Plan contends that new medium density residential development will support a pent-up demand for newer homes on smaller lots with more amenities. Based on land use projections, residential land use is expected to rise 45.3% it is estimated that an additional 313 homes at an average lot size of .38 acres each, will be needed within the next 30 years.
- 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 Elida consists of 13.4 miles of roadway, of which 1.7 miles are classified as state routes. Over 84.0 percent of the system is classified as of which 1.7 miles are classified as state routes. Over 84.0 percent of the system is classified as local and the Village is responsible for the maintenance and upkeep of 11.7 miles. In 2012 Vehicle Miles of Travel (VMT) approached 29,000 per day. It is estimated that by 2050, VMT will be 40,000 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, SR 309 serves as the primary route into and through the Village of Elida. 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 (Example in Appendix E) 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 municipal water and wastewater services. In 2019, Ohio Governor Mike DeWine implemented a comprehensive \$172 million water quality initiative called H2Ohio. This program aims to address serious water quality. This program also offers funding to local communities that need help upgrading water infrastructure and helps in the development of other innovative water quality solutions. It is necessary that The Village of Elida work with the City of Lima, the Allen Water District and American Township to support and maintain the establishment and maintenance 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 130 acres for residential development and an additional 20 acres for commercial and warehousing development over the next 25 years. The Plan also recognizes only 100 acres of agricultural and vacant/open land currently available to satisfy residential, light industrial, commercial/services and warehousing 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 public transportation services 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 floodplains and 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.

# INTRODUCTION *1*



**T**he Village of Elida Comprehensive Plan: 2020-2050 intends to serve as the primary document to guide land use and development/redevelopment within the Village over the next 25+ years. The comprehensive plan was developed as a collaborative effort between representatives of the Village Council, Village Administrators, Planning Commission, Village residents, and the Regional Planning Commission. The Plan attempts to identify and address the challenges and opportunities faced by the Village in the context of the larger community.

### **1.1 HISTORY**

The history of community development and planning in the Village of Elida mirrors that of American Township in terms of its nature and scope. While the Village has retained professional consultant services, the Allen County Engineer's Office (ACEO) has also helped provide the engineering guidance to manage safety on the Village streets and manage drainage across the community. Elida 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 supported demographic, transportation, and land-use

analyses. The LACRPC has also provided technical assistance to the Village for developing regulatory language/documents.

The development of an area is directly related to a changing population and its land-use implications. In general, population growth and demographic trends create the demand for housing and commercial development. In 2021, the Village of Elida officials secured LACRPC for its technical services to help develop and update a future vision and plan for the Village.

### **1.2 PLAN VISION**

Residents of the Village of Elida thrive in a tight-knit community where friendliness, courtesy, chivalry, and a small-town character, support a high quality of life based on well-educated, hardworking residents and employees who enjoy a vibrant economy. The intention of this plan is to develop strategies that innovate civic engagement and participation, and ensure that the Village will be supported by a variety of economic activities. Ultimately, the plan's vision for the Village is one where growth is incentivized, leading to access to better roads, well-planned utilities, excellent emergency services, a strong school district, and an attractive, healthy environment, enjoyed by all.



### **1.3 PLAN MISSION**

The Village of Elida will develop as a family-friendly, small-town community committed to sustaining and promoting the highest quality of life for its residents.

The Village will:

- Ensure residential and commercial development remains neat, clean, well planned, and developed, consistent with strong environmental stewardship, which includes:
  - specific actions to improve the quality of the community's air and water
  - minimization litter and solid waste
- Provide reliable, effective public services that encourage and support a strong and vibrant local economy based on growth thru sustainable development initiatives
- Develop open space and recreational opportunities.

- Operate with fiscal responsibility using efficient governance
- Generously support the broad base of local businesses and local schools
- Promote personal involvement and a sense of community pride by supporting family structure and the elderly, providing unique opportunities for civic engagement
- Conduct both qualitative and quantitative assessments of its progress periodically to ensure the Comprehensive Plan remains relevant and pertinent to the internal and external conditions of the larger community.

#### **1.4 GOALS & OBJECTIVES**

The following goals and objectives were identified to assist the Village in implementing the 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. Prioritize redevelopment strategies;
4. Continue development and maintenance of streets, sidewalks, and curb renovations;

5. Protect and utilize natural resources within the Village and surrounding unincorporated area, including wildlife, open space, and groundwater resources;
6. Monitor and maintain current infrastructure and encourage implementation of sustainable infrastructure;
7. Identify and integrate farsighted policies and procedures that acknowledge the unique challenges and opportunities posed by the presence of the Ottawa River.
8. Establish population characteristics by age group to understand the demand and consumption of public services;
9. Promote commercial development;
10. Establish standards for new residential and commercial development;
11. Ensure adequate housing for various segments of the community;
12. Preserve and maintain housing units and explore options for property maintenance, including enforcement;
13. Enhance bicycle and pedestrian safety and ensure adequate pathways throughout the Village;
14. Assess potential impacts of future development on infrastructure and consider annexation of land;

15. Analyze the need for public transportation services.

#### **1.5 ORGANIZATION OF COMPREHENSIVE PLAN**

The comprehensive plan for the Village of Elida is organized into the following sections:

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

# SITE & SITUATION 2



**B**y 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 Elida Comprehensive Plan is intended to provide a concise overview of the physical properties of the land. In addition, 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 Elida is approximately 1.2 square miles, straddling sections 7, 8, 17, and 18 in American Township. The Village of Elida is governed by an elected Village Mayor, Village Administrator, and Council form of government. Map 2-1 shows the location of the Village of Elida in relationship 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 with residential property. Elida sits upon vibrant soils due to its location within the Great Black Swamp. This swamp was a significant feature of Allen County and Northwest Ohio, encompassing almost 7,000 square miles of prime timber and flooded prairies.

The Village of Elida is located in a moist mid-latitude climate and has relatively cold winters. The Village experiences warm summers and cold winters primarily 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. Conversely, this area has relatively cold winters with blustery winds, snowfall, and severe blizzards.

### **2.2.1 Climate**

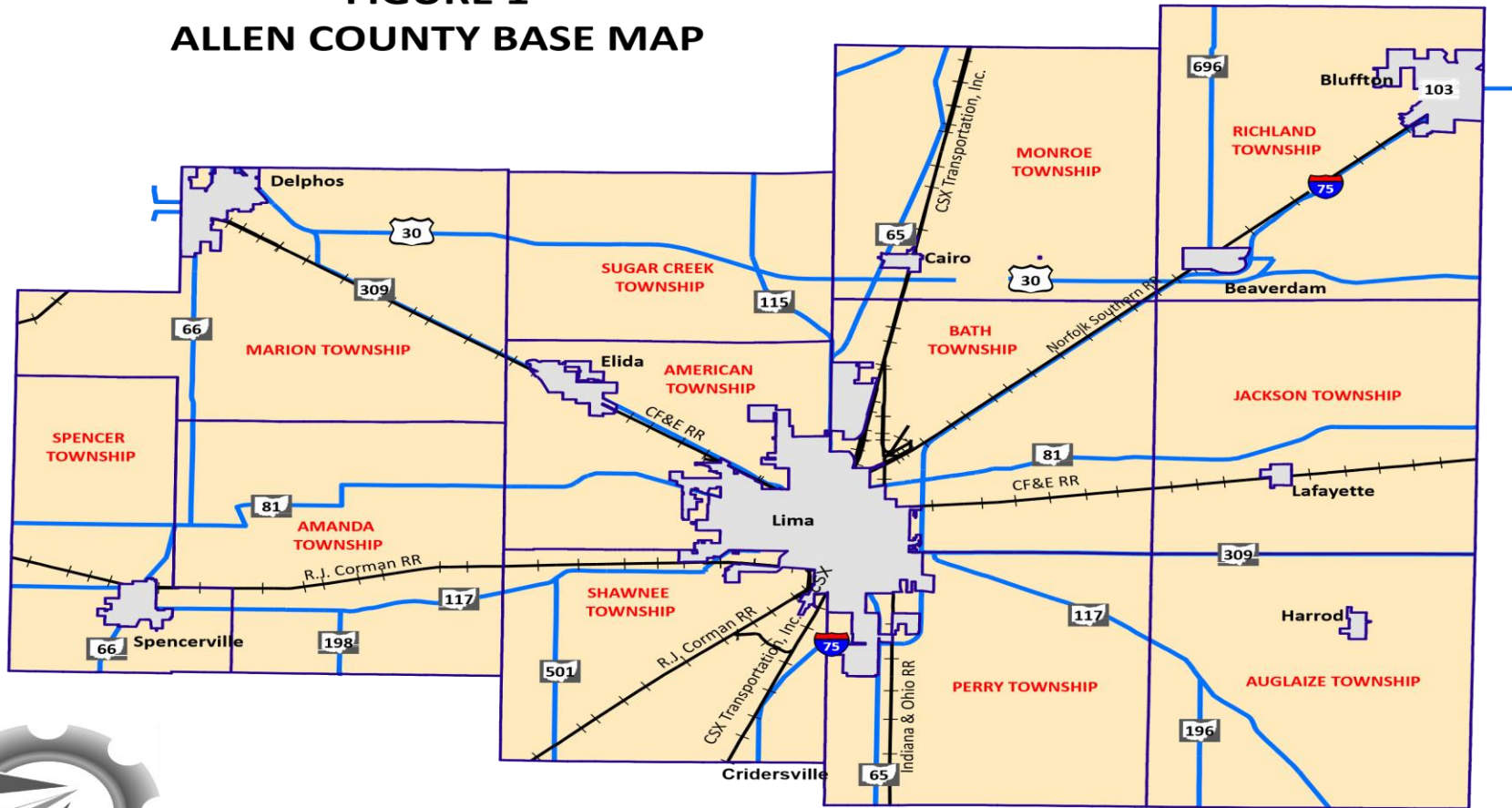
The Village experiences relatively cold temperatures in the winter and hot temperatures in the summer. In winter, the average temperature is 30.1°F, and the average daily minimum temperature is 22.1°F. The lowest temperature on record is -21°F, which occurred on January 20, 1985, and again on January 19, 1994. In summer, June

through September, the average temperature is 73°F, and the average daily maximum temperature is 83°F. The highest recorded temperature is 109°F and occurred on July 14, 1936.

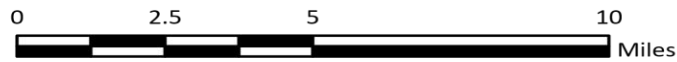
The average annual precipitation is 36.6 inches. Of this, 21.2 inches usually falls from May through October. Therefore, the growing season for most crops occurs within this period. The heaviest 1-day rainfall on record during this period was 5.08 inches on August 21, 2007. On average, thunderstorms occur 39 days each year, most between April and September.

The average relative humidity in the midafternoon is about 77 percent. The sun shines about 74 percent of the possible time during summer and about 45 percent during winter. The prevailing wind is from the west/southwest. The average wind speed is highest from January through April, reaching almost 15 miles per hour.

# FIGURE 1 ALLEN COUNTY BASE MAP

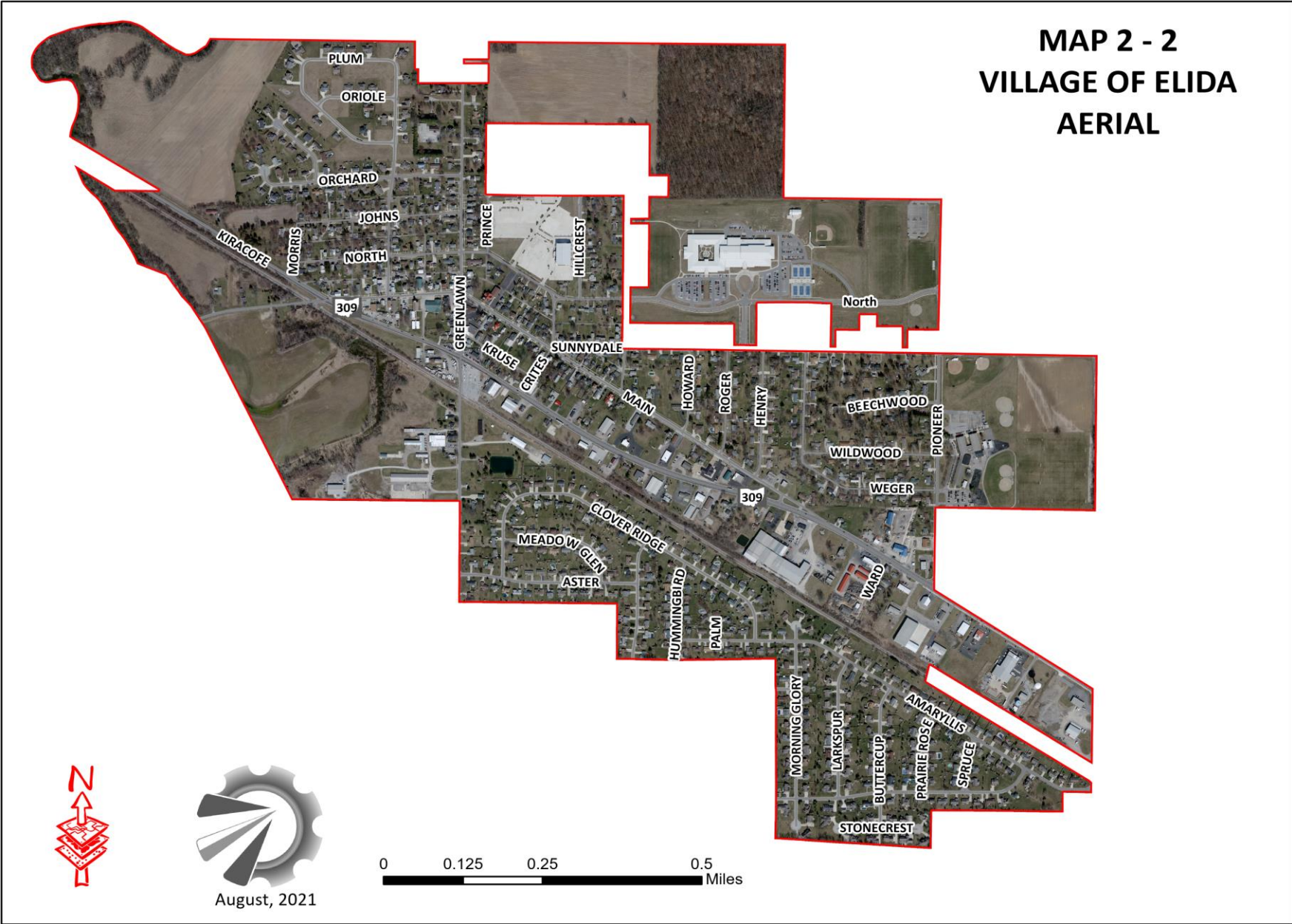


August, 2021





Map 2-2 Aerial of Village



During the winter months, December through March, the average total snowfall is 18.3 inches. On average, 21.44 days of the year have at least 1 inch of snow on the ground, but this number varies from year to year. For example, the heaviest 1-day snowfall on record was more than 18.0 inches on January 13, 1964.

### **2.2.2 Physiography, Relief & Drainage**

The Village of Elida is located in the Till Plains physio geographic region of Ohio. As shown in Map 2-3, Elida is characterized by a relatively flat topography sloping from the south and east to the northwest corner of the Village. The highest elevation is 818' the lowest is 778'.

Multiple ice sheets have covered the community in its history. Over time the process of glacial advancement and retreat resulted in the terrain we see today and the productive soils. The Village drains into the Ottawa River situated to the north and west of the Village.

### **2.2.3 Floodplain and Wetlands**

Given the topography of the Village and the relatively low-lying area, coupled with the local climate and moderate precipitation, localized flooding occurs.

All of the incorporated areas of Elida are located within either the Ottawa River or Dug Run watersheds. The Dug Run watershed drains nearly 7,120 acres of land in Allen County, and the Ottawa River watershed drains almost 11,376 acres of Allen County. Therefore, their collective impacts affect the location and size of floodplain areas adjacent to the Village corporation limits. Map 2-4 shows the Village of Elida within the watershed.

Floodplains are those high hazard areas identified by the Federal Emergency Management Agency (FEMA) as areas with a 1.0 percent chance per annum of flooding. FEMA has placed 101.5 acres of floodplain within the Village limits, 22.7 acres of the floodway, and 78.8 acres of the special flood hazard area. Floodplains cover both vacant agricultural and vacant residential parcels located in the northwest portion of the Village as high hazard flood areas (See Map 2-5). Map 2-5 depicts those areas that pose a significant safety threat to residents and should be protected from future development.

Wetlands reflect land areas saturated with both permanent or seasonal water. Wetlands play an essential role in the environment, including water purification,

flood control, and shoreline stability. The United States Department of Agriculture identified 24.1 acres of wetlands located within the Village.

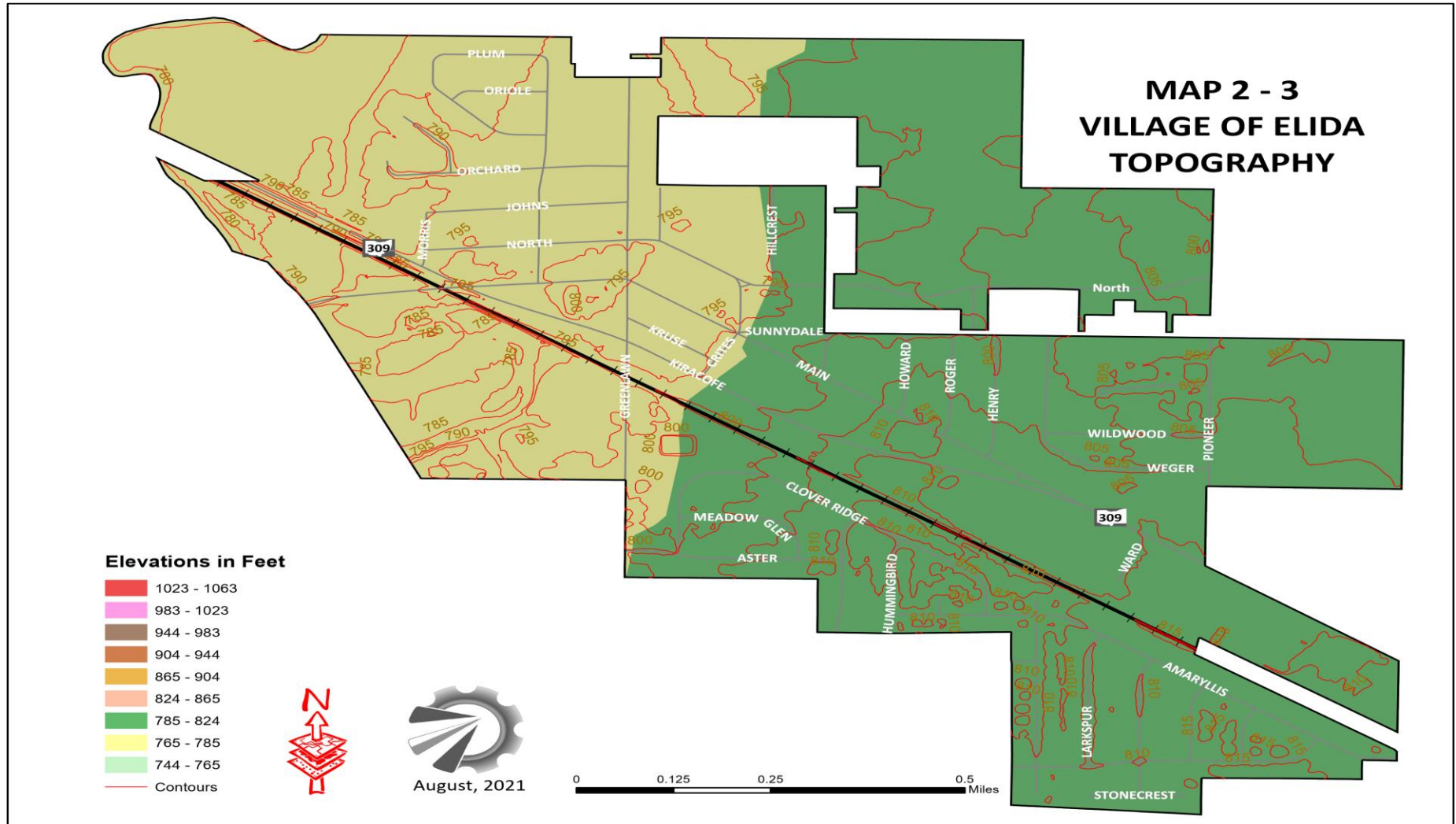
Of the waterways that have been surveyed for attainment status, both watersheds are currently in full attainment. In addition, no threatened or endangered species have been found within the watershed mentioned above, but species have been found in all adjacent watersheds.



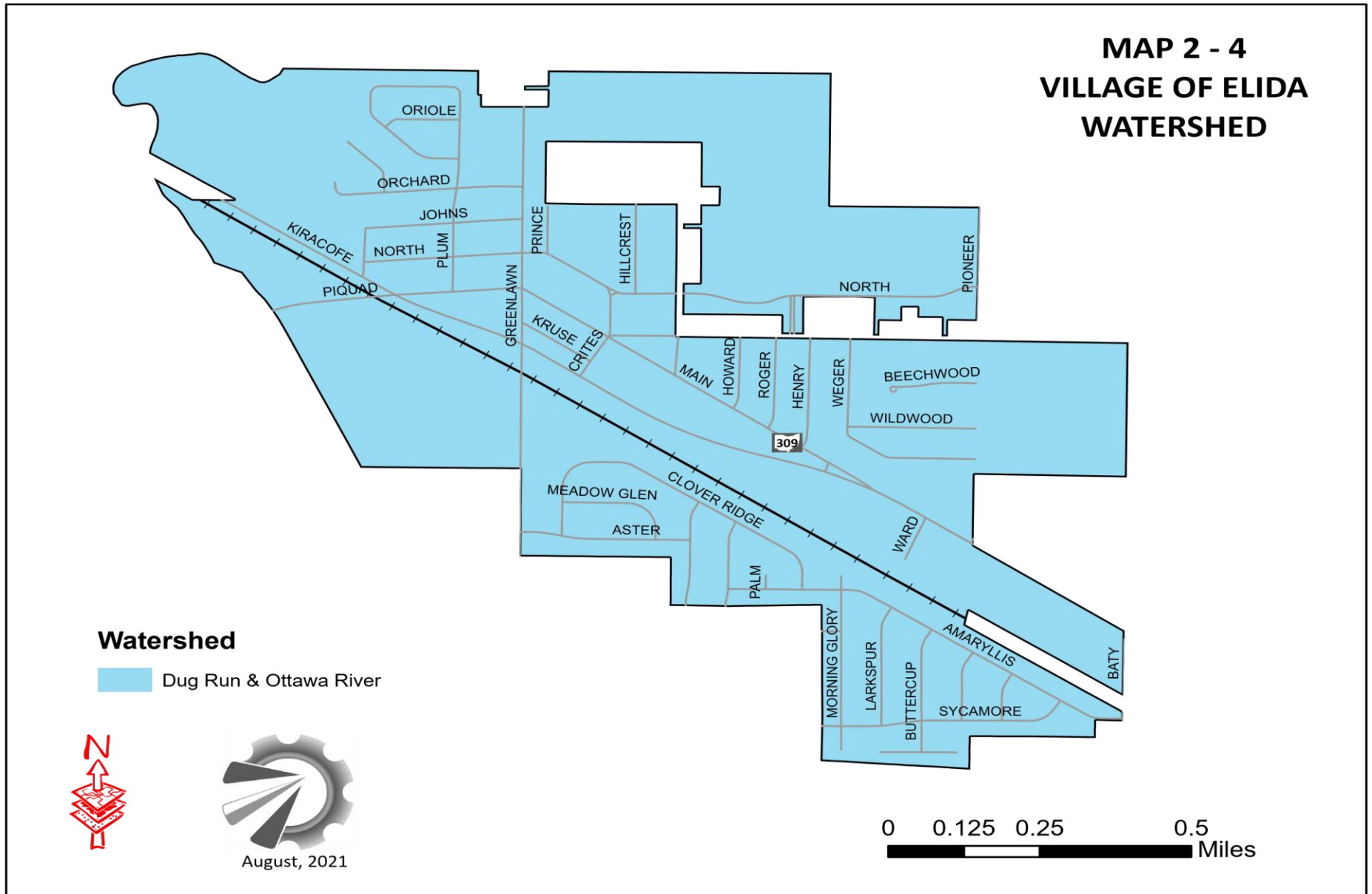
### **2.3 MINERAL RESOURCES**

The mineral resources of Elida and the surrounding area are limited to bedrock, sand, and gravel. Data suggest any existing high-quality materials are relatively thin deposits not suitable for broad commercial use.

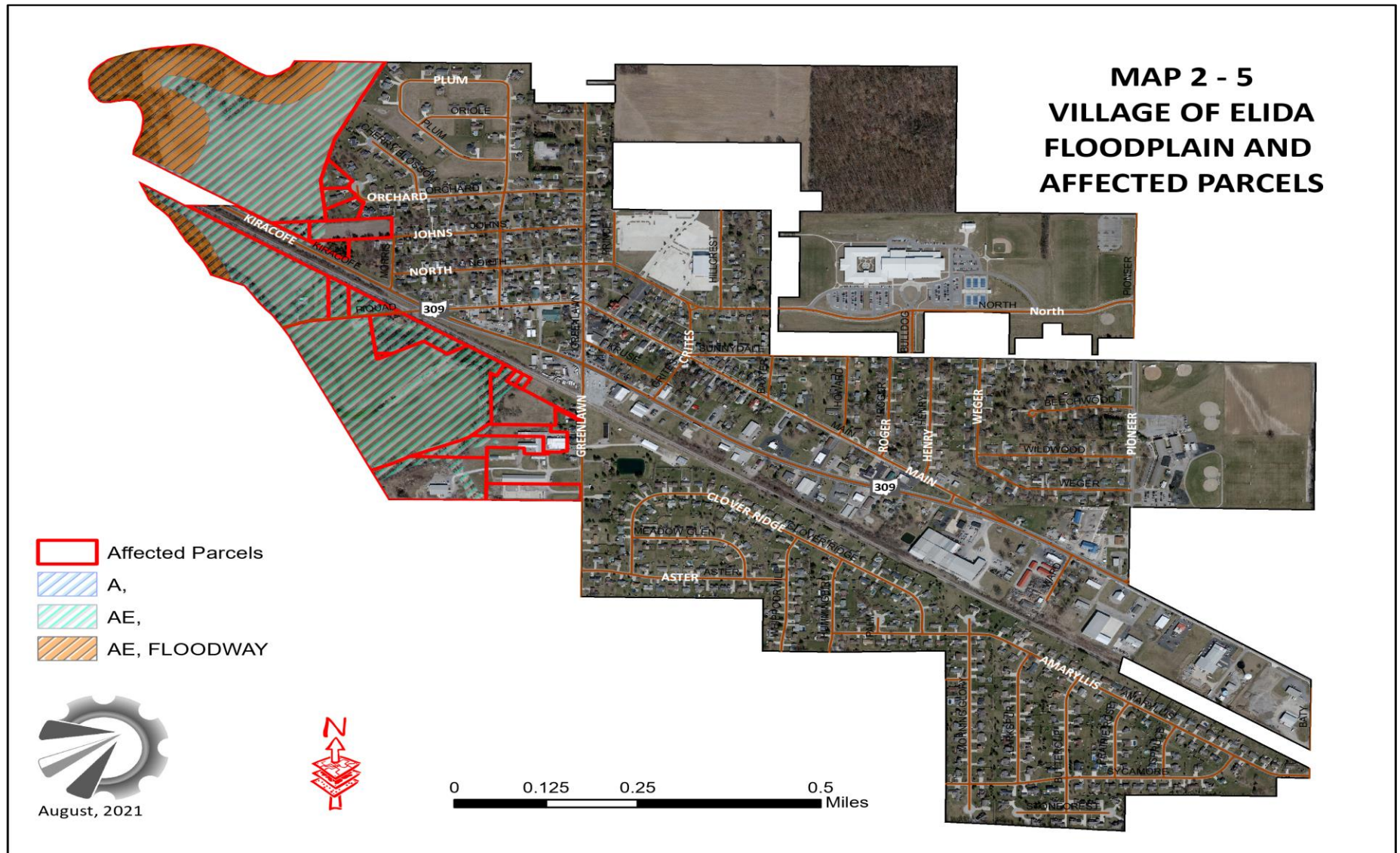
Map 2-3 Topographic Map



Map 2-4 Watershed



Map 2-5 Floodplain Map



## 2.4 SOILS

Soils are a significant factor in the ability or inability of the 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 2-6. The majority of soils in Elida 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 that depends on continued high-water saturation. However, some hydric soils have periods when they are unsaturated and depend on the existing water table, flooding, and ponding for survival.

Hydric soils have several 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 Elida are presented in Map 2-7.

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

By analyzing how land is used over time, patterns can be identified. Though economic use is often scattered, general land use classifications 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>
Elida	737.5	100.0	915	100.0	0.67
Agricultural	140.2	19	5	.5	28.0
Commercial	86.3	11.7	92	10	.9
Residential	285.9	38.8	790	86.3	.4
Industrial	6.3	0.9	4	0.4	1.6
Public/Quasi	79.3	10.7	23	2.5	3.4
Transportation	139.5	18.9	1	0.1	N/A

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

Currently, under half (38.8 %) of the Village of Elida is classified as residential property, with most commercial property located

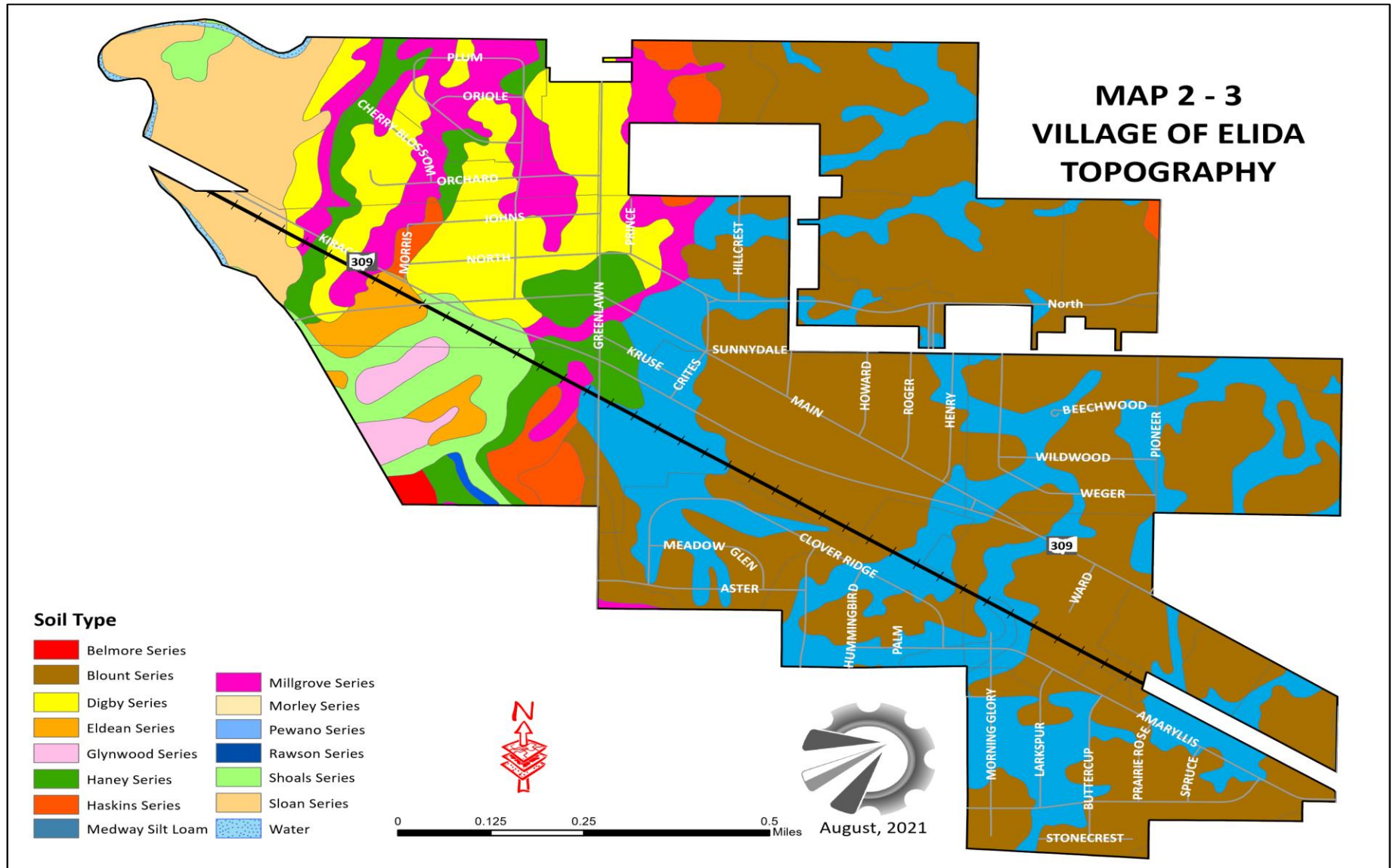
along SR 309. As shown in Map 2-8, a select number of industrial parcels are scattered among commercial properties, and some undeveloped agricultural land is classified in the north and west quadrants of the Village. No recreational land use was identified within the Village.

## 2.6 SUMMARY

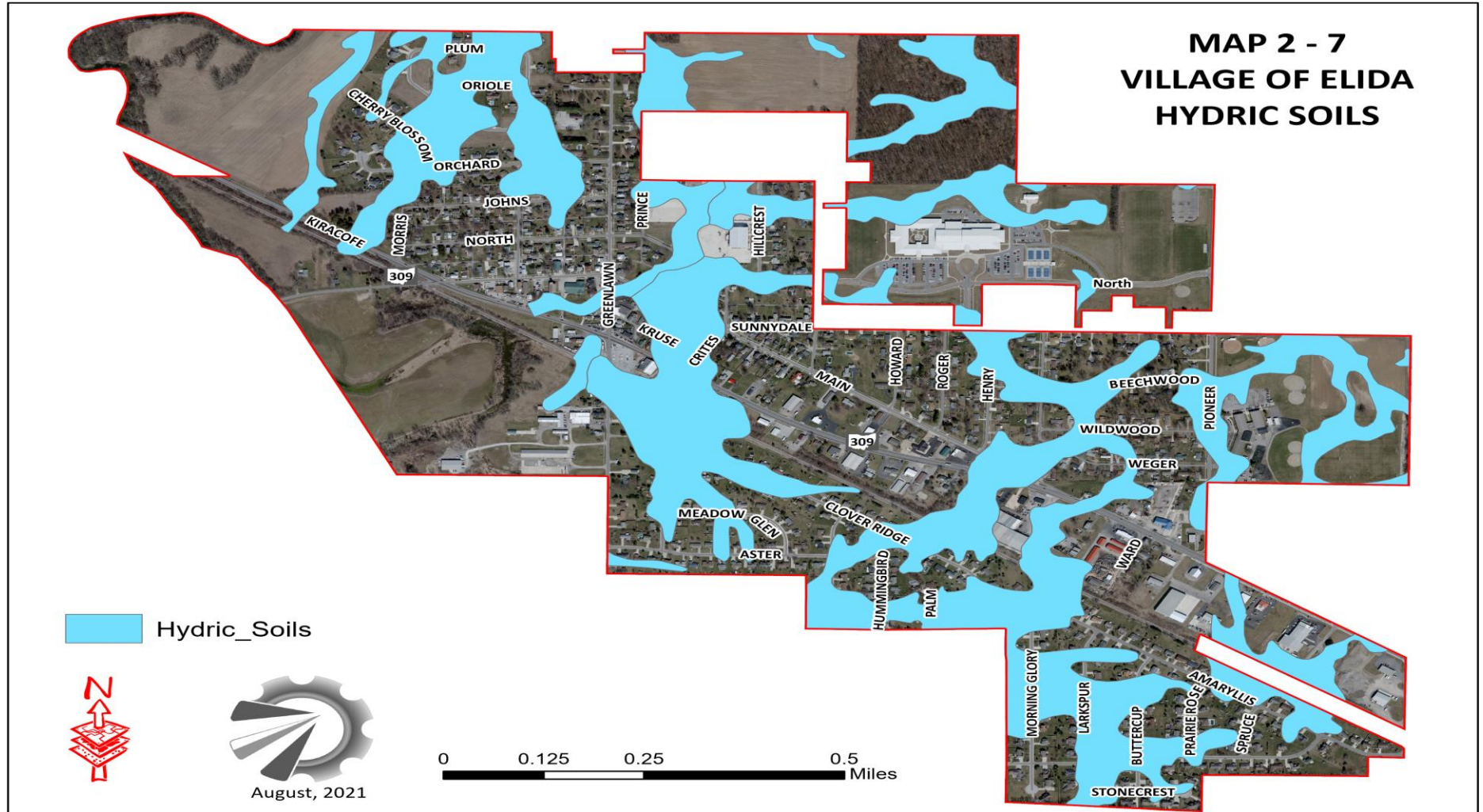
The Village of Elida is a small community approximately 1.2 sq. miles, located wholly within American Township in west-central Allen County, Ohio. The Village is relatively flat and located along the Ottawa River, which serves as a natural drainage corridor for Allen County and the Village. The soils located along the Ottawa River are productive but subject to periodic flooding.

Map 2-8 depicts the parcels affected by the FEMA-defined flood hazard areas; flooding and the threat of flooding impact roughly 13.8% of the total area within the Village. Recognizing its drainage and potential aesthetic values, the Ottawa River poses several challenges to the Village: historical soil development and limitations, ongoing localized flooding issues, and a physical barrier to potential westward development.

Map 2-6 Soils Map



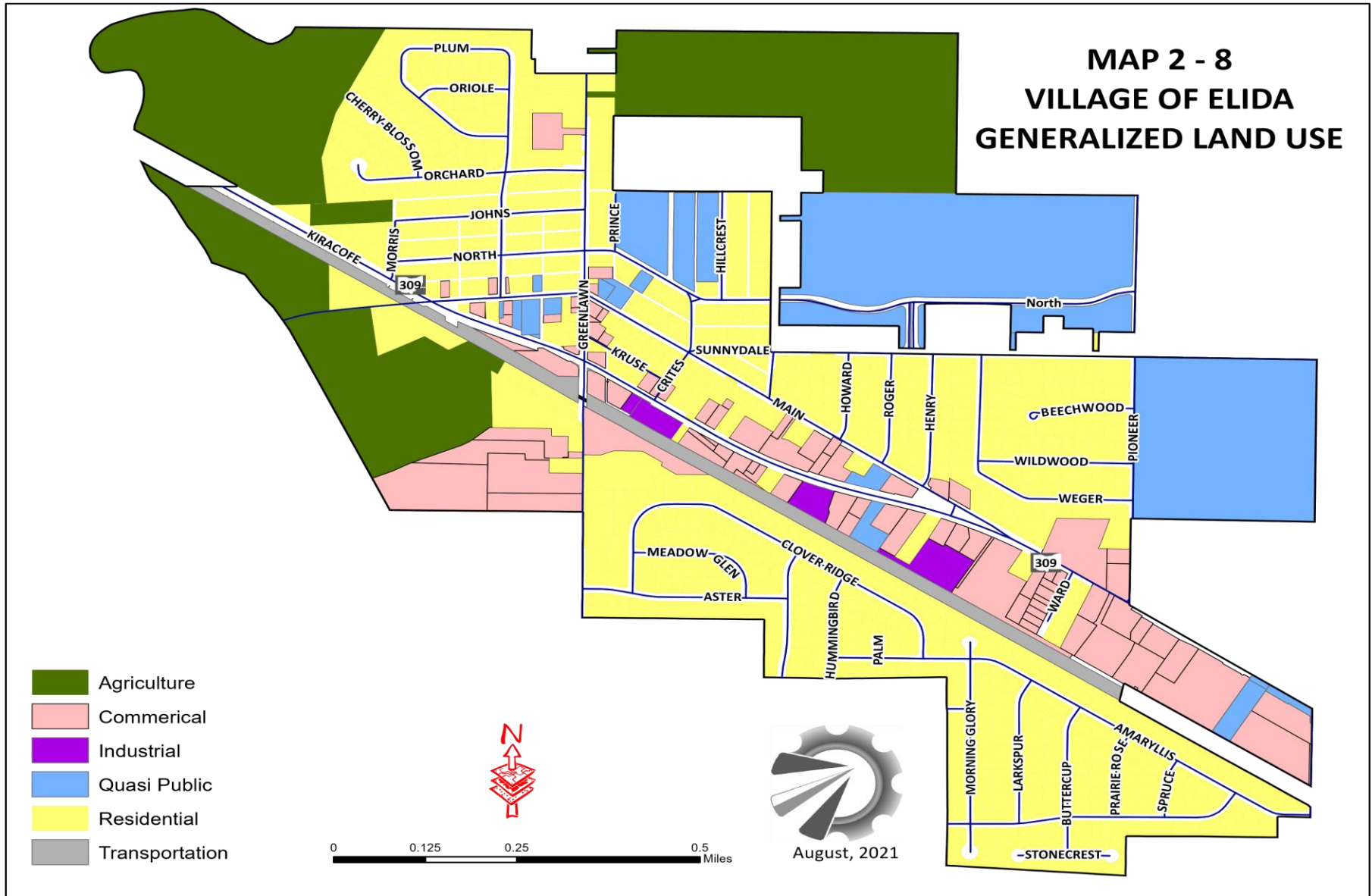
Map 2-7 Hydric Soils Map





Map 2-8 Generalized Land Use Map

# MAP 2 - 8 VILLAGE OF ELIDA GENERALIZED LAND USE



Land use within the Village is characterized by low and medium density residential use located north and south of mixed-use commercial and industrial activities concentrated along the east/west axis of the SR 309 corridor and the CF&E railroad line.

The ability to support future growth and development depends 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. While undeveloped agricultural lands are available within the existing corporate limits, floodplains and soils severely limit commercial development along the Ottawa River.

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 vibrant quality of life, a characteristic that is endearing to them and one that needs to be protected.

A strategic approach that bridges the environmental challenges and opportunities associated with the Ottawa River corridor

with increased development densities that support increased commercial and employment opportunities needs to be developed.



# POPULATION CHARACTERISTICS

3



A thorough analysis of the Village of Elida'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

Population change, whether growth or decline, is neither static nor uniform. Historically, when left to their own accord populations change rather slowly over time. Today, however, based on various competing and intervening factors, populations can now change with relative speed and catch a community off guard and unprepared. 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 2020 Census tabulation.

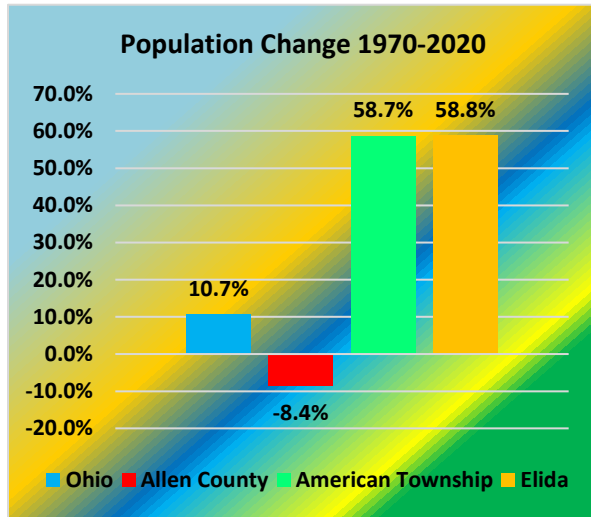
The population data reflects the residents of the Village with comparisons to state, county and township populations. Table 3-1 identifies each of the various political subdivisions by population over the last several decades.

According to the United States Census Bureau, the population of the Village of Elida in 2020 was 1,923 people. Table 3-1 reveals that the Village has experienced an overall increase in population of 58.8% when examining the period between 1970 and 2020. For comparison, the State of Ohio grew by just 10.7% while Allen County saw an overall decrease of 8.4% over the same period.

TABLE 3-1 POPULATION 1970-2020							
<i>Political Subdivision</i>	<i>1970</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>Percent Change</i>
Ohio	10,652,017	10,797,630	10,847,120	11,353,140	11,536,504	11,799,448	10.7%
Allen County	111,144	112,241	109,755	108,473	106,331	102,206	-8.4%
American Township	8,766	11,476	10,921	13,599	12,476	14,538	65.8%
Elida	1,211	1,349	1,486	1,917	1,905	1,923	58.8%

Figure 3-1 illustrates change in population between 1970 and 2020 by selected jurisdiction.

**Fig. 3-1**

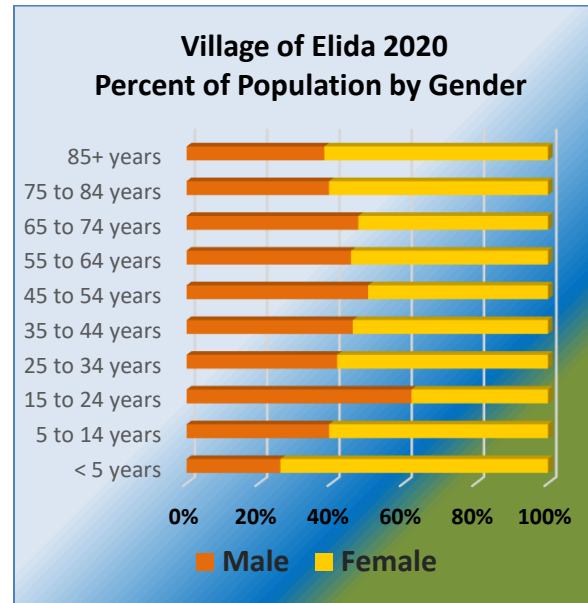


### 3.2 AGE & GENDER

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. Figure 3-2, furthers 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.

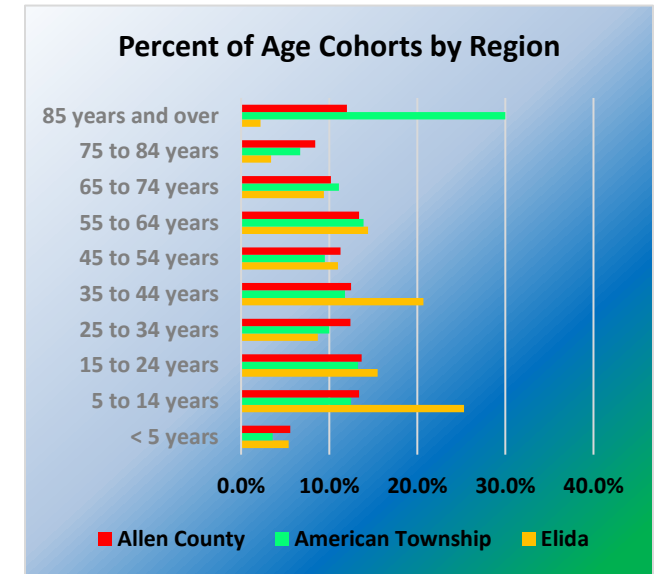
**Fig. 3-2**



The statistics in Figure 3-2 indicate that the age groups within the Village of Elida are fairly evenly split between the 25–64-year age cohorts. This fact suggests household income levels and the notion that Elida residents reflect an upwardly mobile population.

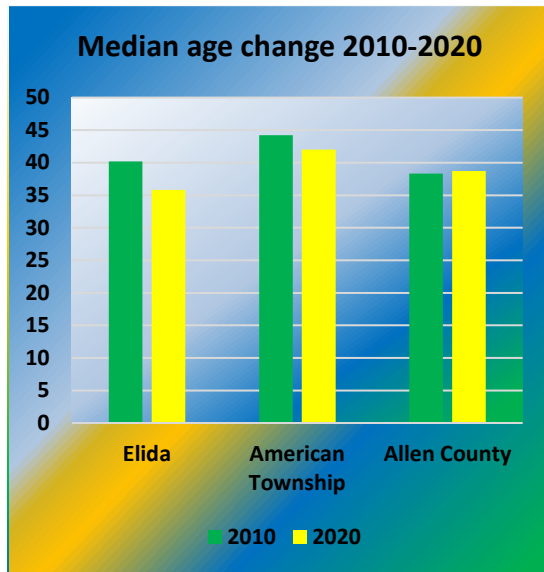
The 2020 age distribution for Elida, American Township, Allen County are presented below:

**Figure 3-3.**



As seen in Figure 3-3, the age cohort of 5-14 years makes up the majority of Elida's population at 25.3% and stands at about 50% greater than the rest of population in the region for the same age cohort. (American Township 12.5% and Allen County 13.4%). Elida's population among other age cohorts runs steady with the regional population but shows an overall younger population compared to that of American Township and Allen County. Figure 3-4 displays the median age change within the region between 2010 and 2020.

**Fig 3-4**



As illustrated in Figure 3-4 the median age of residents in Elida in 2020 is 35.8. Down by 4.4 years (about 10%) from 40.2 in 2010. Overall, the median age within the region has stayed steady over the last 10 years but Elida’s median age shows a progression downward, further illustrating that the majority of the population falls within the younger age cohorts.

**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

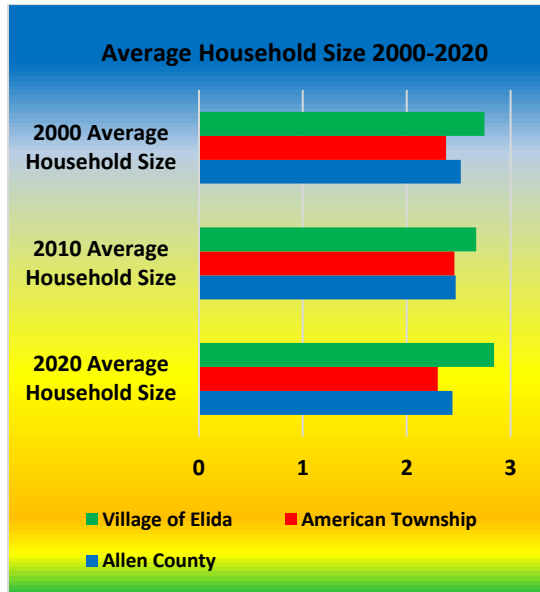
important because each household requires a dwelling unit and in most cases the size, age and available income of the household will determine specific housing components such as number of bedrooms, bathrooms, square footage, play area, etc., desired by the respective household. Therefore, as households 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 2020 tabulations along with housing data for the year 2010 reveals the total number and rate of change in households between 2010 and 2020. Table 3-2 indicates that the total number of Elida households increased from 708 in 2010 to 786 in 2020, an increase of 11%. While American Township saw it’s number of households increase by 12.4%, Allen County saw a decrease of 0.6% in its number of households. In 2010, Allen County and American Township showed about the same household size, 2.47 and 2.46 respectively, while Elida’s household size was greater at 2.67. In 2020, the gap between household size in Elida and the rest of the region increased as Elida’s household size went up by 6.4% and both Allen County and American Township saw their household size fall with American Township seeing the greatest decrease of 6.5%.

Political Subdivision	2020 Total Households	2020 Average Household Size	2010 Total Households	2010 Average Household Size	Total Households % Change	% Change Household Size
Allen County	40,460	2.44	40,691	2.47	-0.6%	-1.2%
American Township	6,006	2.30	5,344	2.46	12.4%	-6.5%
Village of Elida	786	2.84	708	2.67	11%	6.4%

Figure 3-5 illustrates that while the Village of Elida experienced an increase household size and American Township and Allen County saw decreases, the number of household size has remained steady over the last 20 years.

**Fig. 3-5**



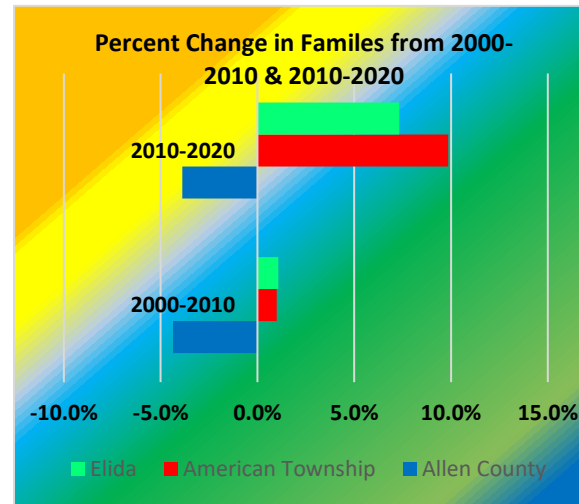
The household size projected for 2040 for the Village is just 2.38 persons per household. American Township is expected to experience a household size of 2.67 persons. This data may very well indicate that a historical trend of households with children is changing to more two-person households, and single-parent 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.

### 3.4 FAMILIES

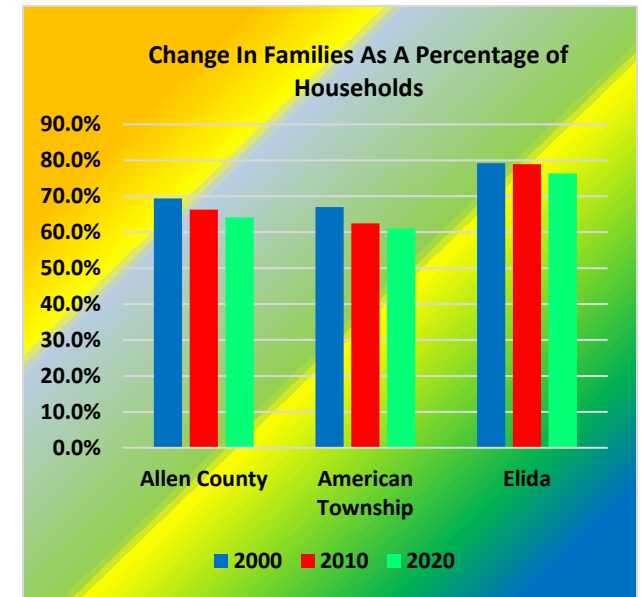
The U.S. Census defines a family as a group of two or more people who reside together and are related by birth, marriage or adoption. Census data suggests 600 families resided in the Village of Elida in 2020. Figure 3-6 illustrates that between 2010 and 2020 the number of families residing in Elida grew by 7.3%. American Township shows an even greater increase of families at 9.9% while overall, Allen county experienced a decline of 3.9% in the proportion of families.

**Fig. 3-6**



As shown in Figure 3-7, while the number of families as defined by The U.S. Census Bureau grew for Elida and American Township, the region saw an overall decrease in households occupied by families between 2000-2020. In the Village of Elida, the number of families occupying households fell by 2.9%. The number of families occupying households in American Township and Allen County fell by 5.9% and 5.3% respectively.

**Fig 3-7**



### 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 3-3 by political subdivision and by Census period. Household income has significantly increased since the 2010 decennial Census period.

The **Median Household Income** for the Village of Elida rose by almost 7% between 2010 and 2020. The **Median Family Income** rose even greater by 10%. While the **Per Capita Income** saw an increase of 9% over the same period. The income within Elida has repeatedly exceeded the State's median household income level. However, when comparing median household incomes between Elida and the State, the income gap decreased by 25% between 2010 and 2020. According to ACS tabulations the median family income in Elida was 39.8% percent higher than Allen County's median family income during the 2010 period, but only 22.0 percent higher in 2020.

The gap between per capita income in Elida and the State of Ohio also decreased by 22% between 2010-2020 with the State's per capita income surpassing that of the Village.

TABLE 3-3 VILLAGE OF ELIDA COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS						
Income: By Type & Year	Elida	American Township	Allen County	Ohio	Elida as % of Allen County	Elida as % of Ohio
<b>*2010</b>						
Median Household	\$63,063	\$48,505	\$41,057	\$45,090	153.6%	139.9%
Median Family	\$71,250	\$63,259	\$50,969	\$56,518	139.8%	126.1%
Per capita	\$26,587	\$24,171	\$20,657	\$23,975	128.7%	110.9%
<b>**2020</b>						
Median Household	\$67,344	\$54,204	\$60,429	\$58,642	111.4%	114.8%
Median Family	\$78,750	\$67,983	\$64,429	\$74,911	122.2%	105.1%
Per capita	\$28,961	\$29,994	\$26,761	\$32,780	88.3%	88.3%

\* ACS 2010 5-Year Estimates \*\* ACS 2019 5-Year Estimates

Table 3-4 represents income by range and household type within the Village of Elida for 2020. The greatest number of **Households**, 24.3% earn between \$100,000-\$149,000. The greatest number of **Families** also fall within this range at 26.7%. The greatest number of **Non-Family Households**, 27.4%, earn between \$50,000-\$74,999.

TABLE 3-4 *2020 INCOME RANGE BY THE VILLAGE OF ELIDA HOUSEHOLD TYPE						
Income Range	Household		Families		Non-Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	13	1.7	0	0.0	13	7
\$10,000 - \$14,999	13	1.7	6	1.0	7	3.8
\$15,000 - \$24,999	107	13.6	72	12.0	35	18.9
\$25,000 - \$34,999	41	5.2	41	6.8	0	0.0
\$35,000 - \$49,999	93	11.8	69	11.5	24	12.9
\$50,000 - \$74,999	152	19.3	101	16.8	51	27.4
\$75,000 - \$99,999	107	13.6	82	13.7	25	13.4
\$100,000 - \$149,999	191	24.3	160	26.7	31	16.7
\$150,000 - \$199,999	47	6.0	47	7.8	0	0
\$200,000 or more	22	2.8	22	3.7	0	0
<b>Total</b>	<b>786</b>	<b>100.0</b>	<b>600</b>	<b>100.0</b>	<b>186</b>	<b>100.0</b>

\* ACS 2019 5-Year Estimates



### 3.6 POVERTY STATUS

The American Community Survey 2019 5-Year estimates provide information regarding the number of individuals and families whose incomes fell below established poverty levels. Table 3-5 reveals that 68 families (11.3% of all families), in the Village of Elida were below the established poverty level based on income and household size using 2019 ACS estimates.

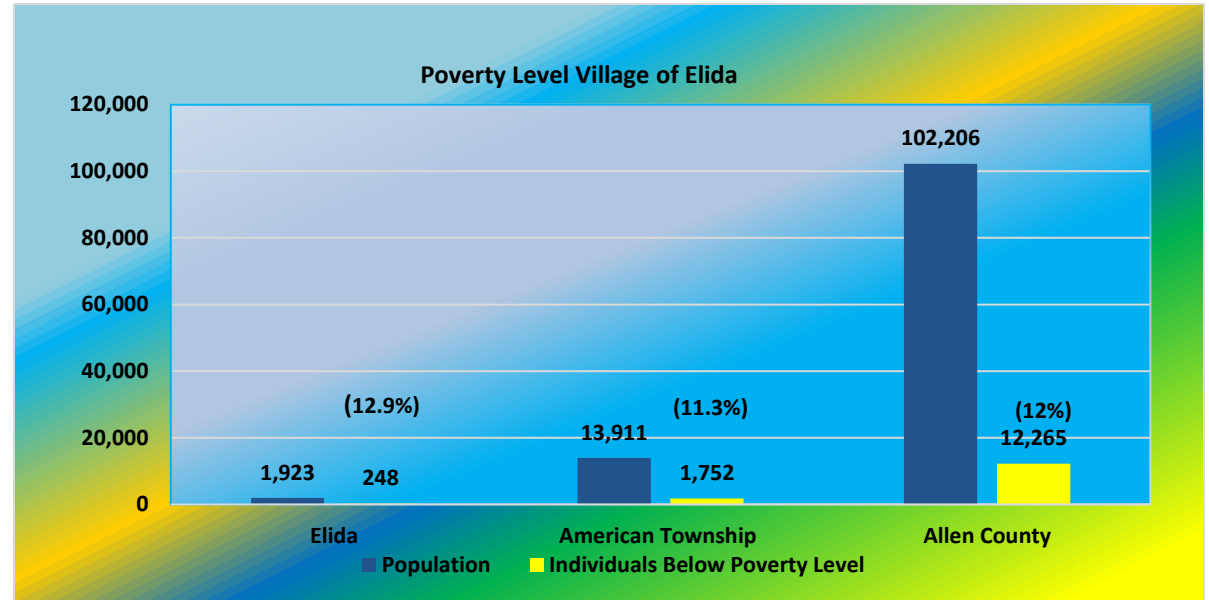
TABLE 3-5 POVERTY STATUS BY FAMILY STATUS IN THE VILLAGE OF ELIDA		
Family Type by Presence of Related Children		
Total Families	600	1
Married - Related Children	212	0.353
Male Alone - Related Children	28	0.047
Female Alone - Related Children	85	0.141
Family - No Children	275	0.458
Family Types Below Poverty Line With Related Children		
Total Families	68	0.113
Married - Related Children	0	0
Male Alone - Related Children	0	0
Female Alone - Related Children	62	0.103
Family - No Children	6	0.01

\*ACS 2019 5-Year Estimates

The highest number of family types below the poverty line is shown to be female householder single parents at 62 of the 68 families, which comprises 10.3% of all families within The Village of Elida.

Figure 3-8 shows the poverty rates for individuals within the Village living below the poverty line.

**Fig. 3-8**



Using the ACS 2019 5-year Estimates tabulation, the make-up of the population that falls below the poverty line remains steady across the region. 12% of the population of Allen County falls below the poverty line. The Village of Elida falls within the same percentage, 12.9%, relative to its population. American Township shows a lower percentage living under the poverty line at 11.3%.

According to the ACS 2019 5-year estimates, of the 786 households accounted for in the Village of Elida, 21 currently receive some sort of cash public assistance or Food

Stamps/SNAP. This accounts for 2.7% of the household population. American Township sees a total of 9% of its household population receiving cash Public assistance or Food Stamps/SNAP, and in all of Allen County 12.2% of household population receives receiving cash Public assistance or Food Stamps/SNAP.

### 3.7 EDUCATIONAL ATTAINMENT

Table 3-6 presents data summarizing the educational attainment levels of the Village aged 25 years or more. Of the 1,343 individuals 25 years and older, data shows that there are 53 people, or 3.9%, that have not completed a high school education. 56.6% of the identified population attended some college and/or obtained a higher degree. This is just below The State of Ohio's numbers where 58.2% of the identified population attended some college and/or obtained a higher degree.

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 23.6% of the Village's adult residents have completed a 4-year college and/or graduate degree program. With 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 fall below the State's average of 29.3%.

TABLE 3-6 EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS & OVER IN THE VILLAGE OF ELIDA and THE STATE OF OHIO				
Educational Attainment	ELIDA		OHIO	
	Total Population 25 +		Total Population 25 +	
	Persons	Percent	Persons	Percent
Less than High School Diploma	53	3.9	519,830	6.5
High school graduate, GED	504	37.5	2,627,758	32.6
Some college or Associate's degree	444	33.0	2,324,615	28.9
Bachelor degree or higher	317	23.6	2,356,585	29.3
<b>Totals</b>	<b>1,318</b>	<b>100.0</b>	<b>7,828,788</b>	<b>100.0</b>
* ACS 2019 5-Year Estimates				

Table 3-7 examines local educational attainment levels of the minority population within the Village and The State of Ohio. It shows that 87.7% of minority residents obtained a high school diploma/GED or higher. That compares favorably to the state benchmark of 84.4%

However, when comparing minority residents with a bachelor's degree or higher, the Village of Elida (18.5%) falls behind State levels of 23.8%

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.

TABLE 3-7	OHIO	PERCENT	ELIDA	PERCENT
<b>TOTAL MINORITY POPULATION</b>	1,590,132	100%	162	100%
<b>MINORITY HIGH SCHOOL GRADUATES OR HIGHER</b>	1,342,280	84.4%	142	87.7%
<b>MINORITY BACHELOR DEGREE OR HIGHER</b>	377,911	23.8%	30	18.5%

### 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 or unemployed, and includes those individuals currently members of the armed forces.

According to ACS 2019 5-Year estimates the civilian labor force in Elida totaled 1,053 persons, or 2.2% of Allen County’s total civilian labor force. Examining the number of employed persons by type of occupation provide insights. Table 3-8 uses ACS 2019 5-Year estimates to identify the dominant occupation sectors of the Village residents. Educational, Health, and Social Services followed by Manufacturing are the two which employ the greatest number of residents.

While the percentage of those in the workforce decreased 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 10 years, ranging between 60% and 63%

TABLE 3-8 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR THE VILLAGE OF ELIDA		
Occupation	Number	Percent
Agricultural/Forestry/Fishing/Hunting/Mining	8	0.8%
Construction	34	3.2%
Manufacturing	200	19.0%
Wholesale Trade	5	0.5%
Retail Trade	97	9.2%
Transportation/Warehousing/Utilities	48	4.6%
Information	18	1.7%
Finance/Insurance/Real Estate/Rental and Leasing	42	4.0%
Professional/Scientific/Mgmt. and Administrative/Waste Mgmt.	76	7.2%
Educational/Health/ Social Services	365	34.7%
Arts/Entertainment/Recreation/Accommodation/Food Service	88	8.4%
Other Services (except Public Administration)	39	3.7%
Public Administration	33	3.1%
<b>Total</b>	<b>1,053</b>	<b>100.0</b>
* ACS 2019 5-Year Estimates		

TABLE 3-9 VILLAGE OF ELIDA: CIVILIAN EMPLOYED POPULATION 2010-2020								
	2010*				2020**			
	Village	%	County	%	Village	%	County	%
16+ Population	1,773	100	84,103	100	1,565	100	81,560	100.0
Workforce	1,296	73.1	52,933	62.9	1,096	70	49,316	60.5
Employed	1,211	68.3	47,059	56.0	1,053	67.3	47,165	57.8
Unemployed	85	4.8	5,740	6.8	43	2.7	2,129	2.6
* ACS 2011 5-Year Estimates								
** ACS 2019 5-Year Estimates								

### 3.9 SUMMARY

The Village of Elida has experienced a 0.9% increase since 2010, and an overall increase of 58.8 percent since 1970. Census data reveals the composition, size and number of households is changing.

The total number of Elida households in 2020 was 786. In 2010, Allen County and American Township showed about the same household size, 2.47 and 2.46 respectively, while Elida's household size was greater at 2.67. In 2020 Elida's household size went up by 6.4% to 2.84. The implications of the steady change in percent of households and the size of 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 of residents in Elida shows a decrease in 2020. The median age has gone down by 4.4 years (about 10%) from 40.2 in 2010.

Racially, the Village is homogenous; whites comprise the largest percentage of the population at 91.2%. The largest minority group within the Village of Elida is African American, which comprise only 2.9% of the total population. Those identified as Asian comprise .4% while Hispanics comprise 2.2% of the total Village population.

Analysis of the Educational Attainment of the Village is not only important in and of itself, in regards to accessibility and services provided to those that seek a higher education, but can also factor into employment rates and types of employment within Elida.

Data shows that there are 53 individuals or 3.9% of all individuals 25 years of age or older, residing in the Village of Elida, that have not completed a high school education. The rate of Elida adults who have not graduated from high school is well below the state average of 6.5%. While such statistics indicate overall positive high school graduation rates, and a strong presence of adults who have attended some college or have acquired an associate's degree, it also indicates a general lack of appreciation for 4-year college degrees. This is an important factor in community development as it tends to suggest that young men and women of the Village of Elida, upon acquiring a four-year degree or higher, have selected to leave the community rather than remain in the Village.

The Village of Elida income has continued to out-pace Allen County and the State of Ohio in comparison to median household income. The Median Household Income for the Village of Elida rose by almost 7% between 2010 and 2020. The gap in

median household income between the Village, the County, and the State decreased in 2020. ACS 2019 estimates revealed median family income in Elida 122.2% of the County median family income 105.1% of the States median family income According to ACS 2019 estimates Elida's per capita income) was 108.2% of that of the County and 88.3% percent of the State figure

The ACS 2019 5-Year estimates revealed that 68 total families within the Village of Elida, resided below the established poverty level based on income and household size. 62 of those families were female householder single parents.

When examining the type of occupation of Elida residents, education, health and social services is the predominant sector with 365 residents employed in those industries.

Overall, the majority of the residents of the Village are employed and the unemployment rate saw a drop from 6.6% to 3.9 % between 2010 and 2020.

# 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 Elida 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 Elida housing using Census and ACS data and 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 750 housing units within the Village. Table 4-1 reveals that Elida's homes are of a more contemporary stock with nearly half (49.7%) of homes built after 1980. Comparatively, one in five (25.4%) homes in Allen County were built after 1980. Figure 4-1 shows a comparative age of housing stock within local community data sets.

<b>Table 4-1</b>			
<b>Housing Units by Age in Selected Political Subdivisions</b>			
<i>Year</i>	<i>Elida</i>	<i>American Twp</i>	<i>Allen County</i>
Total	750	6,648	44,563
Prior to 1940	15.5%	6.4%	24.8%
1940 to 1959	22.7%	14.6%	20.7%
1960 to 1969	6.6%	14.4%	13.0%
1970 to 1979	5.4%	28.8%	16.1%
1980 to 1989	13.2%	12.5%	7.4%
1990 to 1999	30.9%	15.2%	10.1%
2000 and Later	5.6%	8.1%	7.9%
*2019 ACS 5-Year Estimates			

Fig.4-1

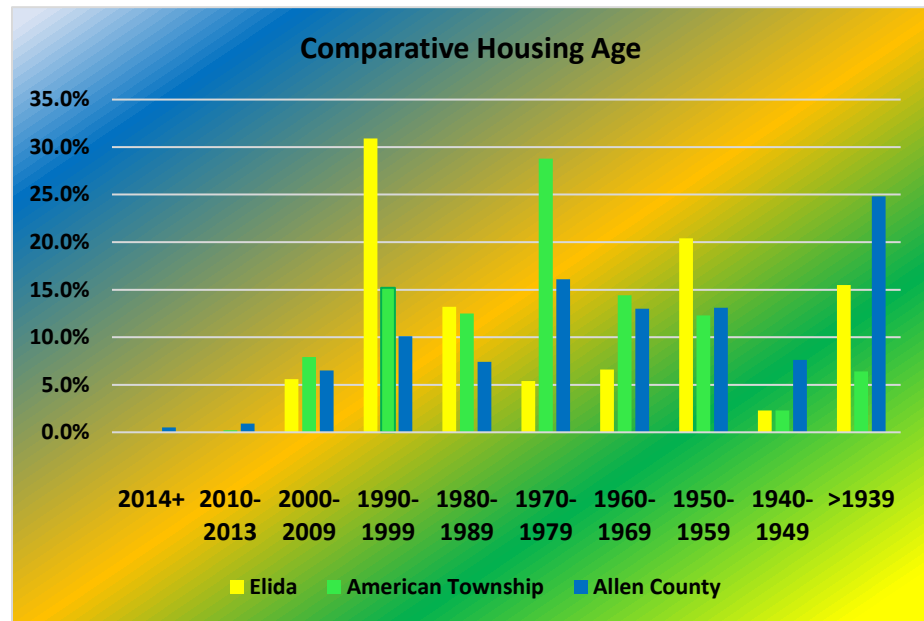
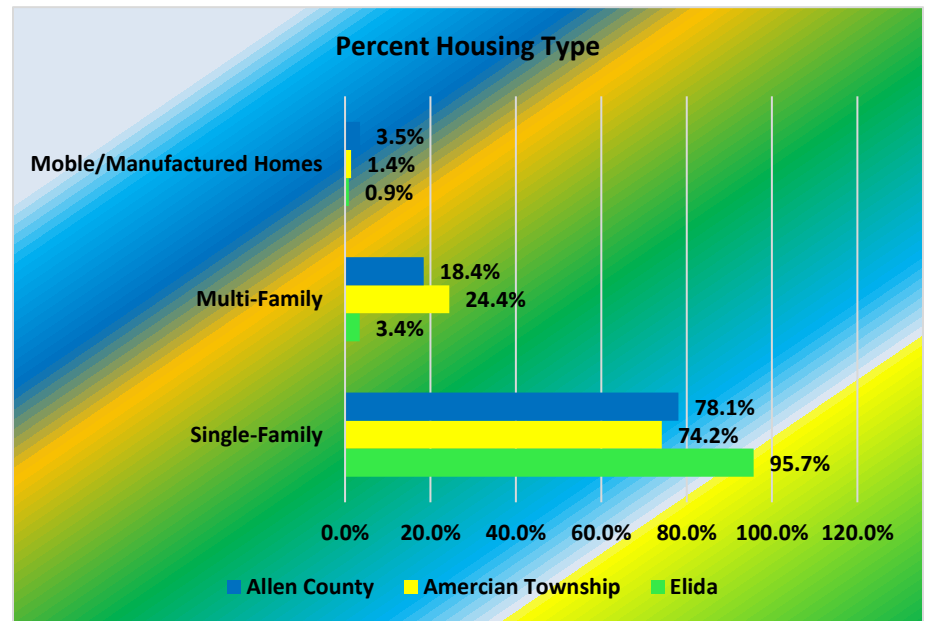


Fig. 4-2



**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 Elida are single-family units. After an in-house review of parcel data and census tabulations it was revealed that 95.7% of Elida's housing stock is comprised of single-family units. Figure 4-2 reveals the extent of single-family homes. In comparison, all of American Township is just



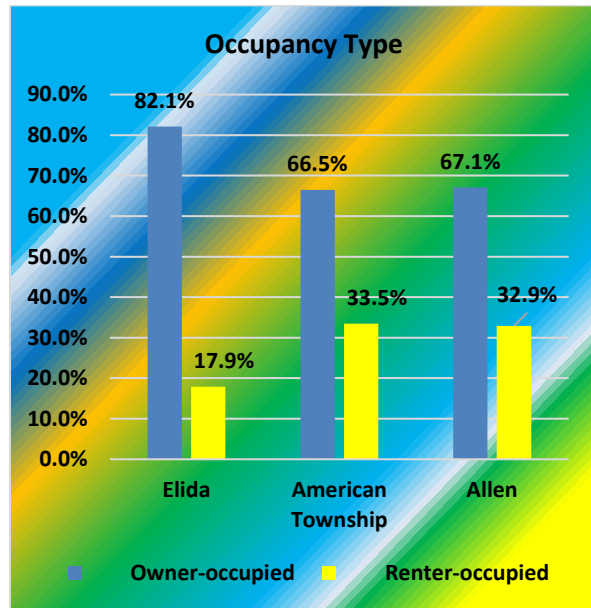
74.2% single-family homes and Allen County's single-family homes make up 78.1% of its stock.

When examining the presence of multi-family units, the Village of Elida has a very low percentage (3.4%) compared to the Township (24.4%) and the County (18.4%). The presence of manufactured/mobile homes has been also minimized and the Village now has a low percentage (0.9%) of such units represented in its housing stock. This is in contrast to both the Township and the County rates of 1.4% and 3.5% percent respectively.

### 4.1.3 Owner vs. Renter-Occupied Housing

The Village of Elida has a greater level of home ownership when assessed against larger communities. As shown in Figure 4-3, Elida has higher home ownership rates (82.1%) than American Township (66.5%) and Allen County (67.1%).

Fig. 4-3



### 4.1.4 Rental Costs

Table 4-2 compares the cost of rental housing within the Village of Elida with the surrounding region. Elida has very few rental properties as compared to American Township and Allen County. However, according to the ACS 2019 estimates, Elida has a much higher median rental cost of \$1040, when compared to the American Township (\$782), and Allen County (\$735). The Village of Elida also had the greatest rent increase between 2010 and 2020 of 29.7%.

	2010*			2020**		
	Elida	American	Allen County	Elida	American	Allen County
Median	\$802	\$661	\$626	\$1,040	\$782	\$735
< \$500	19	206	3,272	11	108	2,086
\$500 to \$999	71	1,292	6,988	44	1,295	8,613
\$1,000-\$1,499	8	122	872	65	407	1,633
\$1,500-\$1,999	13	29	258	11	58	236
\$2000+	0	0	0	0	0	119

\*ACS 2011 5-Year Estimates  
\*\*ACS 2019 5-Year Estimates



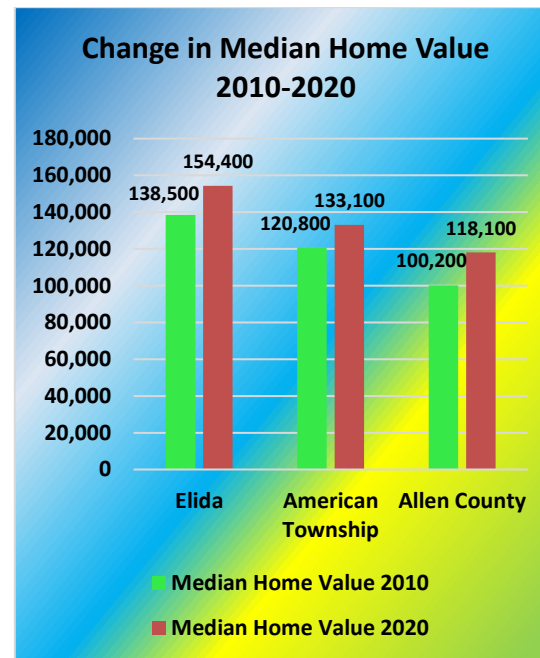


#### 4.1.5 Home Values

2019 ACS estimates revealed median home values of \$154,400 for the Village of Elida, a significantly higher value than that of American Township (\$133,100) and Allen County (\$118,100). 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 2010 and the 2020 period. Data suggest that the increased valuation experienced in Elida over the 10-year period reflected a 11.5% increase in home values. Allen County saw the greatest increase at 17.9%. American Township only saw a 10.2% increase in home value. Overall, Elida compares favorably with the immediate region in regards to home value.

Fig.4-4



#### 4.1.6 Home Sales

For a village of its size, Elida compared relatively well to the surrounding region when reviewing home sales and new construction. Between 2016 and 2020, 141 homes were sold within the Village. Table 4-3 identifies the units by address and value. The average sale value for the 141 identified properties is \$149,869. Maps 4-1 identifies the units by address and value. Maps 4-2 identifies sales and by location, year, and value.

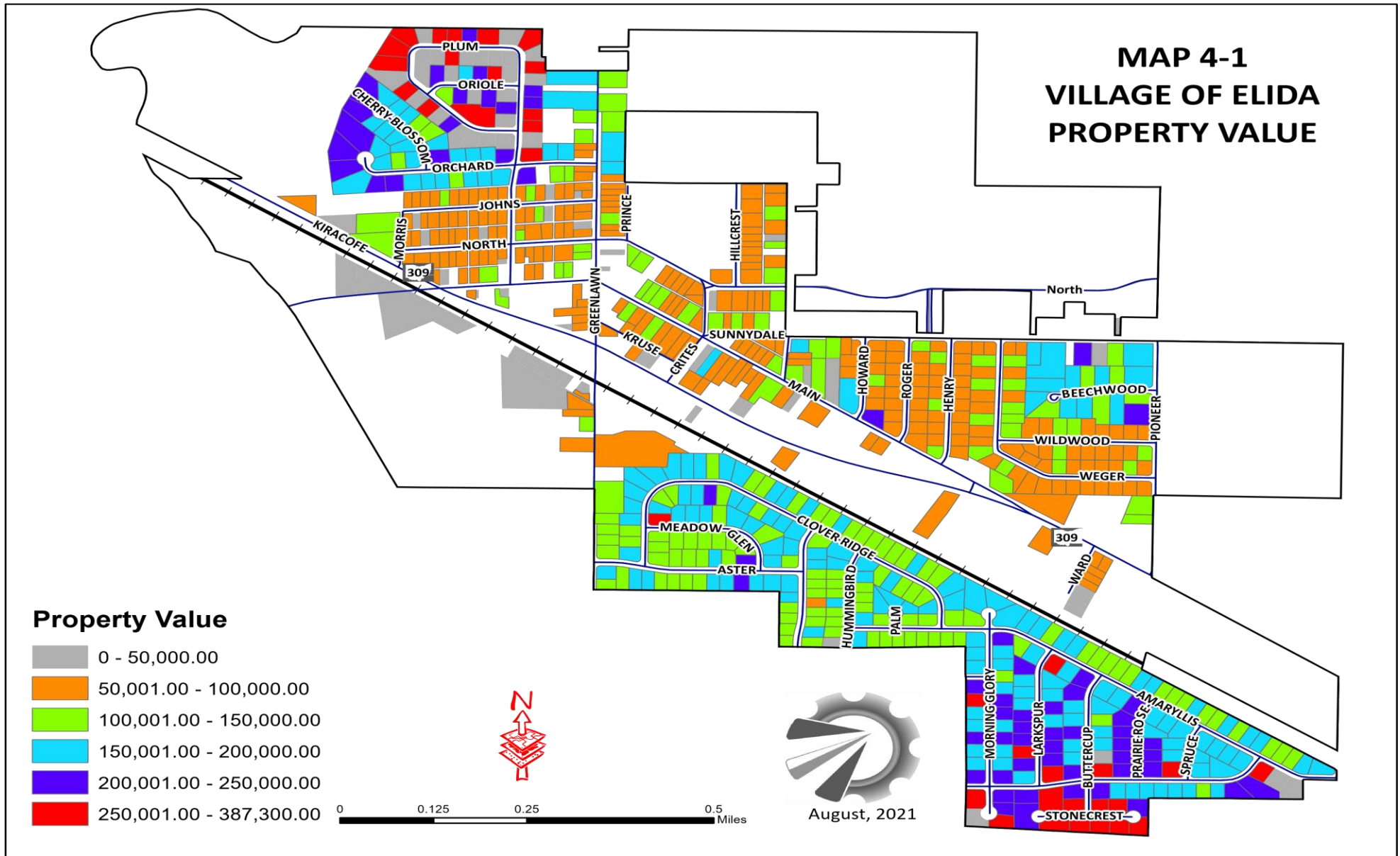


TABLE 4-3

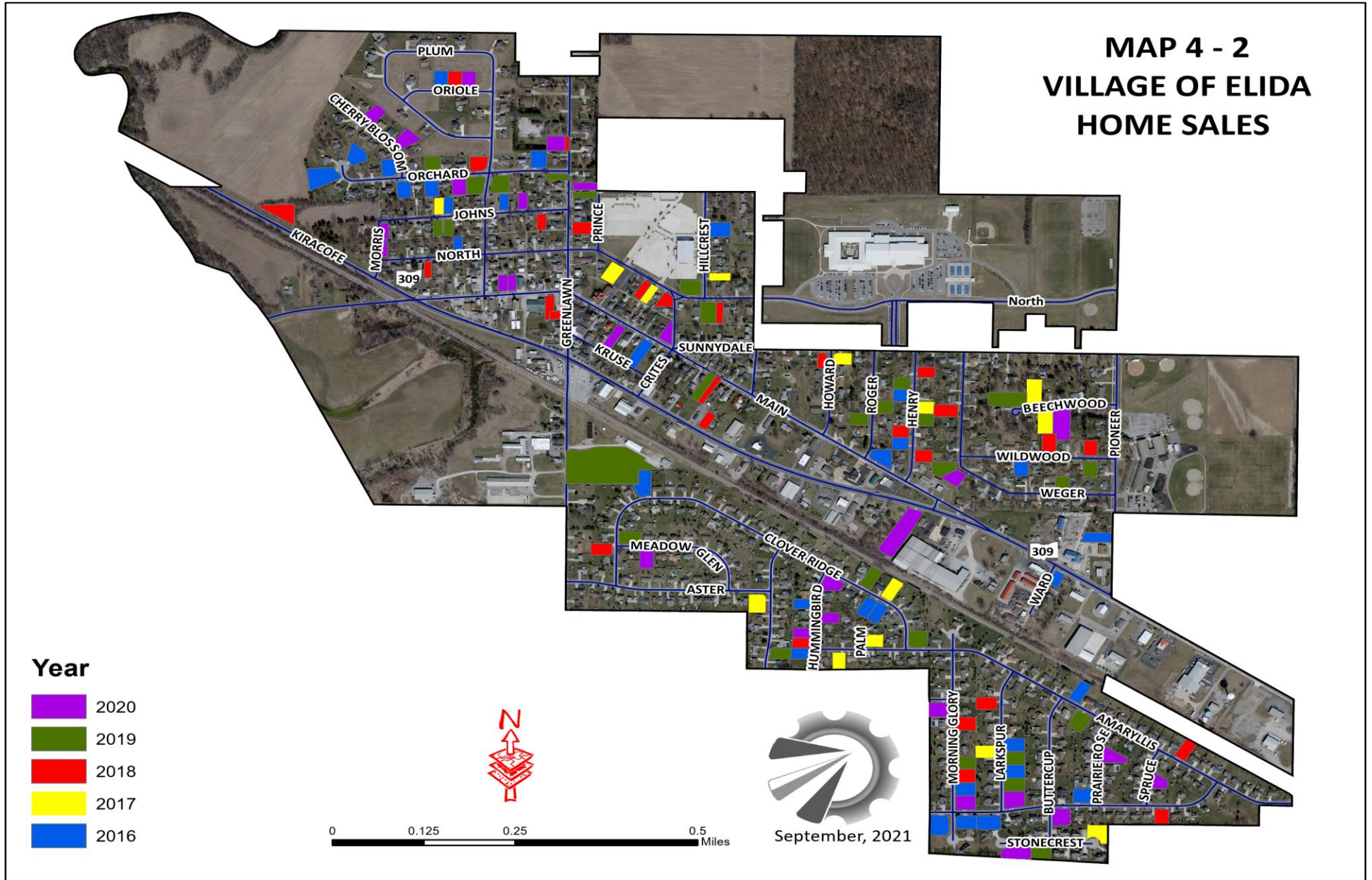
## HOME SALES AND NEW CONSTRUCTION 2016-2020

110 ORCHARD DR	\$214,000	4702 STONECREST PL	\$223,000	2064 MORNING GLORY DR	\$252,000	110 HENRY ST	\$50,000	602 E KIRACOFE AVE	\$114,000
126 ORCHARD DR	\$182,500	2127 LARKSPUR DR	\$205,000	2040 MORNING GLORY DR	\$214,000	108 ROGER ST	\$88,000	5177 MEADOW GLEN DR	\$157,000
132 ORCHARD DR	\$186,500	4915 AMARYLLIS ST	\$120,000	2143 LARKSPUR DR	\$215,000	115 HENRY ST	\$68,900	3015 HUMMINGBIRD ST	\$144,600
137 ORCHARD DR	\$225,000	4888 AMARYLLIS ST	\$140,000	713 WILDWOOD AVE	\$118,500	105 ROGER ST	\$102,000	3032 HUMMINGBIRD ST	\$172,900
127 ORCHARD DR	\$193,000	3067 WHIPPOORWILL AVE	\$151,500	719 WILDWOOD DR	\$92,000	212 E MAIN ST	\$99,000	5665 CLOVER RIDGE DR	\$175,000
123 ORCHARD DR	\$150,000	5648 CLOVER RIDGE DR	\$185,900	101 N WEGER AVE	\$50,000	217 S GREENLAWN AVE	\$88,500	<b>AVG SALES PRICE</b>	<b>\$149,869</b>
206 ORIOLE TRL	\$190,000	712 BEECHWOOD PL	\$212,500	111 N WEGER AVE	\$113,500	5654 CLOVER RIDGE DR	\$189,000		
110 JOHNS AVE	\$120,000	716 BEECHWOOD PL	\$156,000	118 HENRY ST	\$108,900	4850 AMARYLLIS ST	\$182,000		
206 JOHNS AVE	\$39,565	112 HENRY ST	\$93,500	104 HENRY ST	\$118,500	5190 MEADOW GLEN DR	\$260,000		
403 W KIRACOFE AVE	\$76,000	711 BEECHWOOD PL	\$142,000	107 HENRY ST	\$100,000	2950 WHIPPOORWILL AVE	\$197,900		
204 W NORTH ST	\$43,650	400 SUNNYDALE ST	\$84,500	111 HOWARD ST	\$79,500	307 N GREENLAWN AVE	\$140,000		
316 HILLCREST DR	\$99,900	116 E NORTH ST	\$79,000	214 E MAIN ST	\$109,000	304 CHERRY BLOSSOM CT	\$212,000		
300 E NORTH ST	\$71,900	302 HILLCREST DR	\$49,500	217 E KIRACOFE AVE	\$10,000	310 CHERRY BLOSSOM CT	\$238,000		
4706 AMARYLLIS ST	\$150,000	104 E NORTH ST	\$163,500	5784 CLOVER RIDGE DR	\$149,500	119 ORCHARD DR	\$216,000		
2027 MORNING GLORY DR	\$253,000	304 BAXTER ST	\$127,000	3003 HUMMINGBIRD ST	\$125,000	202 ORIOLE TRL	\$270,000		
2026 MORNING GLORY DR	\$230,000	208 JOHNS AVE	\$79,000	303 N GREENLAWN AVE	\$145,000	106 JOHNS AVE	\$84,000		
4795 SYCAMORE ST	\$242,500	116 ORCHARD DR	\$199,900	115 ORCHARD DR	\$261,000	221 JOHNS AVE	\$117,000		
2036 MORNING GLORY DR	\$201,000	307 N GREENLAWN AVE	\$129,500	122 ORCHARD DR	\$217,000	220 W NORTH ST	\$72,500		
2126 LARKSPUR DR	\$229,000	116 ORCHARD DR	\$217,000	261 PLUM ST	\$186,000	114 W MAIN ST	\$167,500		
2118 LARKSPUR DR	\$248,500	204 ORIOLE TRL	\$275,000	207 JOHNS AVE	\$97,000	110 W MAIN ST	\$135,000		
2115 PRAIRIE ROSE DR	\$265,000	403 W KIRACOFE AVE	\$95,900	209 JOHNS AVE	\$92,000	300 N GREENLAWN AVE	\$77,500		
710 WILDWOOD AVE	\$117,700	101 JOHNS AVE	\$83,900	300 N GREENLAWN AVE	\$63,000	328 BAXTER ST	\$132,000		
501 E MAIN ST	\$51,000	110 W MAIN ST	\$114,400	201 E NORTH ST	\$80,000	405 SUNNYDALE ST	\$127,300		
105 HENRY ST	\$91,000	211 W NORTH ST	\$51,000	216 N GREENLAWN AVE	\$103,300	127 E MAIN ST	\$156,000		
113 HENRY ST	\$87,900	103 W MAIN ST	\$62,000	206 E NORTH ST	\$76,000	112 E MAIN ST	\$120,000		
214 E MAIN ST	\$91,400	106 S GREENLAWN AVE	\$62,000	4711 STONECREST PL	\$315,000	4803 WILLOW ST	\$230,000		
118 E MAIN ST	\$114,500	316 BAXTER ST	\$134,000	2048 MORNING GLORY DR	\$292,500	4719 STONECREST PL	\$318,000		
5748 CLOVER RIDGE DR	\$186,000	707 SUNNYDALE ST	\$160,000	2122 LARKSPUR DR	\$258,000	4781 SYCAMORE ST	\$267,000		
2955 HUMMINGBIRD ST	\$108,800	204 N GREENLAWN AVE	\$159,900	2114 LARKSPUR DR	\$267,000	2030 MORNING GLORY DR	\$278,500		
3051 HUMMINGBIRD ST	\$147,000	120 E NORTH ST	\$145,000	4705 AMARYLLIS ST	\$196,500	2110 LARKSPUR DR	\$250,000		
5647 CLOVER RIDGE DR	\$165,000	114 E NORTH ST	\$75,000	705 BEECHWOOD PL	\$178,500	2124 PRAIRIE ROSE DR	\$259,000		
5651 CLOVER RIDGE	\$138,500	300 E NORTH ST	\$85,000	720 WILDWOOD AVE	\$71,001	2120 SPRUCE DR	\$245,000		
103 PIONEER RD	\$99,500	4686 AMARYLLIS ST	\$237,000	715 E WEGER AVE	\$95,000	716 BEECHWOOD PL	\$200,000		
700 E MAIN ST	\$53,500	4767 SYCAMORE ST	\$116,500	101 N WEGER AVE	\$128,000	700 E WEGER AVE	\$75,500		

Map 4-1 Housing Value Map



Map 4-2 Housing Sales by Year Map



#### 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 2019 ACS 5-year Estimates, of the 750 housing units within the Village of Elida only 4.3% (32 housing units) were vacant. The rate has stayed relatively the same since Census 2010 tabulations which documented a 4.5% vacancy rate. Of those housing units that were identified as vacant, none were listed for rent, 15 were for sale, 7 units were sold but not occupied, 2 were for seasonal purposes, and 8 were shown as “other vacant.”. Map 4-4 illustrates the location of vacancies within the Village.

#### 4.1.8 Housing Maintenance/Grades

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

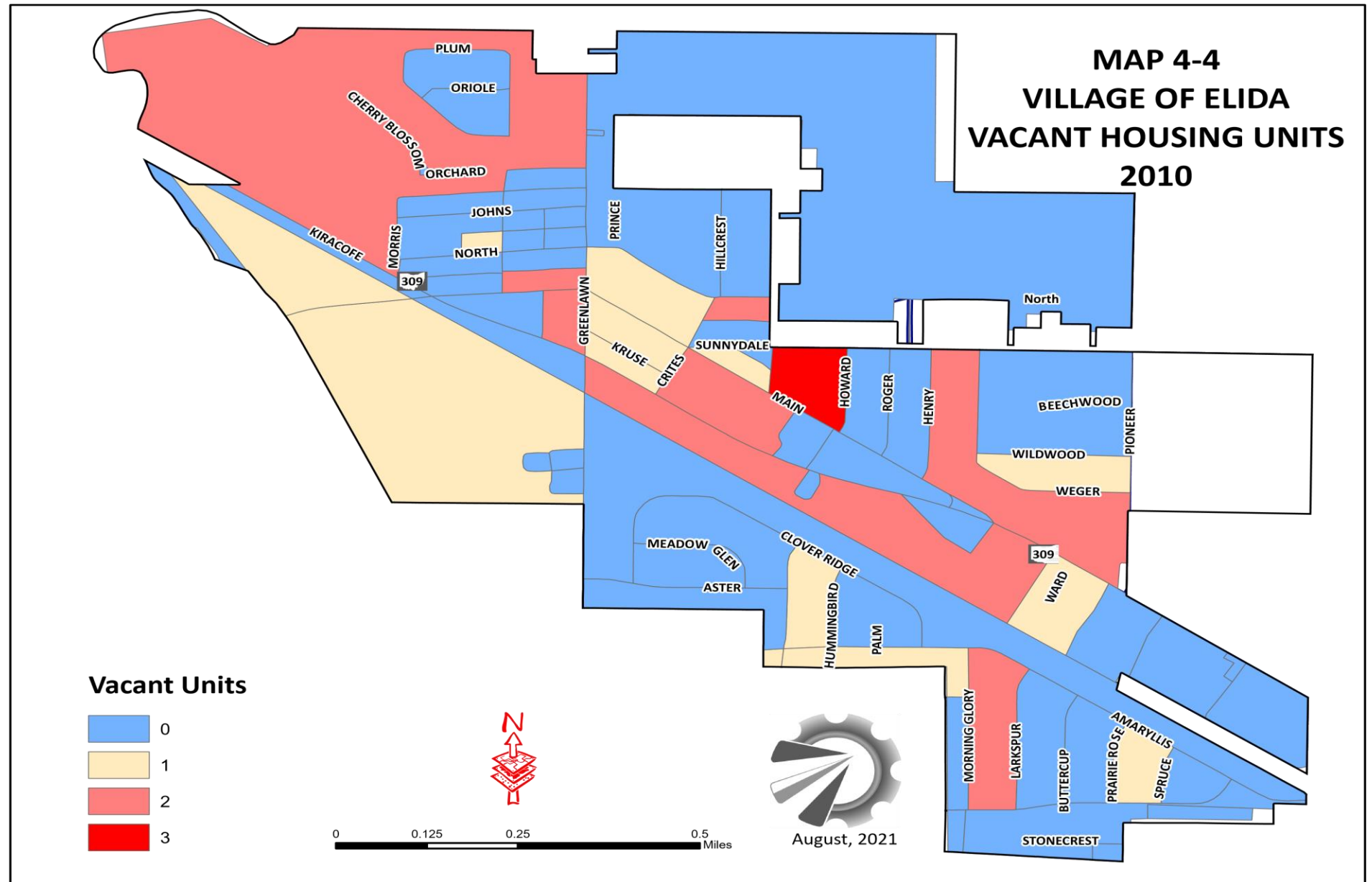
appraisals conducted for the Allen County Auditor in 2019. The grading scale works from A thru E with multiple levels within each letter grade e.g., AAA to EE. Variations within each letter grade reflect the extent and type of material used on such components as: the exterior roofs (heavy slate, shake/wood 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, excellent built-in kitchen China, broom, and 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 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 number 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 number 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 number 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 4-4 Vacant Housing Unit



Map 4-5 reveals a number of buildings in the Village deteriorating. A total of 453 houses holds a rating within the "C" grades (60.4%), while 13% of housing units have a rating within the "D" grades. With the restoration or removal of these units, the desirability and aesthetic appeal of the Village could be improved. 38.2% of the homes in the Village were built prior to 1960. Preservation of older buildings will require continuing efforts of local area residents, businesses, and other local groups in order to prevent possible further deterioration. Adopting and enforcing specific regulations, Elida can work toward improving the current housing stock.

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.

Public water and sanitary sewer services support existing development in the Village of Elida and are necessary for future development. In the Village, development has been supported by various public water and wastewater services. The extent and quality of each system varies by geographic location. Map 4-6 depicts the existing water and wastewater infrastructure to include adjacent townships.



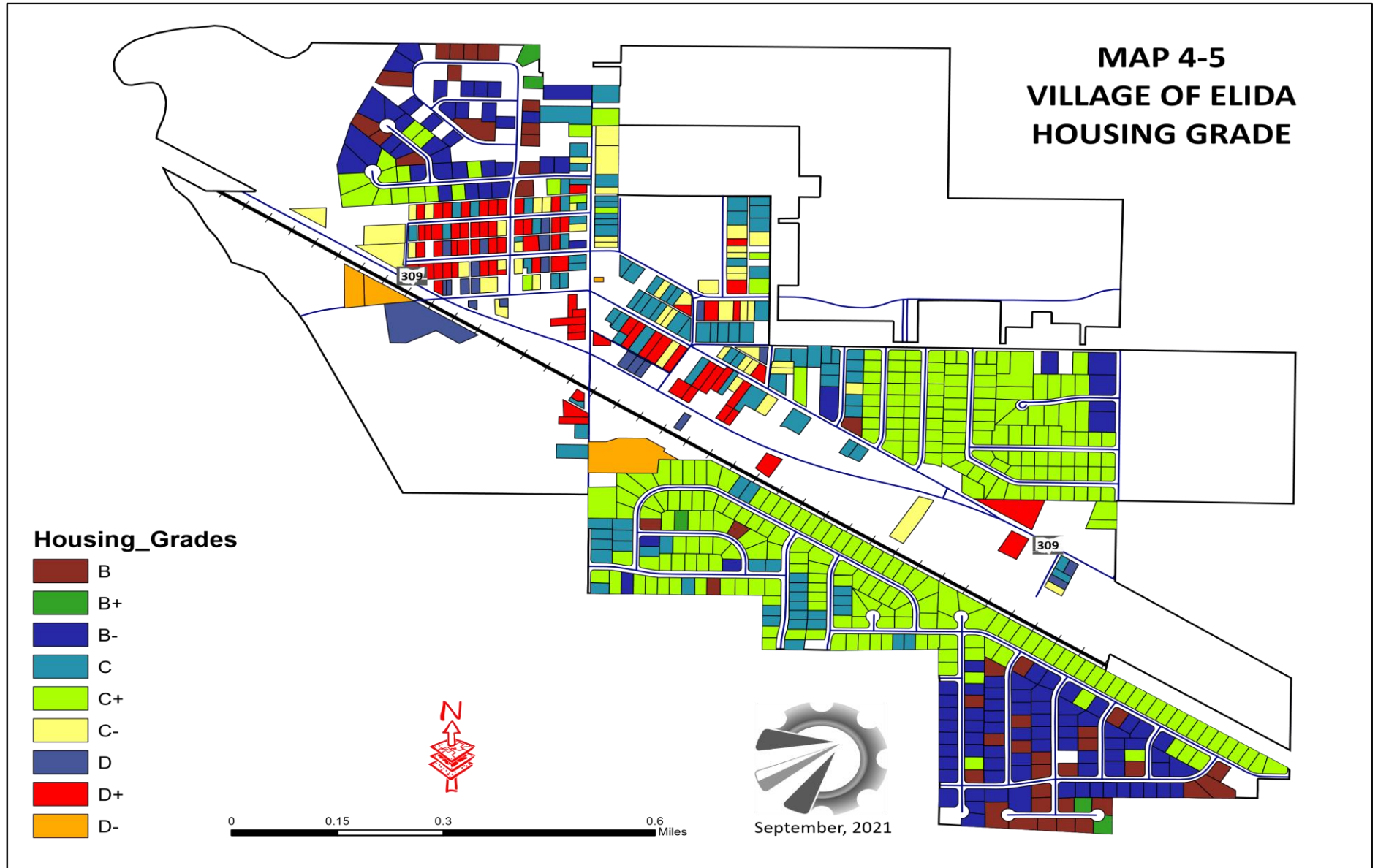
## **4.3 TRANSPORTATION & TRANSPORTATION SERVICES**

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

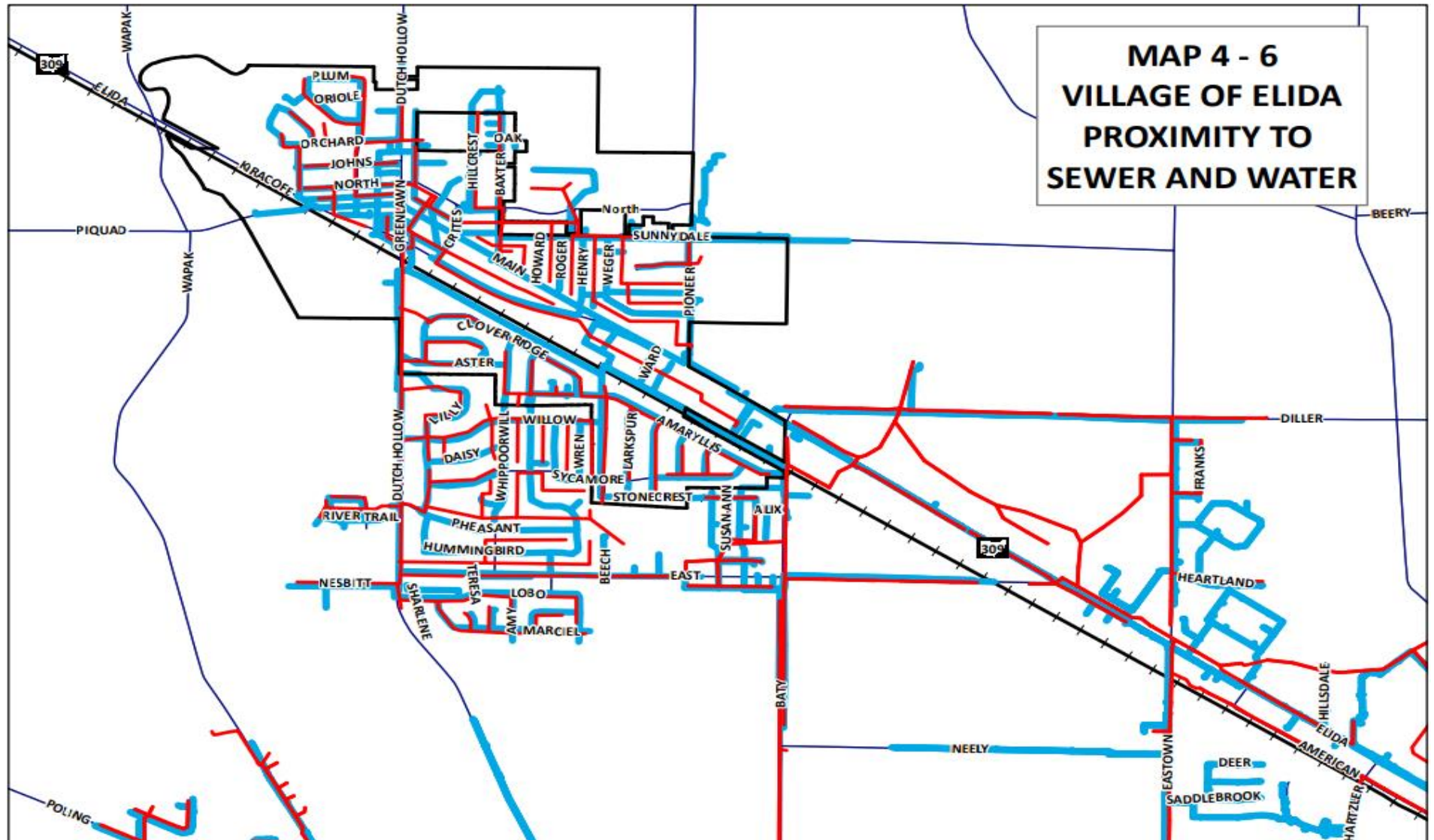
The highway system that services the Village of Elida is considered urban, consisting of collectors, arterials and local roads. Map 4-7 depicts the federal functional classification of area roadways by type. The administration of these roads is delegated to State and local governmental units.

Map 4-5 Housing Grade





Map 4-6 Sanitary Sewer & Water



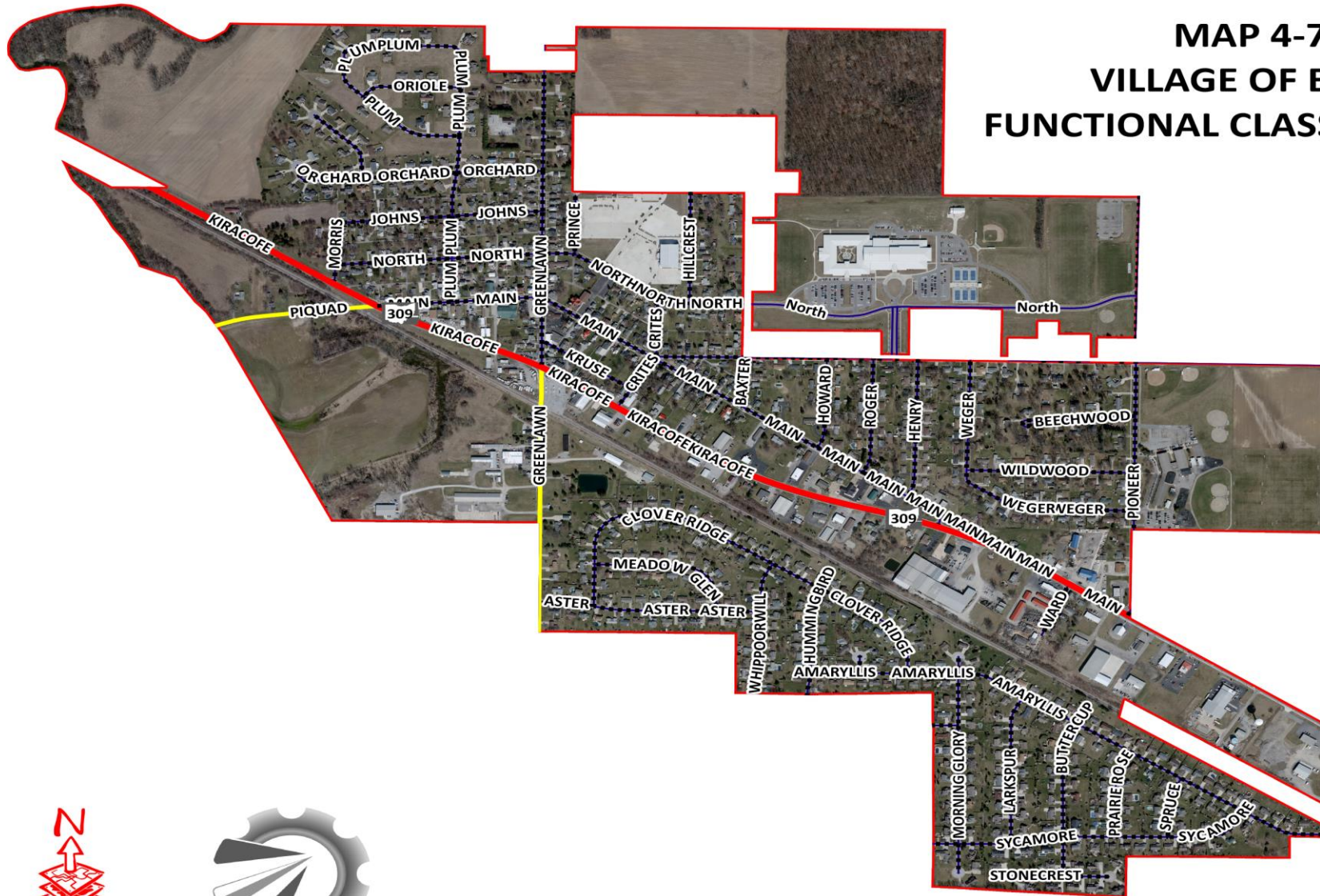
**Utilities**

- Sewerline
- Waterline

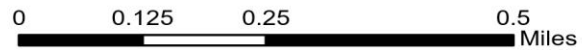


Map 4-7 Functional Class Map

# MAP 4-7 VILLAGE OF ELIDA FUNCTIONAL CLASSIFICATION



August, 2021



The functional classification of the respective roadways establishes the function of roadways by type and often determines funding eligibility. The roadway system mileage within the Village of Elida entails 13.3 miles (See Table 4-5). Arterial roadways total 1.7 miles and account for 12.8% of the total roadway system while collector roadways total 0.6 miles and account for 4.3% of the total roadway mileage. Urban arterials and collectors are eligible for federal funding. The remaining roadway system (11 miles) is classified as local in nature for which the Village itself is responsible. According to 20 estimates of daily vehicular miles of travel (VMT), total VMT approach 11 million vehicles on The Village roadways annually.

TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION IN THE VILLAGE OF ELIDA			
Functional Class	State Routes	Municipal	Total Miles
Urban Principal Arterial	1.7	0.0	1.7
Urban Collector	0.0	0.6	0.6
Urban Local	0.0	11	11.0
<b>Total Miles</b>	<b>1.7</b>	<b>11.6</b>	<b>13.3</b>

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 dependent on average daily traffic (ADT). Table 4-6 identifies 0.5

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

Based on existing conditions, the Village will need to develop policy to address and prioritize deficient roadways and sidewalks, their status, and maintenance.



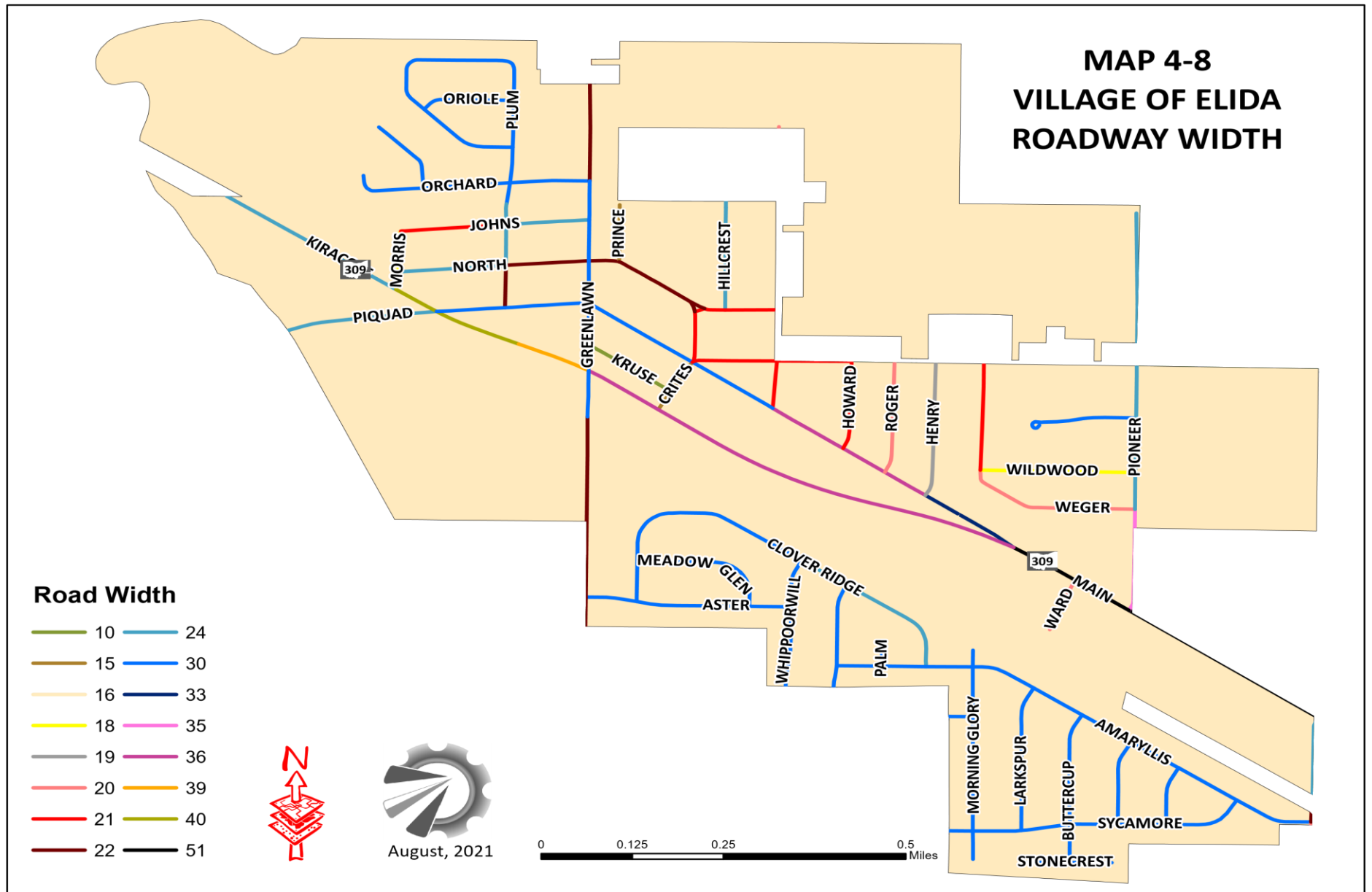
Table 4-7 reflects current pavement ratings for all roads located within the Village. Each road segment within the Village was issued a pavement condition rating (PCR) and classified as Poor (0-65), Fair (66-80), Good (81-90), or Excellent (91-100), as defined by ODOT. Within the Village, two in three road segments (65.6%) have pavement condition ratings that were either good or excellent (See Map 4-10).

TABLE 4-7 PAVEMENT RATINGS WITHIN VILLAGE OF ELIDA		
Rating	Miles	Percent of Total Miles
Poor	0.5	3.4%
Fair	4.3	30.9%
Good	5.0	35.6%
Excellent	4.2	30.0%
<b>Total Miles</b>	<b>13.9</b>	<b>100.0%</b>

### 4.3.2 Bicycle-Pedestrian System

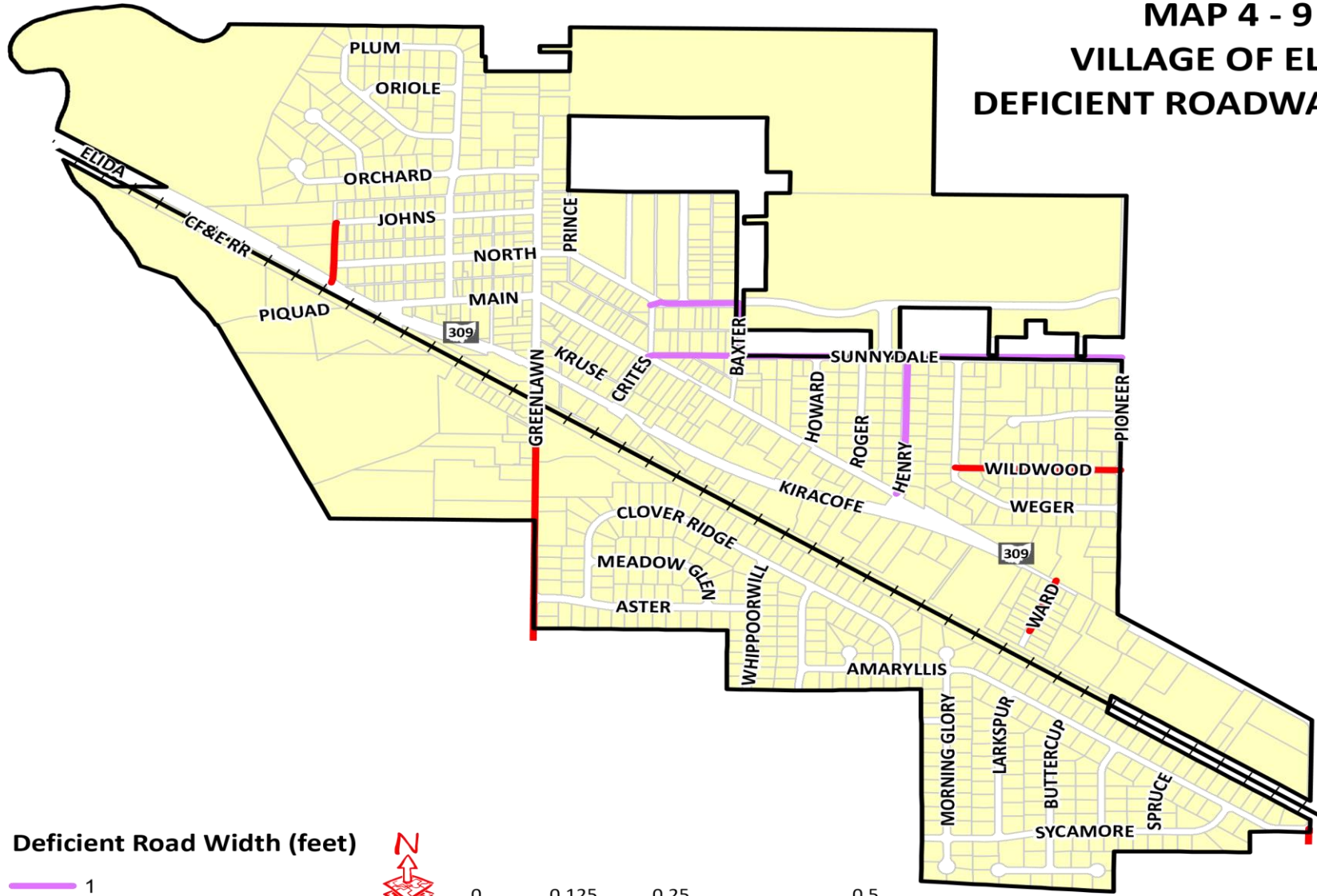
In conjunction with federal, state and local aspirations to: (1) promote a healthy lifestyle, and (2) develop sustainable communities, bike trails and sidewalks need to be developed and integrated within and across the Village of Elida. Bicycle and pedestrian facilities encourage physical exercise and support alternate forms of transportation which are important to supporting the needs of a diverse population and maintaining federal air quality standards. (See Map 4-11). 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.

Map 4-8 Roadway Width Map



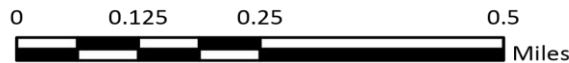
Map 4-9 Deficient Roadway Width Map

# MAP 4 - 9 VILLAGE OF ELIDA DEFICIENT ROADWAY WIDTH



Deficient Road Width (feet)

- 1
- 2



4 - 16



December 2013

Map 4-10 Pavement Conditions

# Pavement Condition Rating (PCR) of Higher Order Roadways

**Legend**

**Municipal PCR Scale**

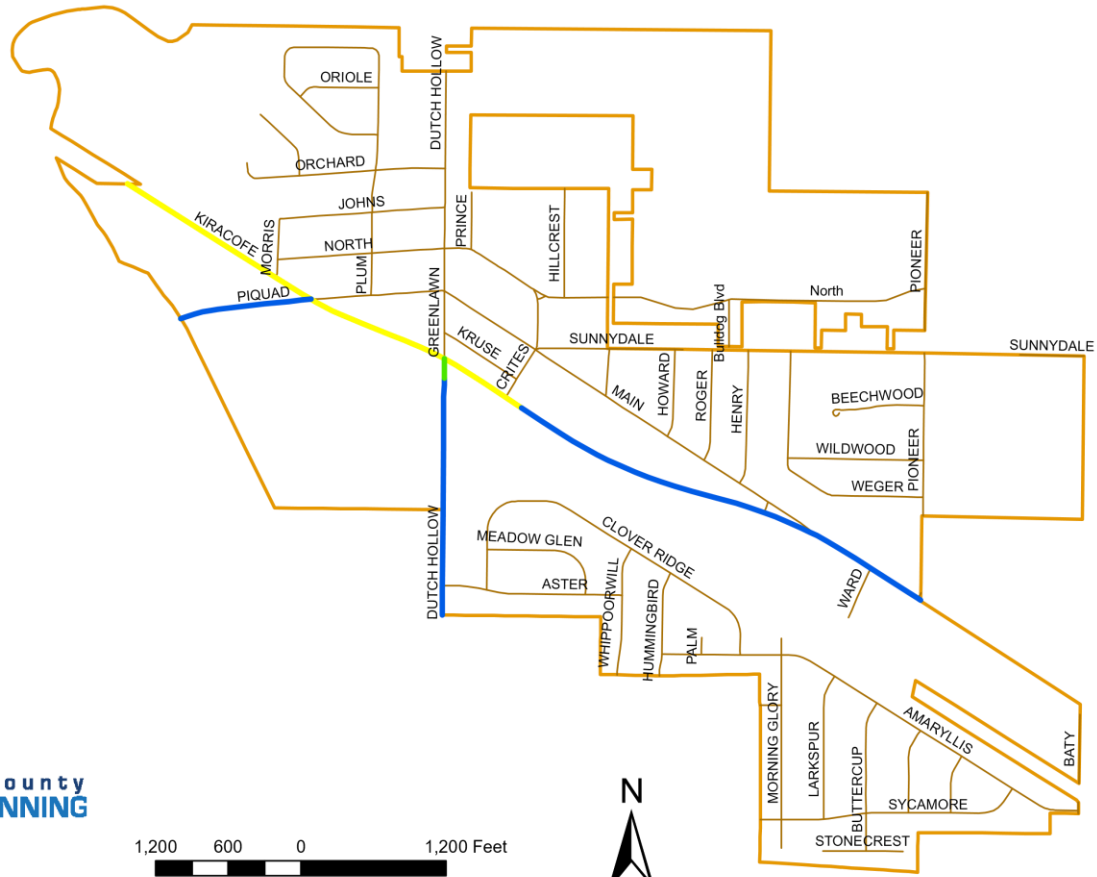
- Excellent
- Good

**State PCR Scale**

- Fair
- Good

Elida Roads

Elida 2021



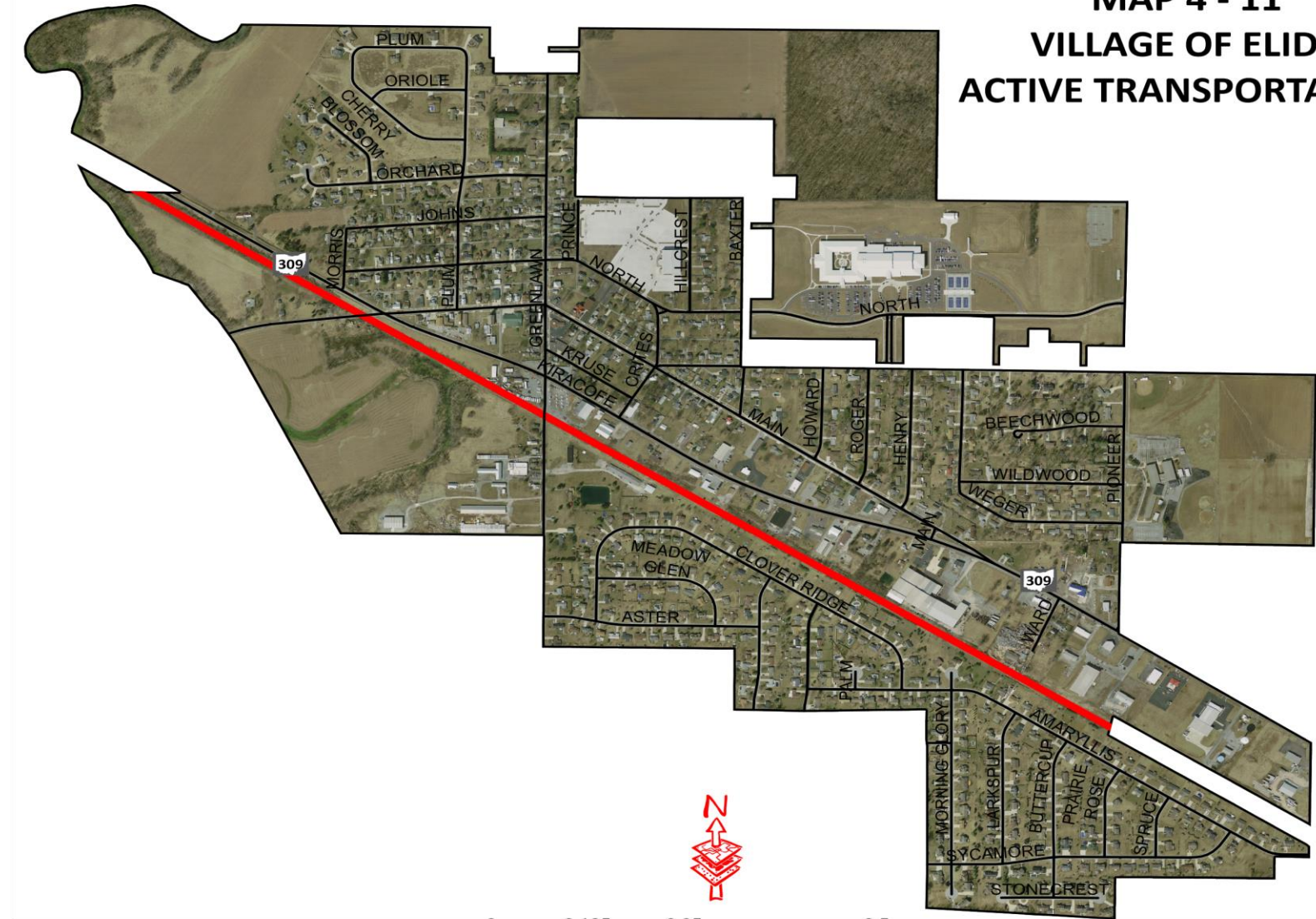
Lima/Allen County  
**REGIONAL PLANNING  
COMMISSION**


1,200 600 0 1,200 Feet



Map 4-11 Active Transportation Map

# MAP 4 - 11 VILLAGE OF ELIDA ACTIVE TRANSPORTATION



 Proposed Bicycle Path



September 2021

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, 7 miles of sidewalks were considered satisfactory while only 1.6 miles were considered unsatisfactory. Of concern are the 8.5 miles of roadways lacking sidewalks on either side of the road (17.1 miles of potential sidewalks).

TABLE 4-8 SIDEWALK CONDITION RATINGS WITHIN VILLAGE OF ELIDA		
Rating	Miles	Percent of Total Miles
Unsatisfactory	1.6	6.4%
Satisfactory	7.0	27.3%
No Sidewalk	17.1	66.3%
<b>Total Miles</b>	<b>25.7</b>	<b>100.0%</b>

Sidewalks are required infrastructure in residential subdivisions as per the Village Subdivision Regulations. The Americans with Disabilities Act Accessibility Guidelines (ADAAG) suggest a minimum width of 60" (5 feet) for sidewalk design.<sup>1</sup>The Village should

mandate the inclusion of sidewalks in all new commercial or residential development.

#### 4.3.3 Public Transportation

The local community is serviced by both intra- and intercity public transportation service providers. A full range of charter and taxi services, as well as, paratransit service providers are also available within the community. The Allen County Regional Transit Authority provides local fixed route bus and complimentary paratransit services. RTA services operate 6 days a week, 359 days a year with individual route times varying between 5:50 AM to 9:45 PM daily and 7:50 AM to 5:15 PM on Saturdays; No Sunday services are available. Buckeye Charter Services offer various charter services for local and regional travel needs. Black & White Cab Company provides local taxi services and limited shuttle services to regional airports.

The RTA Transfer Station provides easy access to intercity services linked to some 3,800 locations thru Greyhound and Baron's Bus Lines. Greyhound Lines, Inc. is the largest provider of intercity bus transportation, serving more than 3,800 destinations across

North America. While Greyhound is well known for its regularly scheduled passenger service, the company also provides a number of other services for its customers. Greyhound Package Express service offers value-priced same-day and early-next-day package delivery to thousands of destinations in North America; and the company also offers charter packages for businesses, conventions, schools and other groups. Barons Bus Lines headquartered in Cleveland, Ohio provides bus services from 7 states with route and charter services to New York, Ohio, Pennsylvania, West Virginia, Indiana, Illinois and Michigan.

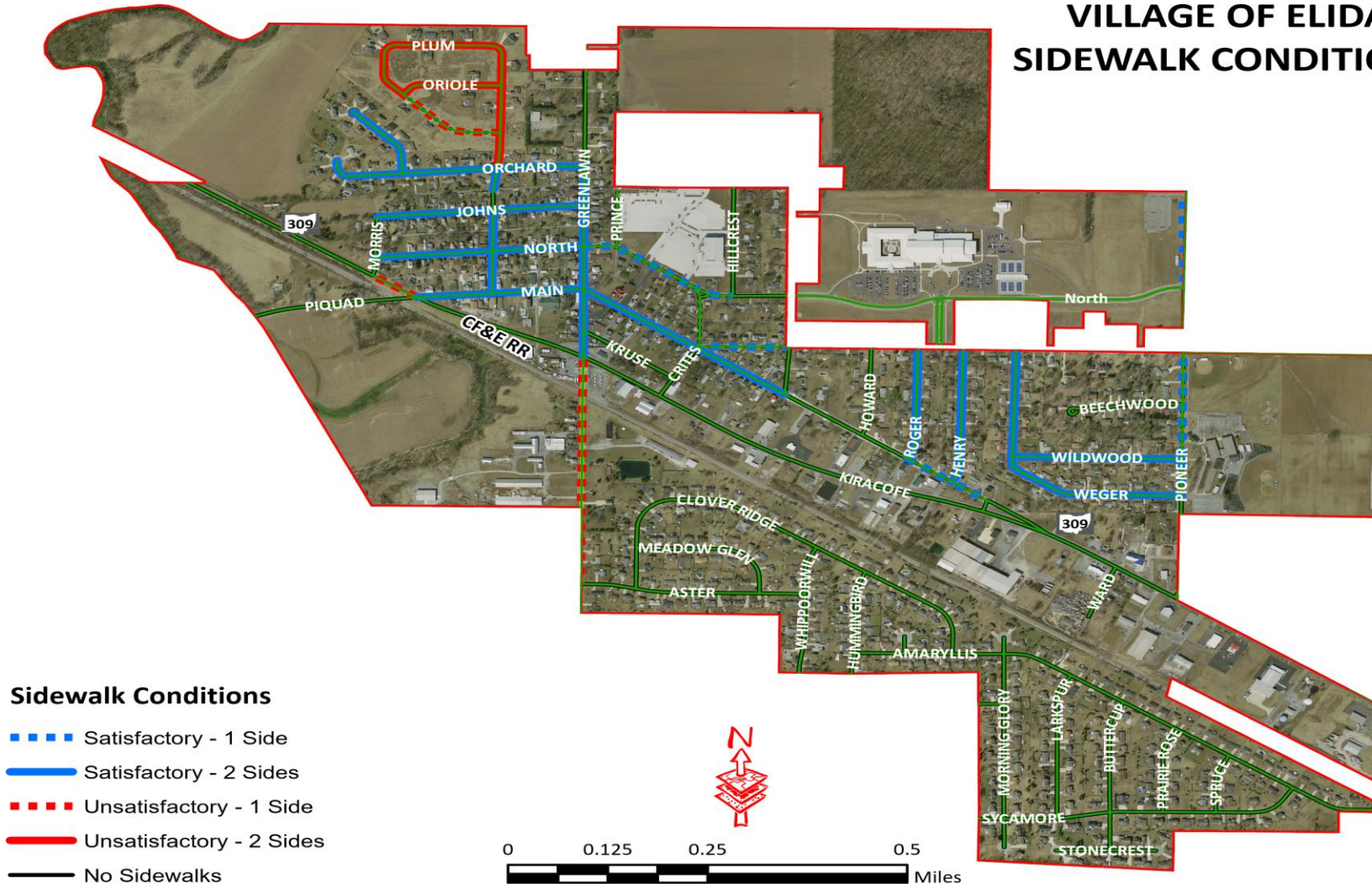
As noted, fixed route public transit within the Village of Elida is provided by LACRTA. The fixed route system primarily serves the 309 corridors from the city limit to Meijer, the American Mall and Bio Life. The LACRTA also provides demand response complementary paratransit service, referred to as UPLIFT, to facilitate the travel needs of the disadvantaged as required by the Americans with Disabilities Act (See Map 4-13).

<sup>1</sup>[http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/publications/sidewalks/chap4a.cfm](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/sidewalks/chap4a.cfm)



Map 4-12 Sidewalks

# MAP 4 - 12 VILLAGE OF ELIDA SIDEWALK CONDITIONS



September, 2021

#### 4.3.4 Crash Data

Table 4-9 summarizes the crash data for the Village of Elida. There were 171 reportable crashes that occurred between 2015 and 2020. Inside Village, 116 crashes involved property damage only; 55 crashes resulted in injuries to one of the occupants involved in the accident. Map 4-14 shows the locations of those 48 crashes within the Village.

TABLE 4-9				
CRASH TYPES BY YEAR IN THE VILLAGE OF ELIDA				
Year	Fatal Crashes	Injury Crashes	Property Damage Crashes	Total Reportable Crashes
2015	0	7	24	31
2016	0	13	29	42
2017	0	10	30	40
2018	0	11	13	24
2019	0	8	10	18
2020	0	6	10	16
<b>Totals</b>	<b>0</b>	<b>55</b>	<b>116</b>	<b>171</b>

Table 4-10 presents the type of road on which the accident occurred as well as the roadway condition and the amount of daylight present.

Roadway conditions can be a key contributor to traffic crashes. However, inside the Village of Elida the majority of crashes in 2020 occurred on dry pavement (76.47%) and during daylight hours (64.71%). Similarly,

traffic crashes for the entire County for 2020 occurred on dry pavement and during the day

represented 61% and 61.5 % respectively.

TABLE 4-10				
ROAD CONDITIONS AT TIME OF CRASH IN THE VILLAGE OF ELIDA				
Type and Conditions		2020 Crashes	% of All Crashes	Fatal Crashes
Type	Arterial	11	64.71%	0
	Intersection	6	35.29%	0
	Interstate	0	0	0
	<b>Total</b>	<b>17</b>	<b>100</b>	<b>0</b>
Roadway	Dry Pavement	13	76.47%	0
	Wet Pavement	1	5.88%	0
	Snow or Ice Covered	1	5.88%	0
	Mud or Sand Covered	0	0	0
	Unknown	2	11.76%	0
	<b>Total</b>	<b>17</b>	<b>100</b>	<b>0</b>
Light	Daylight	11	64.71%	0
	Dark	2	11.76%	0
	Dawn/Dusk	3	17.65%	0
	Unknown	1	5.88%	0
	<b>Total</b>	<b>17</b>	<b>100</b>	<b>0</b>

#### 4.3.5 Railroad Infrastructure

The Public Utilities Commission of Ohio (PUCO) documented (2013) some 96.3 miles of rail in Allen County; slightly more than 1.5 miles are located within the Village of Elida. The Chicago, Fort Wayne & Eastern Railroad (CFE) is a short line offering 315 miles of service from Tolleston, Indiana to Crestline, Ohio. Owned by the CSX Corporation, the CFE Shortline railroad transports such major commodities as lumber, paper, chemicals, steel beams, shelled corn, and hazardous materials. The line sees 6 thru trains per day.

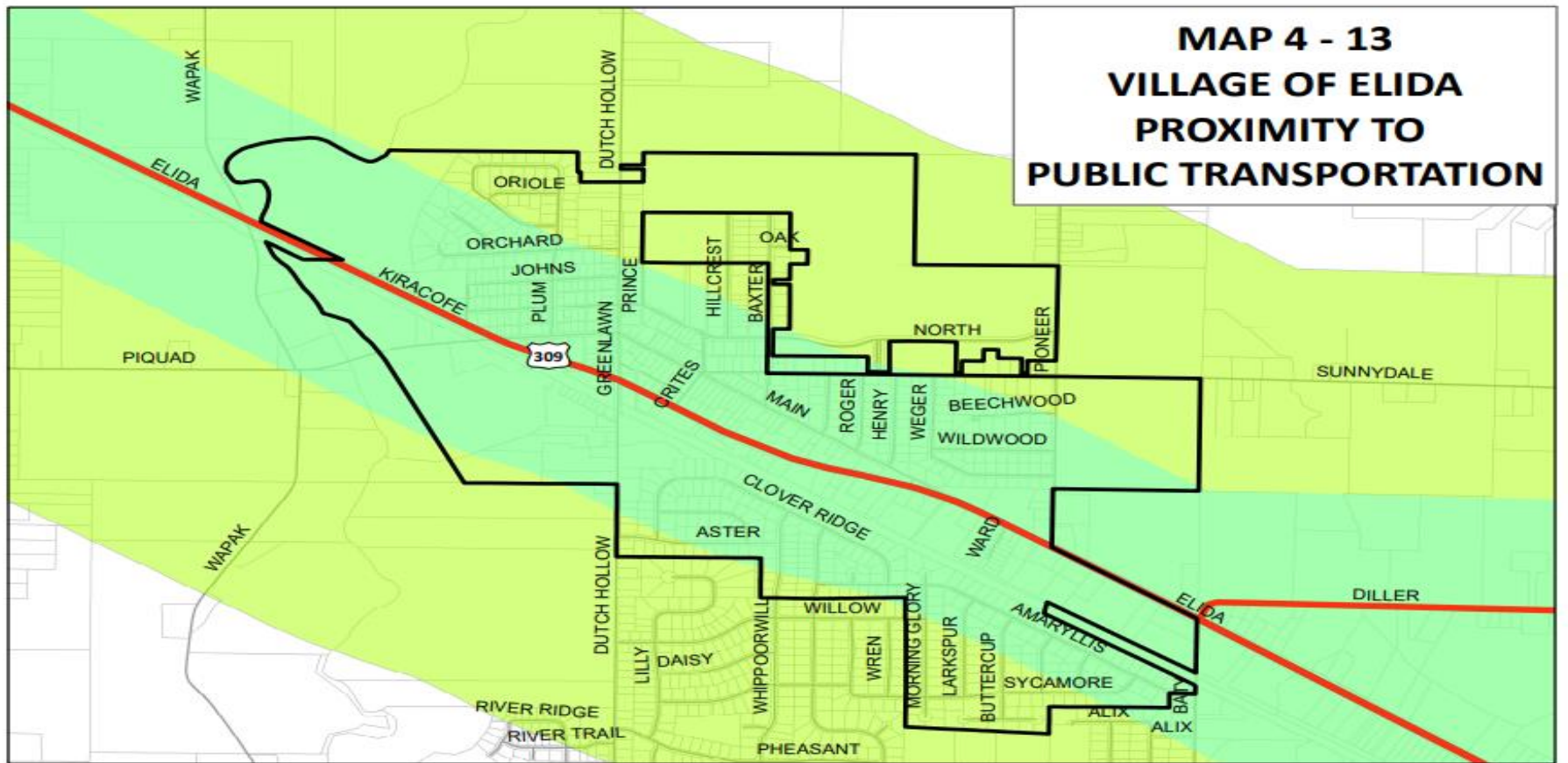
CFE is responsible for maintaining the tracks, the track crossing, the active and passive traffic controls at the tracks including the crossbucks, flashing signals, gates, stop or yield signs, bells, AFR/FRA placards, etc. The Village is responsible for the approaching roadway including the road conditions,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

The Greenlawn Avenue crossing serves approximately 3,700 vehicles per day. Field surveys indicated the advance warning signs were posted. A review of the pavement markings reveals advance railroad pavement markings and stop bars. 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. Of concern however, is the limited site distance and the condition of pedestrian amenities at the crossing.



Map 4-13 Public Transportation



**ROUTES**

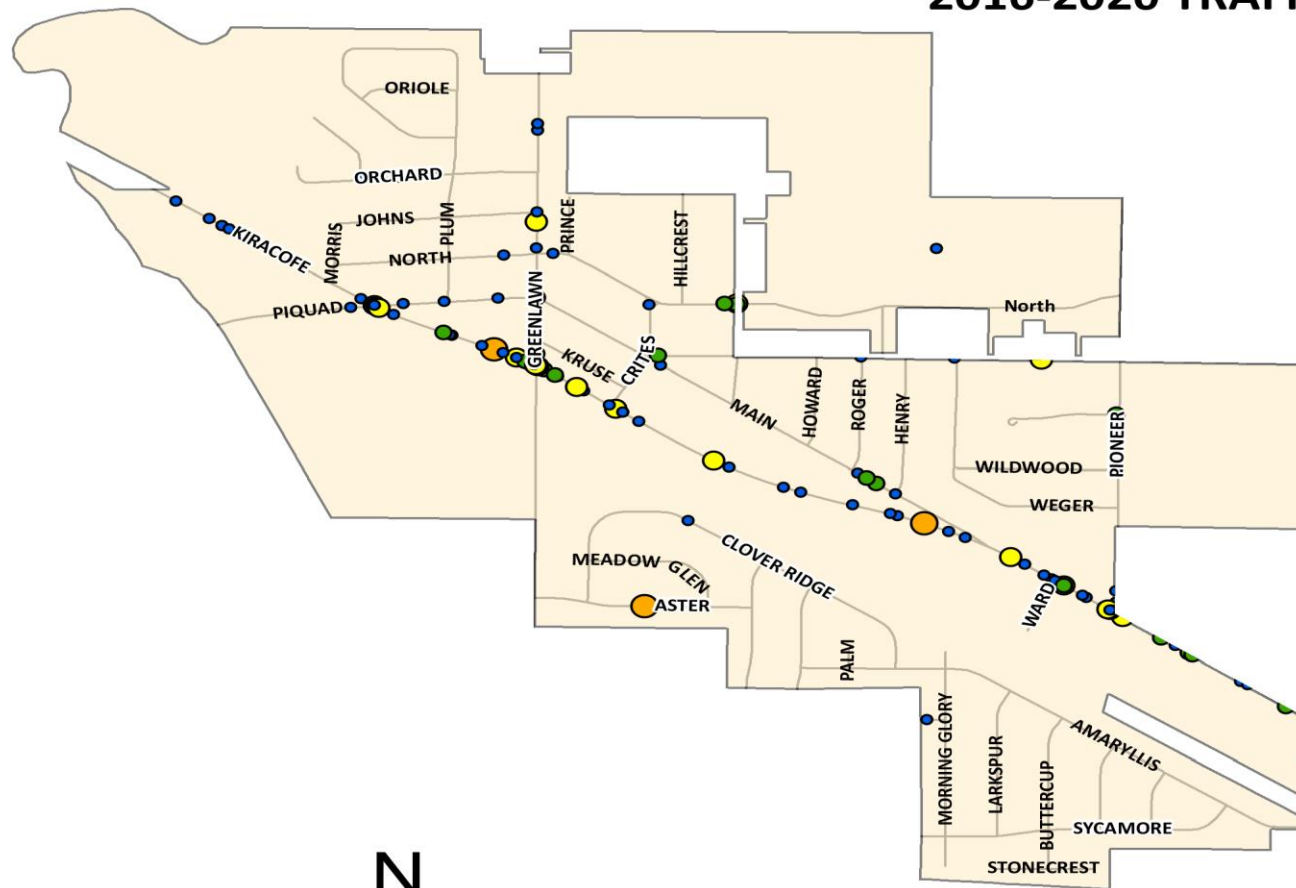
- Fixed Routes 2021
- Fixed Route Service
- Uplift Service



August 2021

Map 4-14 Traffic Crash Map

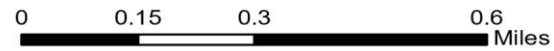
# MAP 4-14 VILLAGE OF ELIDA 2016-2020 TRAFFIC CRASH MAP



## Legend

### Crash Severity

- Major Injury
- Minor Injury
- Possible Injury
- Property Damage Only



August, 2021

#### 4.4 SUMMARY

The 2020 Census reported a total of 750 housing units in Elida, an increase of 26 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.

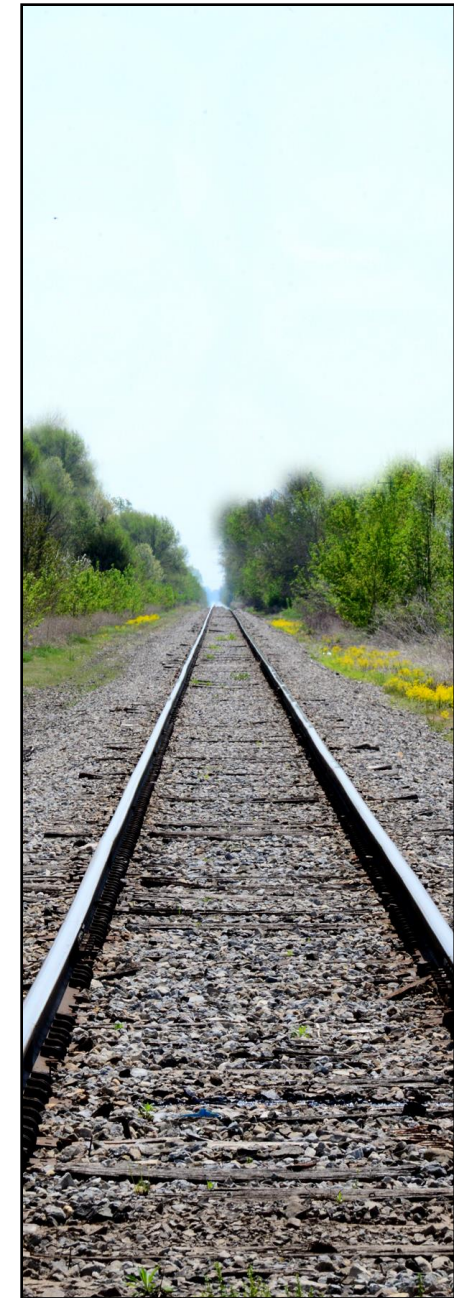
The key issues of concern to future development revolve around the availability, adequacy and costs of infrastructure/utility services and expected growth. The community's water/sewer network is a typical ongoing infrastructure concern for the public. Unfortunately, unnecessary or unplanned utility extensions or mandated improvements are expensive for residents and businesses alike. 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.

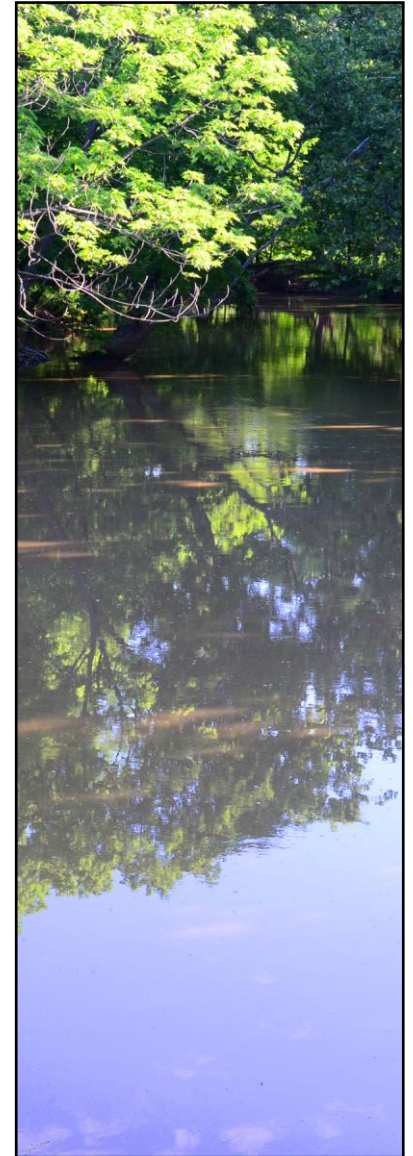
Concerns relative to other forms of transportation include increased safety for pedestrians and the expansion of public transportation, especially for journey-to-work trips for persons without other means of travel. Pedestrian linkage between land uses is largely absent and compromises the community's future safety and development.

Traffic safety is a recent concern. A total of 48 crashes occurred within the Village in 2020 alone. 25% 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 4.90 pounds of waste per person per day. The total population for the Village of Elida would produce roughly 9,500 pounds of waste a day, or 3 million pounds per year. The closest sanitary landfill 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 Elida 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 Elida contracts with Allen County Refuse Services for village-wide curbside refuse collection. Allen County Refuse Services does provide the Village of Elida 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 Elida, 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 has recently updated (2014) its 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 Elida 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. In 2019, Ohio Governor Mike DeWine implemented a comprehensive \$172 million water quality initiative called H2Ohio. This program aims to address serious water quality issues such as harmful algae blooms on Lake Erie caused by phosphorus runoff from farm fertilizer, failing drinking water, wastewater, and home sewage treatment systems due to aging infrastructure, and lead contamination from old water pipes and fixtures. This program also offers funding to local communities that need help upgrading water infrastructure and helps in the development of other innovative water quality solutions.

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

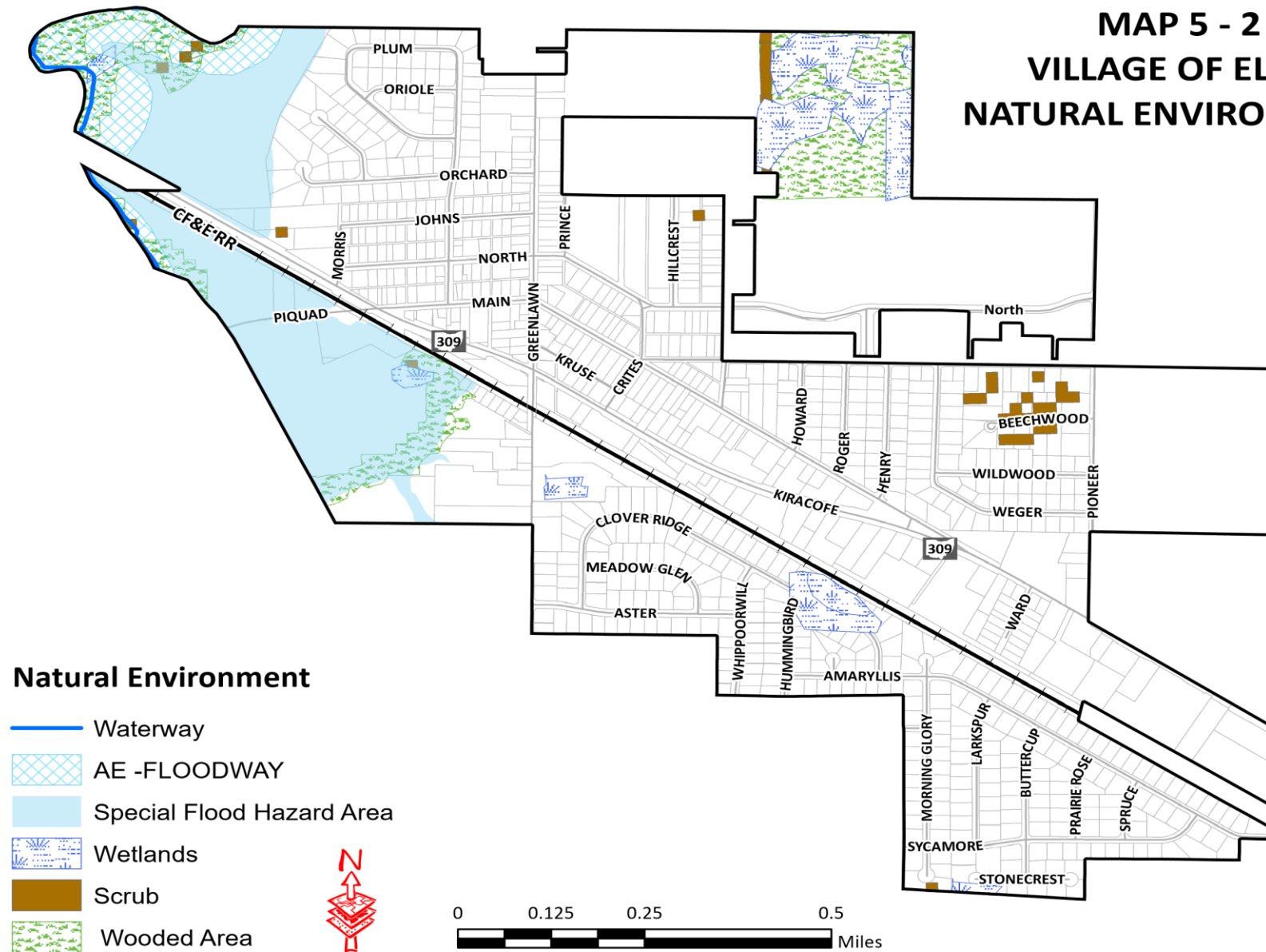
utilities provide a stable dedicated funding stream for stormwater programming. The utility has been determined to be a more equitable long-term solution to addressing pressing budgetary problems and drainage.

## 5.4 THE NATURAL ENVIRONMENT

The natural environment 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. 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.

Map 5-1 Natural Environment

## MAP 5 - 2 VILLAGE OF ELIDA NATURAL ENVIRONMENT



September, 2021

#### 5.4.1 Local Watersheds

The Village of Elida is located within the Ottawa River Watershed in which the Dug Run Tributary runs through. The Ottawa River watershed is a subset of the larger Auglaize River watershed. In 2012, a US Environmental protection Agency (EPA) study found that water quality in the Ottawa River watershed met only 9 percent recreation criteria and 68 percent for aquatic uses. In addition, the study found the Ottawa River mainstem impaired for human health use. Map 5-1 provides a visual representation of the topography of the Village illustrating the pattern of runoff into the Ottawa River. Causes for impairment for this waterway include:

- Fish-passage barrier
- Nutrient/eutrophication biological indicators
- Nutrients
- Organic enrichment (sewage) biological indicators
- Oxygen, dissolved

The OEPA believes that the sources for the cause of the impairment are from:

- Dam or impoundment
- Industrial point source discharge
- Municipal point source discharges
- Sanitary sewer overflows (collection system failures)
- Urban runoff/storm sewers

A broad understanding of how watersheds function is necessary to appreciate the

relationship between Elida, waterways and the larger natural environment. The only major waterway running in or near the Village of Elida is the Ottawa River which runs along the western edge of the Village.

The Ottawa River and its tributaries play an important role in the natural environment. The Ottawa River in many ways is the backbone of the community's ecosystem. Collectively the River and its various 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. This resource must be protected. In fact, the 0.8 linear miles of Village of Elida 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 Elida, the Ottawa River and Dug Run Tributary are in full attainment of the Ohio EPA warm water habitat (WWH) 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 Elida, especially in the context of NPDES permit regulations for wastewater and stormwater. Elida's urbanized area and consequential municipal separate storm sewer system (MS4) requirement does extend all the way to the bank of both streams. One of the H2Ohio program's projects focuses on the Ottawa River Watershed. This project has two simultaneous goals: alleviating recurring flood damage in an urban area and slowing the flow of sediment, and processing nutrients on their way to the Maumee.

#### 5.4.2 Floodplains

Historically, villages were founded near water sources, making it easier to draw water and use it where needed. Waterways were, and still are, important for irrigation of crops. The natural beauty of lower lying land, and cheaper prices for ground in these areas, often reflect development decisions that are not based on common sense. Many consider the idea of purchasing land in these floodplain areas foolish because of the flood-related damage, increased runoff, negative impacts on water quality, and the loss of habitat for wildlife. Developing in these

areas will cause the Village a loss of scenic views, loss of areas for birds and wildlife, and disrupt the storm water retention areas and drainage patterns. Floodplains should be preserved and protected to prevent further damage to water quality and the ecosystem. Floodplains that are naturally occurring further ecological diversity and slow peak storm water runoff from eroding banks. In addition, they help prevent flooding. Any filling of the floodplain only raises the level of flooding in the downstream waterways. Perhaps most importantly floodplains, and the soils associated with them, are capable of siphoning out various pollutants from storm water before it reenters local tributaries or percolates back into the soil. For soil maps see Section 2.4 Soils.

#### **5.4.3 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 New Creation Evangelical Church, St. Paul's United Methodist Church, and Village buildings such as the Town Hall, and various right-of-way's. Currently, there are no public park lands dedicated to active or passive recreational pursuits within 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. However, the Village has taken formal legislative actions to adopt zoning regulations, subdivision & floodplain management regulations, all dependent upon a shared vision and future growth.

To support the Village of Elida in preparing a future land use plan, various agencies have developed long range systems plans. At the regional level, the LACRPC has prepared a 2050 Long Range Transportation Plan. And although no agency has been charged with developing a county-wide plan for the coordinated delivery of public utilities, the Allen County Commissioner's reviewed issues related to municipal sanitary sewer services (2020) and a county-wide water distribution system (URS/2019).

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 Elida 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 any public park lands to support resident recreational activities.



# ECONOMIC OVERVIEW

6



The Village of Elida was founded by a surveyor named Griffith John in the fall of 1852 who laid out and platted the Village along the announced location of the Pittsburgh, Ft. Wayne & Chicago Railroad line. John donated the right of way necessary to the rail interests to gain access and subsequently donated lots for the Lutheran and the Methodist churches. The Village of Elida came to exploit its location along the railroad and incorporated in 1878. By that time the Village had already established itself as a center of entrepreneurial spirit touting a school, 2 churches, a hotel, a cobbler shop, a dry-goods store, a druggist's sundries, a physician's office, a grain storage facility and a post office. 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 135 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 2019 ACS, as well as the County

2020 database are compared and contrasted to delineate these patterns. Prior to summary statements, an overview of Elida'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 Elida, four (4) general occupation categories were identified in the ACS 2019 5-Year estimates which comprised the bulk of occupations pursued by Village residents including:

- Manufacturing
- Professional Management
- Health, Education & Social Service
- Finance Insurance and Real Estate



Collectively, these four (4) categories represent 64.9% of employed Elida residents. Table 6-1 displays a comparative data analysis of occupations pursued by Elida residents for the years 2010 to 2020.

According to ACS 2019 5-Year estimates, 1,053 Elida residents were actively employed. Table 6-1 indicates that between 2010 and 2020 the Village experienced a decrease of 13% in residential employment.

When examining the 2019 ACS occupation of residents within the Village of Elida against 2011 ACS data, a number of trends appear that will be important to the community's future.

Since 2011 the Village experienced a rise in only 4 sectors. The number of residents employed in the Manufacturing Sector went up by 10.5% and Health, Education & Social Services numbers increased by 22.5%. Professional Management and Finance/Insurance/Real Estate both also saw increases of 20.6% and 23.5% respectively. All other sectors saw decreases. The most significant decreases occurred among Wholesale Trade, Retail Trade and Public Administration. Each of these sectors saw a fall of 50% or more in the number of Elida residents employed.

TABLE 6-1 2011 & 2019 EMPLOYMENT BY SECTOR OF VILLAGE RESIDENTS					
Sector	2011 ACS	Percent Total Employment	2019 ACS	Percent Total Employment	Percent Net Change
Employed 16 and over	1,211	100	1,053	100	-13%
Construction	56	4.6	34	3.2	-39.3%
Manufacturing	181	14.9	200	19.0	10.5%
Transportation & Warehousing	57	4.7	48	4.6	-15.8%
Wholesale Trade	28	2.3	5	0.5	-82.1%
Retail Trade	192	15.9	97	9.2	-49.5%
Information	30	2.5	18	1.7	-40%
Professional Management, etc.	63	5.2	76	7.2	20.6%
Finance, Insurance & Real Estate	34	2.8	42	4.0	23.5%
Health, Education & Social Service	298	24.6	365	34.7	22.5%
Entertainment, Recreation, Food & Accommodations	124	10.2	88	8.4	-29%
Other Services	60	5.0	39	3.7	-35%
Public Administration	73	6.0	33	3.1	-54.8%
*ACS 2011 5-Year Estimates					
** 2019 ACS 5-year estimates					

The following section looks to examine and establish the current employment characteristics of the Village.

### 6.1.1 Manufacturing

2019 ACS data suggests there were 200 Elida residents working in the manufacturing sector; up from 181 residents according to the 2011 ACS, an increase of 10.5%. Manufacturing within the Village makes up 19% of local employment. Such an increase warrants further investigation given national trends.

### 6.1.2 Professional Management

The ACS 2019 5-Year estimates identified 76 individuals residing in the Village of Elida that are employed in the Professional

Management sector. This is a 20.6% increase and makes up for 7.2% of employment among the residents.

### 6.1.3 Health, Education & Social Services

The ACS 2019 5-Year estimates identified 365 Elida residents employed in the health, education and social service industry; an increase of 22.5%. This sector makes up 34.7% of all employed residents within the Village.

### 6.1.4 Finance, Insurance & Real Estate

2019 ACS data suggests there were 42 Elida residents working in this sector. This sector saw the greatest increase among all industries at 23.5% and makes up 4% of the employed residents.

## 6.2 EMPLOYMENT WITHIN THE VILLAGE

County employment data along with The North American Industry Classification System (NAICS), identified 41 private firms operating within the Village corporation limits in 2020. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business

recreation, food and accommodations, public administration, and other services. Public sector jobs were at the Village, Post Office and Elida Schools.

Data suggests an increase of 22.8% in the number of Village residents that are employed since 2010. The number of businesses reporting employment in the Village fell by 6 businesses over the 2010-

located in the Village that is engaged in the construction industry. This firm employs 12 people. This is a decline from the 2010 number of 3 construction firms within the Village and 17 employees.

Type of Business	2010*		2020*	
	Workers	Firms	Workers	Firms
Agricultural, Forestry, Fishing, Hunting and Mining	0	0	0	0
Construction	17	3	12	1
Manufacturing	117	6	95	7
Transportation & Warehousing	2	1	1	1
Wholesale Trade	19	2	5	1
Retail Trade	60	12	65	9
Information	2	1	0	0
Professional Management, etc.	6	1	32	3
Administrative, Support and Waste Management	12	1	13	2
Finance, Insurance & Real Estate	27	3	10	2
Health, Education & Social Service	180	7	379	7
Entertainment, Recreation, Food & Accommodations	48	3	23	1
Other Services	71	5	74	5
Public Administration	36	2	24	2
<b>Total</b>	<b>597</b>	<b>47</b>	<b>733</b>	<b>41</b>

\*County Data NAICS

economy. Firms that provide employment within the Village are categorized in the general categories of: construction, manufacturing, transportation, wholesale, retail trade, information, professional management, waste management, finance, insurance and real estate, health, education and social services, entertainment,

2020 period. Table 6-2 reflects the employers located within Elida in both 2010 and 2020. Map 6-1 identifies those businesses located within the Village.

### 6.2.1 Construction

Table 6-3 reveals that according to County Data, in 2020, there was one employer

Company Name	NAICS	2010	2020
John P Timmerman Co., LLC	23	N/A	12
<b>Total</b>		<b>0</b>	<b>12</b>



### 6.2.2 Manufacturing

According to 2019 data there were 7 manufacturing facilities located within the Village of Elida employing 95 workers (See Table 6-4). That is a decrease of 18.8% since 2010 when the manufacturing industry employed 117 workers. A review of all Allen County manufacturing jobs revealed that manufacturing facilities within Elida made up



Map 6-1 Village of Elida Employers

## MAP 6 - 1 VILLAGE OF ELIDA BUSINESSES



TABLE 6-4 VILLAGE OF ELIDA: CHANGES IN MANUFACTURING TRADE SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
Aircraft Dynamics Corp	33	15	11	-26.7%
Elida Machine & Tool	33	10	11	10%
Lima Pipe Organ Co	33	5	4	-20%
Orick Tool & Die	33	74	56	-24.3%
Precision Tool Grinding	33	10	9	-10%
Forche's Custom Sewing	31	N/A	2	N/A
Ulrich Rubber Stamp Co	33	3	2	-33.3%
<b>Total</b>		<b>117</b>	<b>95</b>	<b>-18.8%</b>

just 0.9 percent of the 10,464 manufacturing jobs in Allen County in 2020.

### 6.2.3 Wholesale Trade

Table 6-5 reveals two 1 wholesale trade employer located within the Village of Elida corporation limits employing 5 workers.

According to 2010 employment data there were 2 wholesale trade employers employing a total of 19 workers. That is a 73.7% decrease over all and a 61.5% decrease in employees for just the one wholesale trade employer within the Village. In comparison, there are a total of 1,264 wholesale jobs located within Allen County in 2019. This is a 55.6% decrease from 2,847 jobs available in the sector within Allen County in 2010.

TABLE 6-5 VILLAGE OF ELIDA: CHANGES IN WHOLESALE TRADE SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
A&D Wood Products	42	13	5	-61.5%
<b>Total</b>		<b>13</b>	<b>5</b>	<b>-61.5%</b>

TABLE 6-6 VILLAGE OF ELIDA: CHANGES IN RETAIL EMPLOYEES TRADE SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
Josh's All Under Ten	44	N/A	1	N/A
Dollar General	45	0	8	N/A
Elida Health Foods	44	4	6	50%
Flower Loft	45	8	5	-37.5%
Goodwin Music	45	10	4	-60%
Neidert's Mowers	44	5	3	-40%
Olde Thyme Pantry	44	4	13	225%
Speedway	44	N/A	22	N/A
B King Firearms	45	N/A	3	N/A
<b>Total</b>		<b>60</b>	<b>65</b>	<b>8.3%</b>

### 6.2.4 Retail Trade

According to Table 6-6, in 2020 there were 9 retail establishments located the Village of Elida. The number of employees within the sector increased from 60 to 65 people. There were County retail employment totaled 5,083 people in 2020 down 35% from 7,809 people in 2010; Elida's retail employment accounted for 1.36% of all such jobs in Allen County .



### 6.2.5 Professional Management, Etc.

County 2020 data reveals one 3 employers located within the Village of Elida, employing six (6) workers in the category of professional management. Based on a review of 2010 employment data the Village saw an increase in professional management jobs in 2020 of over 400%. (See Table 6-7).

TABLE 6-7 VILLAGE OF ELIDA: CHANGES IN PROFESSIONAL MANAGEMENT, ETC. TRADE SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
Now Marketing Group	54	N/A	11	N/A
Wow Video Tours	54	N/A	17	N/A
Von Sossan & Associates	54	6	4	-33.3%
<b>Total</b>		<b>6</b>	<b>31</b>	<b>416%</b>



### 6.2.6 Finance, Insurance & Real Estate (FIRE)

According to 2020 data there are two (2) FIRE establishments located within the Village of Elida employing a total of 10 workers. Table 6-8 shows a drop of 61.5% in FIRE employment since 2010. A review of all Allen County employment revealed that FIRE establishments within Elida represented 0.5% percent of all FIRE jobs (1,951) within the County in 2020.

TABLE 6-8 VILLAGE OF ELIDA: CHANGES IN THE FINANCE, INSURANCE & REAL ESTATE (FIRE) SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
Citizens National Bank	52	12	5	-58.3%
First Federal Bank of the Midwest	52	14	5	-64.3%
<b>Total</b>		<b>26</b>	<b>10</b>	<b>-61.5%</b>



### 6.2.7 Transportation & Warehousing

County 2020 data revealed a single firm employing 1 person within the Village engaged in transportation & warehousing. A broader look at Allen County employment in 2020 reveals a total of 2,487 transportation and warehousing jobs were established within the County.

TABLE 6-9 VILLAGE OF ELIDA: CHANGES IN TRANSPORTATION & WAREHOUSING TRADE SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
R & R Tire Disposal	48	N/A	1	N/A
<b>Total</b>		<b>N/A</b>	<b>1</b>	

### 6.2.8 Health, Education & Social Services

A look at Table 6-10 reveals that in 2020, there were seven (7) health, education & social service employers located within the Village employing 379 workers and establishing it as the largest employer by industry. The substantial increase since 2010 is largely attributed to the relocation of Elida Elementary School inside the Village. A review of Allen County employment revealed health, education & social service employment opportunities within the Village captured 3.1% of the industry jobs in Allen County (12,052) in 2020.

TABLE 6-10 VILLAGE OF ELIDA: CHANGES IN HEALTH, EDUCATION & SOCIAL SERVICES SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
Elida High School	61	142	110	-22.5%
Elida Middle School	61	N/A	110	N/A
Elida Elementary School	61	N/A	125	N/A
Health Professionals Management Co	62	10	25	150%
James T Bowlus MD	62	10	5	-50%
Lyn's Academy Of Dance	61	2	3	50%
Total Body Chiropractic Center	62	2	1	-50%
<b>Total</b>		<b>180</b>	<b>379</b>	<b>110.5%</b>



### 6.2.9 Entertainment, Recreation, Food & Accommodations (ERFA)

2020 data revealed three (3) ERFA establishments located within Elida corporation limits employing 23 workers. This is a decrease from 2010 when 7 firms that employed 48 people were identified within the sector. The remaining firm categorized under EFRA does show an increase in employment of 35% since 2010.

As of 2020, there were 4,514 ERFA industry jobs located in Allen County of which the Village of Elida represents less than one percent (0.5%).

TABLE 6-11 VILLAGE OF ELIDA: CHANGES IN ENTERTAINMENT, RECREATION, FOOD & ACCOMMODATIONS SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
Happy Daz	72	17	23	35%
<b>Total</b>		<b>17</b>	<b>23</b>	<b>35%</b>

### 6.2.10 Administration, Support & Waste Management

Table 6-12 reveals one 2 employers located within the Village of Elida employing 13 workers in the administration, support & waste management industry for an increase of 8.3% since 2010. Overall, there were a total of 3,197 waste management and support jobs within Allen County in 2020; Elida's contribution to that industry represents just 0.4%

TABLE 6-12 VILLAGE OF ELIDA: CHANGES IN ADMINISTRATIVE, SUPPORT AND WASTE MANAGEMENT SECTOR (2010-2020)				
Company Name	NAICS	2010	2020	% Change
I Do Windows	56	12	10	-16.7%
Landscape Tech Service, LTD.	56	N/A	3	N/A
<b>Total</b>		<b>12*</b>	<b>13</b>	<b>8.3%</b>

### 6.2.11 Public Services and Public Administration

2010 data revealed 6 employers located within the Village of Elida categorized as Public Services and Public Administration. These sectors employ a total of 98 workers (See Table 6-13). As a whole, the County in 2020 employed 3,729 workers in these sectors of which the Village of Elida represents 2.3%

TABLE 6-13 VILLAGE OF ELIDA: CHANGES IN OTHER SERVICES AND PUBLIC ADMINISTRATION (2010-2020)				
Company Name	NAICS	2010	2020	% Change
All Service Glass	81	35	57	62.9%
That Place For Pets LLC	81	N/A	9	N/A
The Crate Escape	81	N/A	2	N/A
Swickrath & Sons	81	14	5	-63.4%
American Twp, Allen County	92	N/A	8	N/A
Village of Elida	92	N/A	16	N/A
<b>Total</b>		<b>71*</b>	<b>98</b>	<b>38%</b>



### 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 6-14 identifies the tax base for real property by class in 2019. The table indicates total acres by land use type. The table proceeds to break out market value by land use type and establishes a 100 percent market value of \$37.5 million of land and improvements by type of land.

TABLE 6-14 VILLAGE OF ELIDA: TAX BASE AND RECEIPTS BY LAND USE 2019			
Land Use	Acres	Value	Gross Tax
Residential	286	103,825,000	1,873,170
Agriculture	140	879,210	16,640
Commercial/Trans/Other	208	12,969,800	8,483
Industrial	6	905,990	1,721
Quasi-Public/Exempt	79	31,072,800	1,009
<b>Total</b>	<b>719</b>	<b>151,107,210</b>	<b>2,251,088</b>

\* Does not include railroad, recreational or unassigned parcel/acreage valuations.

Table 6-15 reveals tax valuation for real and personal property by class over the 2016 through 2020 period.

Based on a five (5) year review (2016-2020) total tax valuation based on real property and personal property, as shown in Table 6-15, has increased from \$37,501,300 in 2016 to \$41,216,640 in 2020, an increase of 9.9%.

Table 6-16 displays the percent change in tax valuation over the last 5 years. Real property by itself experienced an overall increase of 11.5%. The commercial and industrial property tax base over the last 5 years has increased by 4.5%. The tax burden shared by agricultural and residential land owners has experienced a 12.6% increase since 2016. The real property utility tax base has increased by 62.5% over 5 years while personal property utilities have fallen by 23% overall since 2016.

Table 6-17 reflects the contribution of each land use against the overall tax base between 2016-2020.

Type	2016	2017	2018	2019	2020
<b>Real Property</b>					
Agricultural & Residential	30,700,890	30,890,910	34,270,540	34,281,850	34,569,840
Commercial & Industrial	5,121,390	5,121,450	5,038,770	5,208,250	5,352,710
Utilities	4,320	4,140	4,490	4,470	\$7,020
<b>Sub Total</b>	<b>\$35,826,600</b>	<b>\$36,016,500</b>	<b>\$39,313,800</b>	<b>\$39,494,570</b>	<b>\$39,929,570</b>
<b>Personal Property</b>					
Utility Personal	1,674,700	1,291,300	1,130,590	1,208,480	\$1,287,070
<b>Total</b>	<b>\$37,501,300</b>	<b>\$37,307,800</b>	<b>\$40,444,390</b>	<b>\$40,703,050</b>	<b>\$41,216,640</b>

Type	2016-2017	2017-2018	2018-2019	2019-2020	2016-2020
<b>Real Property</b>					
Agriculture & Residential	0.6%	10.9%	0.0%	0.8%	12.6%
Commercial & Industrial	0.0%	-1.6%	3.4%	2.8%	4.5%
Utilities	-4.2%	8.5%	-0.4%	57.0%	62.5%
<b>Sub Total</b>	<b>0.5%</b>	<b>9.2%</b>	<b>0.5%</b>	<b>1.1%</b>	<b>11.5%</b>
<b>Personal Property</b>					
Utility Personal	-22.9%	-12.4%	6.9%	6.5%	-23.1%
<b>Total</b>	<b>-0.5%</b>	<b>8.4%</b>	<b>0.6%</b>	<b>1.3%</b>	<b>9.9%</b>

Type	2016	2017	2018	2019	2020
<b>Real Property</b>					
Agricultural & Residential	81.87%	82.80%	84.73%	84.22%	83.87%
Commercial & Industrial	13.66%	13.73%	12.46%	12.80%	12.99%
Utilities	0.01%	0.01%	0.01%	0.01%	0.02%
<b>Sub Total</b>	<b>95.53%</b>	<b>96.54%</b>	<b>97.20%</b>	<b>97.03%</b>	<b>96.88%</b>
<b>Personal Property</b>					
Utility Personal	4.47%	3.46%	2.80%	2.97%	3.12%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

In essence, the community’s tax base is a collective value of assets against which a tax is levied to support services provided or procured by the local government. In the Village of Elida 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:

- Elida Schools 5.4 mil
- County 2.4 mil
- Township .3 mil
- Village 1.9 mil

Outside levies are those taxes generated for services provided by entities other than the Village of Elida. 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 Elida are outlined in various sections of the Ohio Revised Code which identify the Village is 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.

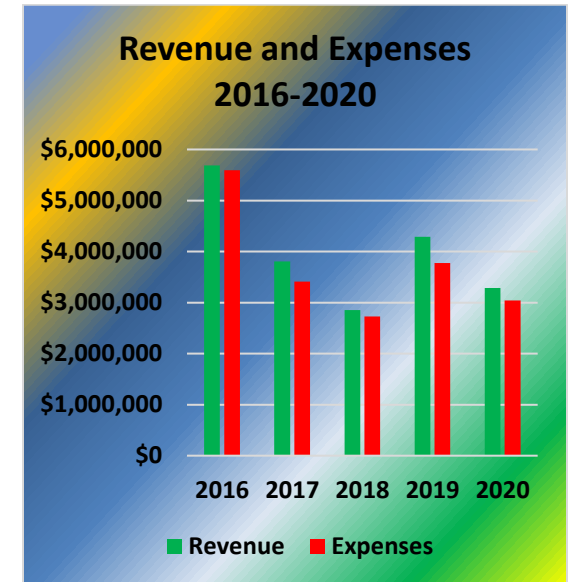
There are three primary sources of revenue available to the Village of Elida for local project delivery that includes: general and miscellaneous funds, taxes, and fees and fines. General and miscellaneous funds are all other forms of revenue not categorized as a tax, fee or fine. Table 6-18 provides a general indication of the Village's revenue sources calculated through 2020. Illustration 6-1 provides a comparison of total expenditures to total revenue in the Village between 2016 and 2020.

Source	2016	2017	2018	2019	2020
General & Misc	\$4,934,112.67	\$3,052,279.34	\$2,057,879.91	\$3,482,759.18	\$2,439,766.46
Taxes	\$704,384.49	\$717,616.07	\$762,716.80	\$756,789.42	\$801,574.05
Fees & Fines	\$47,932.17	\$35,986.91	\$31,042.46	\$49,843.34	\$45,536.31
<b>Total</b>	<b>\$5,686,429</b>	<b>\$3,805,882</b>	<b>\$2,851,639</b>	<b>\$4,289,392</b>	<b>\$3,286,877</b>

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.

Fig 6-1



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.

#### **6.4 SUMMARY**

The employment data among the different firms reflects the coming and going of businesses within the Village as well as the recategorization of some firms. As some businesses are no longer in operation and new ones take their place, firms that existed under one category in 2010 are now reclassified under a new category in 2020- e.g., 2010 A&D Wood Products categorized as Manufacturing where as in 2020 it is categorized as Wholesale Trade.

The data indicates that the Village experienced a sizeable shift in the number of local firms- dropping 12.7% between 2010 and 2020. However, the 41 remaining firms supported an increase of 22.8% in the number of employees over the same period. Local government officials are however cognizant that the most dramatic impact on employment stemmed from the construction and annexation of the Elida Elementary School campus which now reflects a third of total employment (33%) within the Health, Education, and Social Services Sector within the Village, and 9 in 10 (92%) of all additional jobs (136) since 2010.

According to the 2019 ACS 5-year estimates, the labor force in the Village reflected 1,053 persons; dominated by jobs in the Manufacturing (19%), and Health, Education & Social Services (34.7%), sectors which represent over half of the employment among residents of The Village.

The Professional Management sector between 2010 and 2020 showed the largest decline, (-72.70%), of employment for residents residing within the Village. The Wholesale Trade and Finance, Insurance and Real Estate sectors both saw significant declines of 61.50%. The largest increase in the employment sector during this time period was the Health, Education & Social Services sector jumping by 110.50% from 2010-2020.

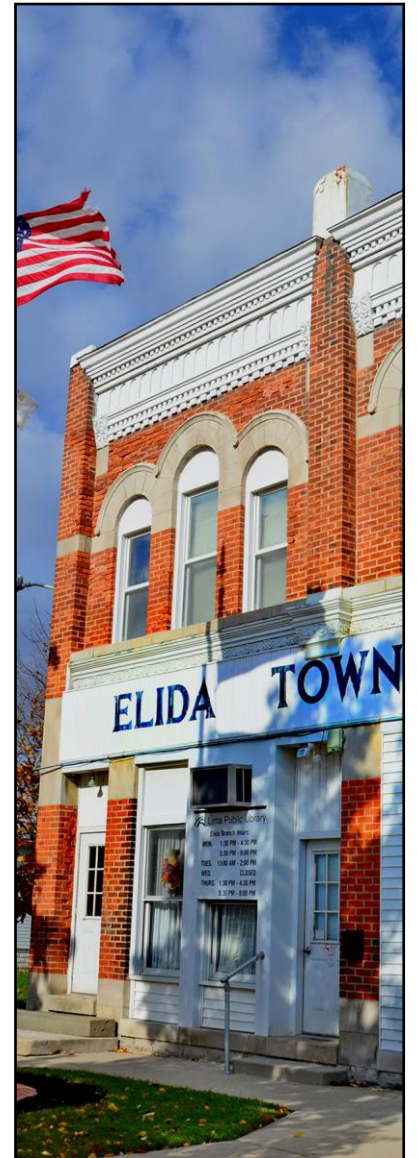
Data suggests that the economic base of the Village of Elida has and will continue to be dominated by the Health, Education & Social Services, sector. Such employers as the Elida High School & Elida Board of Education, Orick Tool & Die, Citizen's National Bank, Lima Pipe Organ, and Goodwin Music are mainstays in and synonymous with - the Village; their support and lasting contributions will continue to support the community long into the future.

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.

While market value and the respective tax valuation have increased over the 2016 through 2020 period, changes in taxation have and will continue to shift the burden being carried by owners of real property. 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.

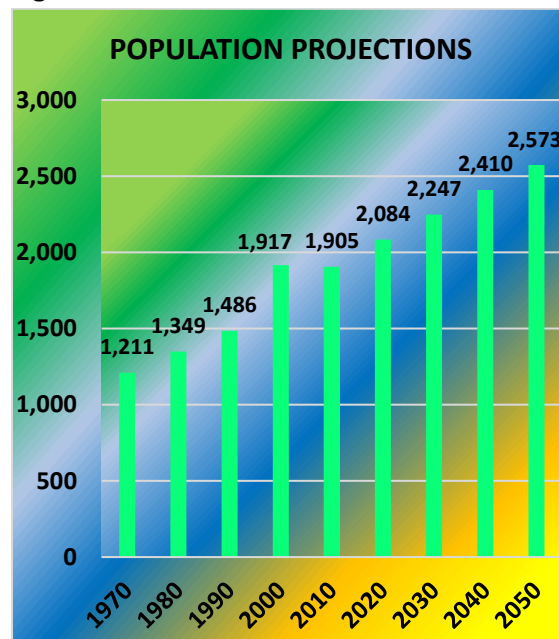
Based on current trend lines, policies and practices, the Village of Elida is projected to gain population thru the year 2050. There are several factors that suggest this increase: past trends, municipal water services, commercial investments, opportunity for employment, and an eclectic mix and character of the housing stock. This section attempts to identify the implications of an increasing population and develop an action plan to sustain and invigorate the community over a 2050 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 rise for the Village of Elida through 2050. Projections were supported with R<sup>2</sup> values of

.96 and determined reasonable for predictive purposes. Figure 7-1 suggests that the Village will gain approximately 489 more residents between 2020 and 2050. The projected increase for Elida will impact the demand on community facilities, housing supply, and land use allocation within the Village unless program policies are implemented.

Fig. 7-1

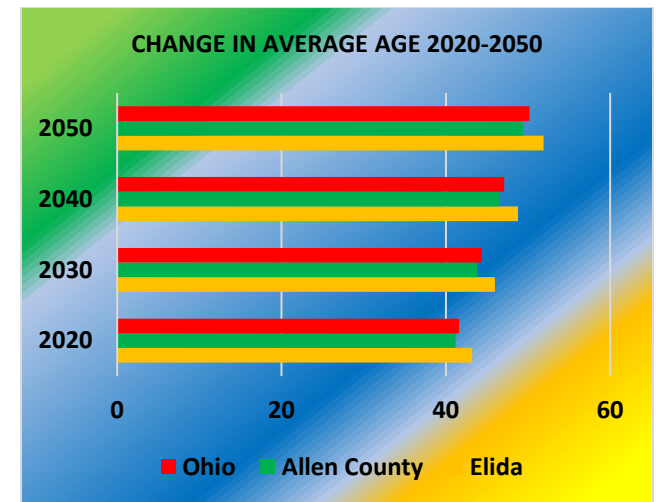


### 7.1.1 Age Projections

Section 3.2 identified existing demographic characteristics of the Village of Elida and the larger community. Based on existing data and Allen County trends, Elida'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 8.7 years. By the year 2050 the median age is projected to exceed 51 years of age.

Fig. 7-2

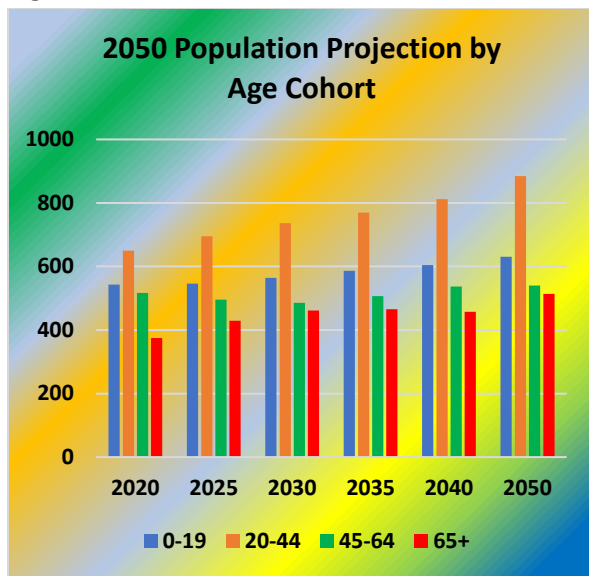


### 7.1.2 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of the Village of Elida and the larger community. Based on existing data and future trends, Elida'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 20.0 percent of the population by 2050. 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. The 45-64 age cohort is expected to experience a slight decrease to around 21% in 2050 from 25% percent in 2020. 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.

**Fig 7-3**

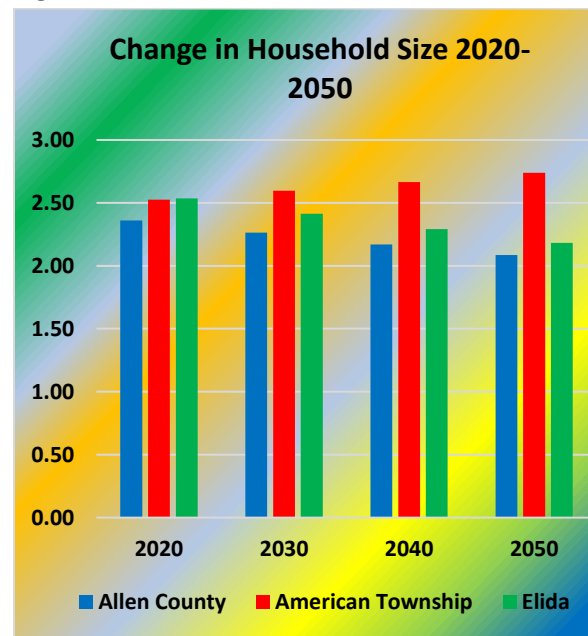


**7.1.3 Household Size**

Like most communities across the United States, households in the Village of Elida are declining in size. Elida has experienced precipitous declines of 7.8% since 2000 (See Figure 7-4). In comparison, Allen County has

experienced a 6.3% decline in average household size over the same time period while American Township has experienced 6.2% growth 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.

**Fig. 7-4**



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 2.67 persons per household in 2010 to 2.54 in 2020. Elida’s household size is projected to fall to 2.18 people per household by 2050.

According to the 2019 ACS 5-year Estimates, of the 786 households in the Village 38.3% had at least one individual age 60 or older. Of those 289 individuals identified as being over the age of 65, 161 (56%) were female in 2020. In comparison, of the 6,006 households in American Township, nearly 45.6% had at least one individual age 60 or older. Of the 3,037 individuals identified as being over the age of 65, 57% were female in 2020. 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 Elida, 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, SumiRiko, St. Rita's, Lima Memorial, will have a dramatic impact on the local economy.

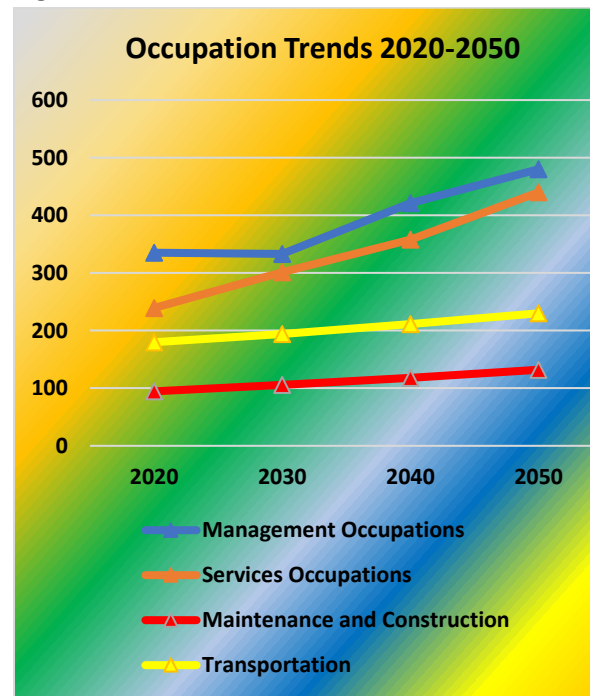
Determining future employment is somewhat more difficult as more retirees will be expected to re-enter the labor pool at least to some degree, as life expectancy continues to increase.

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/2018) that suggests projected net job growth by education level. More than 24% of the net job growth from 2018 to 2028 is expected to be in occupations typically associated with a high school diploma or less. 75% of net job growth is anticipated in occupations typically associated with some form of post-secondary education. A predicted 58% of job growth will be in occupations typically associated with a bachelor's degree or higher. This represents an expected shift toward occupations associated with higher education levels. The health care and social assistance services industries are expected to add the most jobs,

and a large portion of job growth will come from health care 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. Health care services are expected to represent 68% percent of all new jobs in Ohio by 2028. Figure 7-5 identifies the occupational trends for Elida residents projected out to 2050, based on State trends.

Fig. 7-5



## 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 Elida over a 2050 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 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,

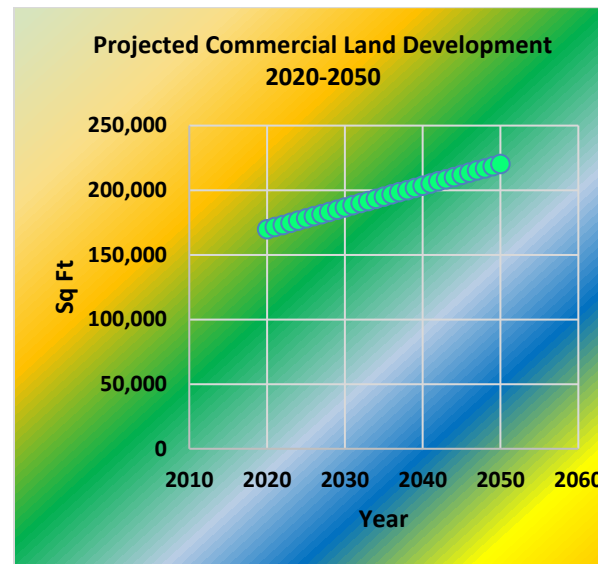
drainage areas, landscaping/open space requirements, etc.

### 7.2.1 Commercial Land Use

Allen County data (2020) suggests an existing 169,694 square feet of commercial space and 86.3 acres of developed commercial land in the Village of Elida. Examining historical data, spurts of commercial development were followed by periods of relative inactivity within the Village. Currently 84 commercial properties are located within the Village. Table 7-1 suggests an additional 50,544 square feet of commercial space will be developed thru the year 2050. The Plan argues for the development of current parcels slated for future commercial use and the repurposing of other vacant and underutilized properties. Figure 7-6 depicts projected future development of commercial land from 2020 through 2050.

TABLE 7-1 COMMERCIAL LAND USE BY YEAR	
Year	Square Footage
2020	169,694
2025	178,118
2030	186,542
2035	194,966
2040	203,390
2045	211,814
2050	220,238
Change	50,544
% Change	29.79%

Fig. 7-6



### 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 2019 Auditors' Data, the floor space in the four (4) industrial and warehouse operations located in the Village of Elida exceeded 9,500 sq.ft . and 6.3 acres.

### 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 79.3 acres, of which Elida local schools occupy 71.3 acres or 90%. Currently, the Village does not have land designated for recreational use.

### 7.2.4 Residential Land Use

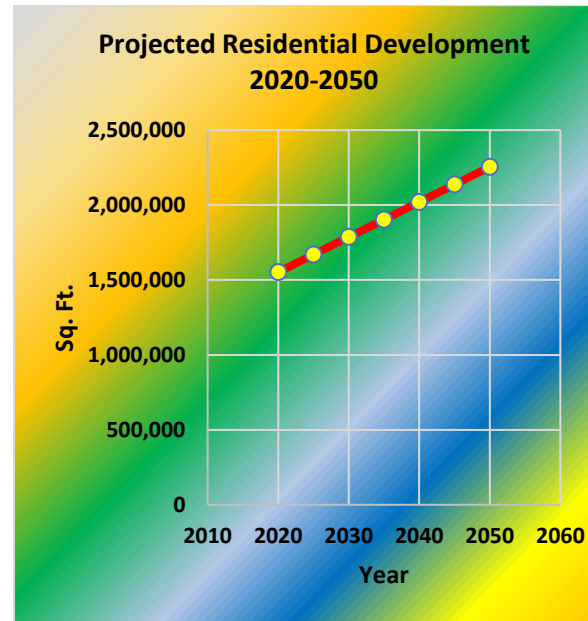
Residential land use includes a range of single family through multi-family dwellings. Included in this classification would be apartments, condominiums, duplexes, manufactured home parks, as well as any associated secondary uses such as parking, storage, and open space. In the residential land use utilizes 302.6 acres of land, or 43.4 percent of the total land area.

Based on ACAO data, 2050 residential land use projections were developed from existing interior square footage of residential units by date of construction and their respective lot size. Figure 7-7 depicts the projected growth between 2020 and 2050. Table 7-2 suggests that an additional 702,802 square feet or 45.3% over the existing floor space will be added to the existing inventory by 2050. The regression analysis projects total square footage based on existing data with an R<sup>2</sup> value of 0.912 and seems reasonable for planning purposes given the size of the community and the sample.

TABLE 7-2 RESIDENTIAL LAND USE BY YEAR	
Year	Square Footage
2020	1,552,063
2025	1,669,196
2030	1,786,330
2035	1,903,464
2040	2,020,597
2045	2,137,731
2050	2,254,865
Change	702,802
% Change	45.28%

Given the 702,802 sq ft increase in residential space projected and based on the median square footage of those housing units built since 2000 (2,243 sq feet), projections suggest 313 new homes will be added to the housing stock over the next 3 decades. Average residential lot sizes for new housing are estimated at .38 acres per unit based on current practices and density resulting in approximately 130 acres of new residential use. As there are only 28.6 acres Existing vacant residential land parcels within the Village will need to be evaluated with regards to further expansion of the Village in order to meet future growth.

Fig. 7-7



### 7.2.5 Agricultural Land Use

Given the urban nature of the Village (1,751 people per square mile) it is surprising to find 140.2 acres of agricultural land situated on the northern and western edges of the community. However, more than half (57.5%) of the agricultural land is located in flood prone areas.

### 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.

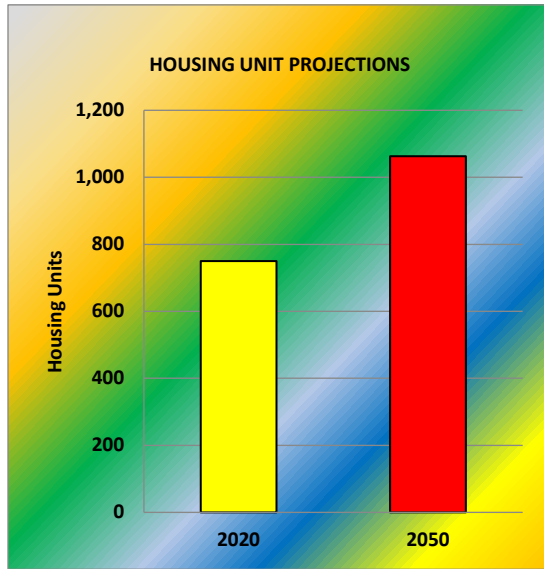
Infrastructure improvements are expensive long-term investments and a cost benefit analysis should proceed before any investment decisions are finalized. Existing facilities need to be maintained and typically improved to meet new regulatory policies and provide a higher standard of living. But investment 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 and 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 2019 ACS 5-year estimates identified 750 housing units and a vacancy rate of 4.3%. They indicated a relatively young housing stock, most in relatively decent condition and almost exclusively restricted to single family use. Based on declining household size in combination with anticipated population

growth, projections based on Allen County Auditors' data for residential use suggest an additional 313 units will be required by 2050 (see Figure 7-8).

**Fig. 7-8**



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. The Village operates both a water and wastewater system. The Plan

acknowledges the detailed studies completed to date by entities charged with the delivery, coordination, engineering and regular safety testing of such services.

The Village purchases treated finished water from the City of Lima and distributes this water using some 81,000 linear feet of water lines owned and maintained by the Village. The Village uses a new 500,000 gallon above ground water tower to ensure adequate pressure and storage. The Village is in the process of installing new water meters in residential homes to improve monitoring and billing services. The EPA has found trace amounts of trihalomethanes or "THMs" in the water supply. The Village has studied treatment options and is in the process of installing an aeration system to vent and remove the THMs from the tank. Other capital improvements identified in the planning process reflected: the upgrading of existing 2" water line on Lobo, and the construction of a 12" water line along SR 309 from Pioneer to the western corporation limits of the Village.

The wastewater system in the Village of Elida is currently serviced by nearly 57,000 linear feet of sanitary sewer lines and a wastewater treatment plant. The Village is currently studying the wastewater treatment plant in light of its current capacity, performance and

pending EPA requirements. Near term considerations at the wastewater treatment plant reflect: additional screening capacity to meet sludge regulations for land applications, treatment of excessive wet weather flows, permit exceedances, and plant equipment replacement schedules.

Necessary water and wastewater infrastructure improvements need to be given due consideration as they are essential to serve the community's current and future needs. The Village will need to develop systems plans to: examine current capacity and performance issues, maintain existing critical infrastructure, develop new additional capacity to meet future needs and regulatory requirements, and ensure adequate funding for warranted improvements.

### 7.3.3 Stormwater

Impervious surfaces, such as roadways and buildings, 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 and combined sewer overflows (CSO). In turn, this affects local watersheds by impairing water quality and degrading stream habitats. Section 5.4.1 noted that the Ottawa and Dug Run watersheds 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.

The Village of Elida is mandated by the EPA to implement a stormwater management plan that is built upon 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/Good Housekeeping.

**7.3.4 Transportation**

The Village of Elida is currently serviced by 13.4 miles of roadways that provide approximately 11 million vehicle miles of travel per year. The Village is responsible for the maintenance and upkeep of 11.3 miles of roadway within its boundaries. Of the 11.3 miles of pavement 4.3 miles are considered only in “Fair” condition while .5 miles are considered “Poor”. The Village is interested in enhancing local roadways to better serve the community and provide new

opportunities for increased synergies. Highway improvement projects include the following: Elida Road (SR 309) resurfacing inclusive of Intersection improvements at Elida (SR 309) and Greenlawn and construction of sidewalks on Sunnysdale from Baxter Street to Howard Street and along Pioneer Road from Sunnysdale Street to Elida Road.



ODOT-based estimates, based upon current similar projects, indicate as much as \$7.8 million is need to address roadway drainage, widen roadways to meet recommended minimum lane widths, construct curbs and gutters, and install necessary sidewalks.

A review of intersection crash data revealed 3 intersections with higher-than-average crash rates (See Table7-3). Further study is warranted at each.

Table 7-3 TARGET INTERSECTIONS IN THE VILLAGE OF ELIDA			
Intersection	Functional Class	Jurisdiction	3 Year Crash Total
Green Lawn & Kiracofe (SR 309)	Arterial & Collector	Village	19
Elida Rd (SR 309) & Pioneer	Arterial & Local	Twp/Village	10
Baty, Diller & Elida Rd (SR 309)	Arterial & Local	Twp/Village	9

Examining future growth by residential and other commercial classifications, the Village of Elida roadways are expected to carry nearly 40,000 vehicle miles of travel per day by 2050, an increase of 37.0 percent. Such an increase brings additional 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 and along SR309 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 2050 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 2050 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 2050 Comprehensive Plan for the Village of Elida 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 13.4 miles of roadways that facilitate more than 29,000 vehicle miles of travel on a daily basis. Sections 4.3.1 and 7.3.3 identified the existing characteristics of the highway system, public transportation services 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 \$7 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 48 reportable crashes that occurred over the period spanning 2010 to 2020. The Elida Police Department coupled with 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 Elida 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.

**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 SR 309 necessary to convey the history and pride of the community. The Village should identify potential programs and funding sources including state and federal funds to improve the appearance of local streets. 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.

### 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

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:

TABLE 7-4 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.	
	Identify/monitor deficient roadway conditions and correct same as Village staffing and equipment will allow.	
		Maintain a prioritized list of transportation improvement projects.
		Develop and maintain necessary roadway maintenance equipment.

Highly visible sites such as the Fire Department and Town Hall, would be well served with increased attention paid to landscape elements. Appropriate landscaping will not only improve the overall appeal of such sites it will establish a community standard that private property owners can be expected to meet.

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

- 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 Elida must work with representatives of the Allen Water District, the Allen County Sanitary Engineer, American Township, the City of Lima and the Ohio Environmental Protection Agency to

support and maintain the establishment of coordinated utility service areas.

Coordination will prove to be cost effective for local 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 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.

<b>TABLE 7-5</b> <b>GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS AND LAND USE IN ORDER TO PROMOTE DESIRABLE (RE)DEVELOPMENT PATTERNS, MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS AND COSTLY UTILITY EXTENSIONS/INVESTMENTS.</b>		
<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.
Support the continual improvement of public water and sanitary sewer services.	Coordinate land use change with available municipal services.	Promote stability and an improved quality of life.
		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.

Recovery policies would address services that are similar to those provided by the community, recoument 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 and develop fiscal alternatives. In order to better prepare for declining state, 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 reliance upon the manufacturing sector. The Plan recognizes changes but suggests the support of existing manufacturing activities and embracing green technologies will advance the local tax base. Table 7-6 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

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

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

<b>TABLE 7-6 GOAL: PROMOTE AND FURTHER INTEGRATE THE (RE)DEVELOPMENT OF COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.</b>		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
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.

creeks and rivers. While both grey and green infrastructures are important to the community, this Plan specifically calls for wider consideration of

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.

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

**Accessibility Standards:** The Plan reports 38.2% of residences 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 2050, the projected residential unit growth will add approximately 313 housing units; their household size will be less than 2.3 persons per household in Elida. Given the changing demographics and declining household size it is clear that measures need to be taken now to ensure adequately designed residences

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

TABLE 7-7 GOAL: CREATE THE GREEN INFRASTRUCTURE NECESSARY TO IMPROVE THE LOCAL AIR AND WATER QUALITY AS WELL AS COMMUNITY AESTHETICS.		
<i>Policy</i>	<i>Strategy</i>	<i>Objectives</i>
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.

ability to meet the specific needs of future population groups. 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

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 when public utilities are provided.

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

**TABLE 7-8  
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 by neighborhood.	Identify where housing conditions/ values are declining or unstable and develop an appropriate response to improve environment.	Identify and inventory existing code violations. Identify and inventory existing safety concerns including traffic, drainage, utilities, lighting, etc.
	Support and develop the necessary resources to stabilize the community's older housing stock.	Identify existing market forces. Identify available resources to support revitalization efforts.
	Adopt/Adapt an Exterior Maintenance Code & Inspection Program applicable to all properties.	Adopt the International Code Council Property Maintenance Code.
Enhance the appeal and vibrancy of existing housing space.	Encourage/support neighborhood programs, events and service projects that foster neighborhood pride.	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.
		Remove impediments to housing choice.
	Support Fair Housing legislation.	Identify and target fair housing violations.

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 uphold the existing 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 enforce 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 floodplains, wood lots and open space. The Plan acknowledges that these resources must be protected legislatively with policy changes to Zoning

Ordinances, Stormwater Management Plans, and Floodplain regulations. The Village argues for reciprocal support from State and County level agencies addressing such resources including the Allen County Floodplain Management Regulations, 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 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.



**TABLE 7-9  
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.
Support local business development.	Support local entrepreneurship as the most cost-effective economic development strategy.	Develop local market statistics and data for attraction and community marketing.
		Complete Service Gap Analysis.
		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.

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.

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 - county, regional, state agencies, and 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 Elida Village Council, American 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 represents 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 Elida. 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 7-10 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 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 Elida 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.

**TABLE 7-10  
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 is 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.

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 Elida based on the criteria that Elida 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



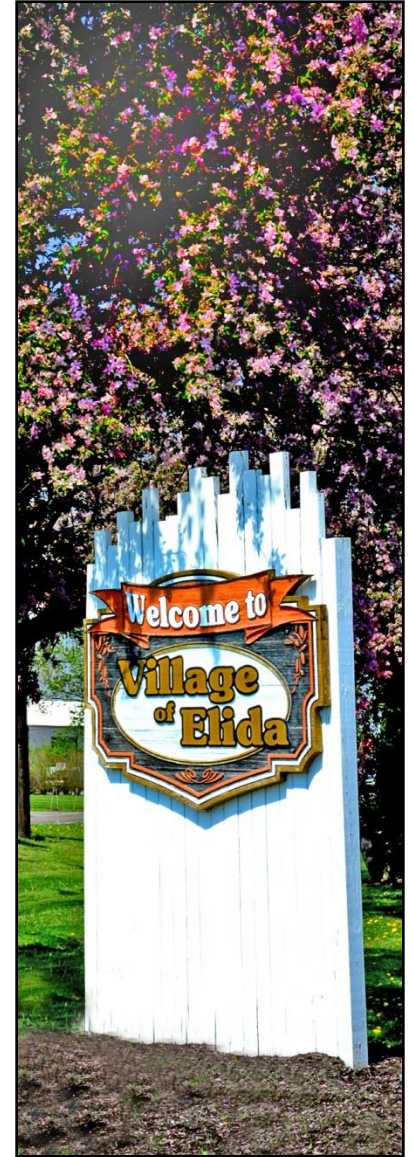
perception of crime; the location, nature of calls for service requiring the response of Fire and/or Emergency Medical Services (EMS) personnel and response times should also be assessed to gauge coverage disparities across the community.

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. Elida 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, Village administrators, members of the Village Zoning Commission and Board of Zoning Appeals 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 growth, 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 the Summer of 2014. 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 Elida will continue to experience a gradual rise 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 35.8 years. 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 2050. 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 Elida are 53 individuals or 3.9% 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, 317 adult residents (23.6%) have completed a 4-year college degree and/or graduate program, considerably lower than state and national averages. 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 neighborhoods. 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, the Township will need an additional 336 residential units that will need to reflect smaller footprints with less maintenance and energy requirements. The Plan suggests high value medium density residential development with additional amenities to occur west of Morris Street and north of SR 309 and in the northern section of Elida east of Prince Street. The Plan also focuses on developing those vacant parcels in both the Orchard Acres subdivision and Laurel Oaks subdivision to satisfy future residential growth while meeting the needs of a diverse community, a community supportive of all ages and physical capabilities.

### **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. Housing, as a basic need of the community, is estimated to consume

nearly 130 acres of land. 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. Supported by projections in Section 7 the Plan suggests an additional 50,544 square feet of commercial space will be developed thru the year 2050. In combination, housing, commercial and warehousing uses would consume nearly 150 acres by the horizon year.

The Plan recognizes existing land use patterns as well as planned improvements and identifies specific corridors for redevelopment. With accessibility to major thoroughfares, commercial development and redevelopment should concentrate along the SR 309 Corridor from the eastern edge of the Village limits to just west of Greenlawn Avenue and with the Main Street Corridor from Greenlawn west to SR 309. Light industrial/warehousing and commercial services should also be located along Greenlawn Avenue from CF&E Railroad to the southern edge of the Village. Future land allocation for residential as well as

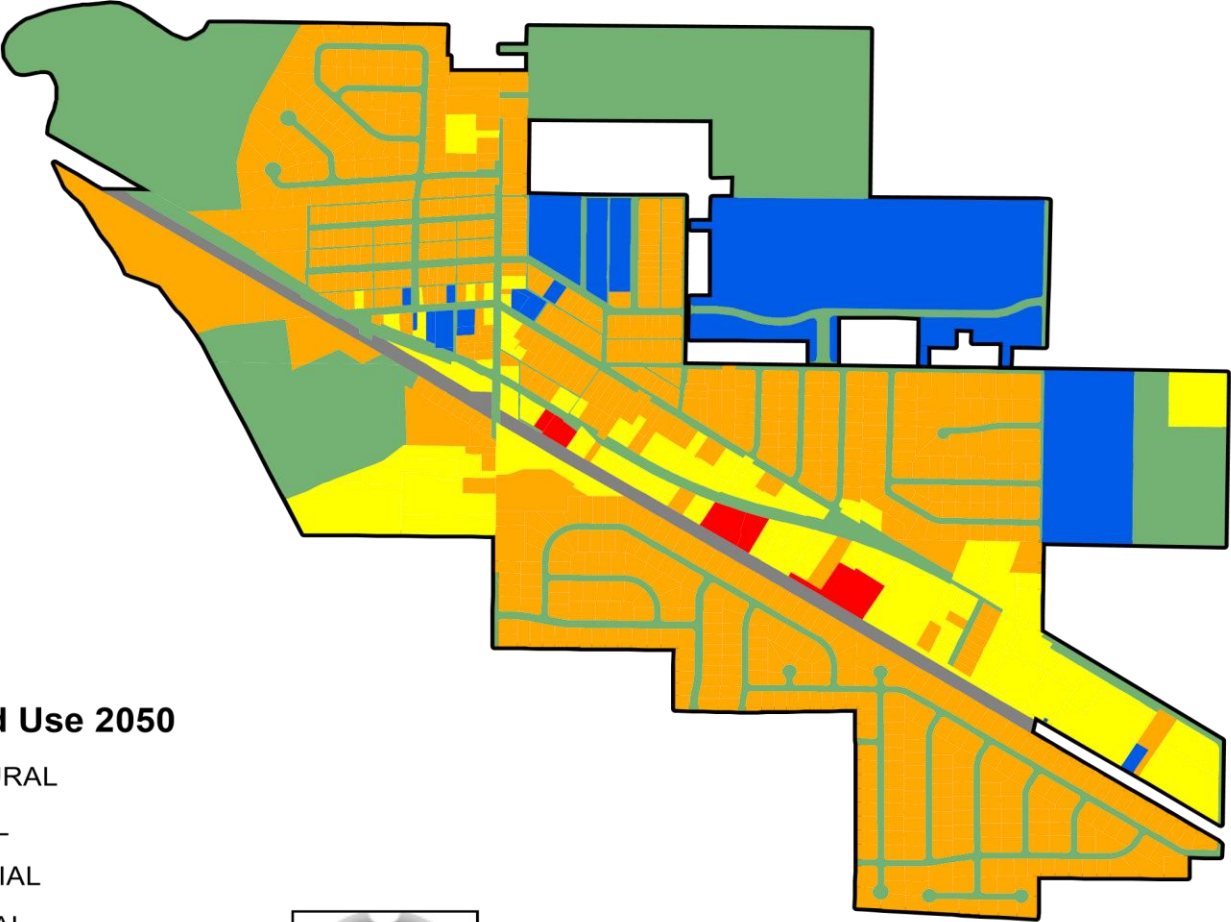
commercial and warehousing must consider the extent of vacant and underutilized parcels and structures. Map 8-1 depicts the Village of Elida's future generalized land use.

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**

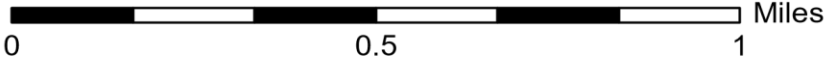
Increased development will result in increased traffic. The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades. The community advances specific projects to improve traffic flow and improve safety in order to adequately address ever-increasing traffic, especially the growing presence of truck traffic. The Plan mandates a

### Map 8-1 Projected Generalized Land Use 2050



**Legend**  
**Projected Land Use 2050**

-  AGRICULTURAL
-  INDUSTRIAL
-  COMMERCIAL
-  RESIDENTIAL
-  QUASI PUBLIC
-  TRANSPORTATION



transportation system that operates at a satisfactory level of service; a transportation system that is efficient, predicated upon safety and access.

The Plan calls for the standardization of roadway widths on the arterial and collector roadways. The Plan recognizes SR 309 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 under \$140,000 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. The Plan identified high crash intersection locations, all of which ODOT is currently addressing with access management techniques. The Village should continue to monitor such high hazard locations and work with local officials to ensure the effectiveness of such treatments.

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: Elida Road (SR 309) resurfacing from US 30 to Eastown Road inclusive of Intersection improvements at Elida (SR 309) and Greenlawn, construction of sidewalks on Sunnydale from Baxter Street to Howard Street and along Pioneer Road from Sunnydale Street to Elida Road. 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. The Plan also supports the coordination

between land use and public transportation service to mitigate congestion and air quality issues as well as to ensure mobility for all Elida residents regardless of their age, income or disability status. The Plan recommends the Village of Elida identify and implement additional funding for roadway improvements and maintenance.

### **8.2.5 Water & Wastewater Distribution System**

Examining potable water, the Village operates both water and wastewater systems. The Village also purchases treated finished water from the City of Lima and distributes this water using some 81,041 linear feet of water lines owned and maintained by the Village. The wastewater system in the Village of Elida is currently served by almost 57,000 linear feet of sanitary sewer lines and a wastewater treatment plant. The Plan recognizes recent upgrades to the above ground water tower and planned improvements to existing waterlines. The Plan also recognizes the need for future improvements to the wastewater system to meet EPA requirements.

### **8.2.6 Environmental Conservation**

The USEPA has designated the Village of Elida community in attainment with respect to air quality. Various water quality studies were conducted on the Ottawa river and Dug Run over the 2000 thru 2013 period. The latest

study completed in 2013 found almost the entire Lost Creek tributary in Bath Township (east of the Village) in full compliance with aquatic life standards. The Ohio Department of Health and the Ohio EPA have issued specific fish consumption advisories for the Ottawa river. These designations were taken seriously and received weighted consideration during the planning process. The Plan identifies existing and future areas of low and medium density residential development coupled with commercial and industrial 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 rural sight lines, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses served by public transportation services 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 floodplains and 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.





**APPENDIX A  
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				
<b>Roads</b>																
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	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	
Aviation		X										X	X			
<b>Public Transportation</b>																
Capitol	X	X	X									X	X			
Operations	X	X										X				
Bicycle/Pedestrian Facilities	X	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.

**APPENDIX B  
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 <sup>th</sup> Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. <a href="http://www.nrcs.usda.gov/programs/wrp/">http://www.nrcs.usda.gov/programs/wrp/</a>
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 <sup>th</sup> Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. <a href="http://www.nrcs.usda.gov/programs/whip/">http://www.nrcs.usda.gov/programs/whip/</a>
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. <a href="http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx">http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx</a> 2. <a href="http://www.na.fs.fed.us/legacy/index.shtm">http://www.na.fs.fed.us/legacy/index.shtm</a> 3. <a href="http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml">http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml</a>
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. <a href="http://www.dnr.state.oh.us/Home/wild_resourcehomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx">http://www.dnr.state.oh.us/Home/wild_resourcehomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx</a>
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. <a href="http://www.wcolc.org">http://www.wcolc.org</a>
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. <a href="http://www.lacrpc.com">http://www.lacrpc.com</a> 2. <a href="http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx">http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx</a>
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. <a href="http://www.agri.ohio.gov/divs/farmland/Farmland.aspx">http://www.agri.ohio.gov/divs/farmland/Farmland.aspx</a> 2. <a href="http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx">http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx</a>

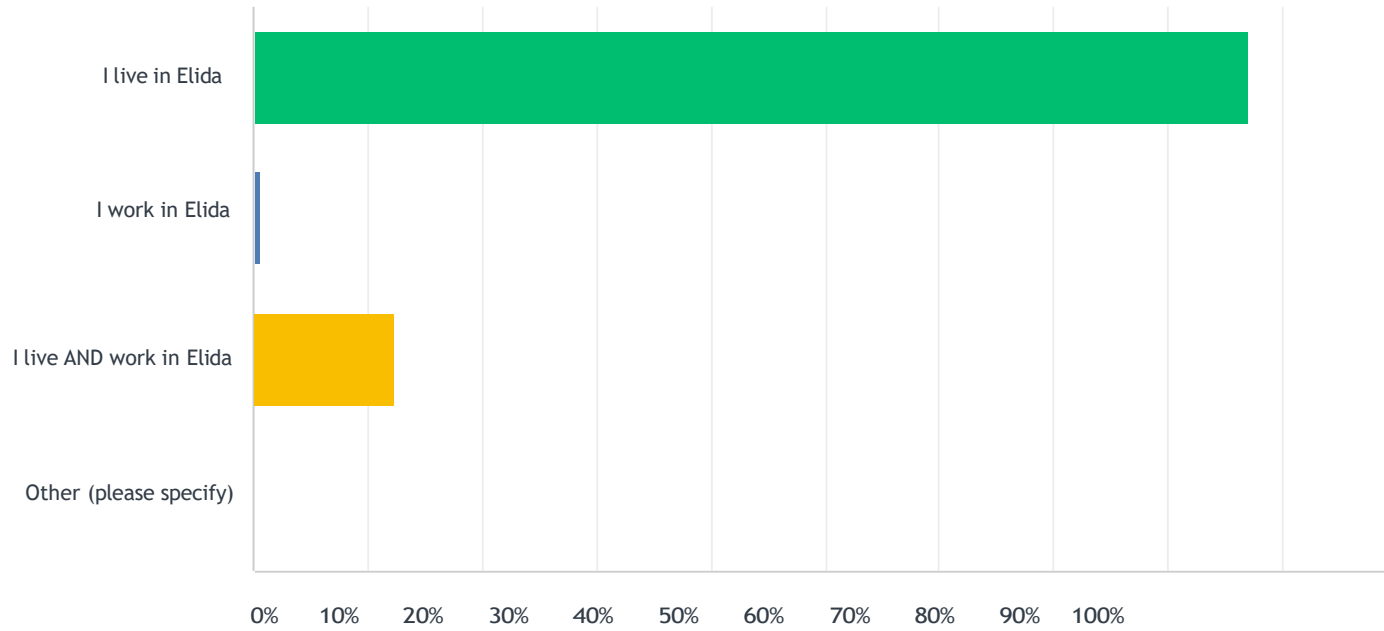
**APPENDIX C  
PLAN REFERENCE MATERIALS**

<b>Title</b>	<b>Plan Section</b>	<b>Category</b>	<b>Year</b>	<b>Author/Publisher</b>	<b>Description</b>
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	2011	Ohio Department of Development	Demographic overview.
American Community Survey 2007-2011	Population Characteristics	Population Summary Report	2011	U.S. Department of Commerce Bureau of the Census	Demographic estimations.
Zoning Resolution: Village of Elida, Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	1997	Village of Elida	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.

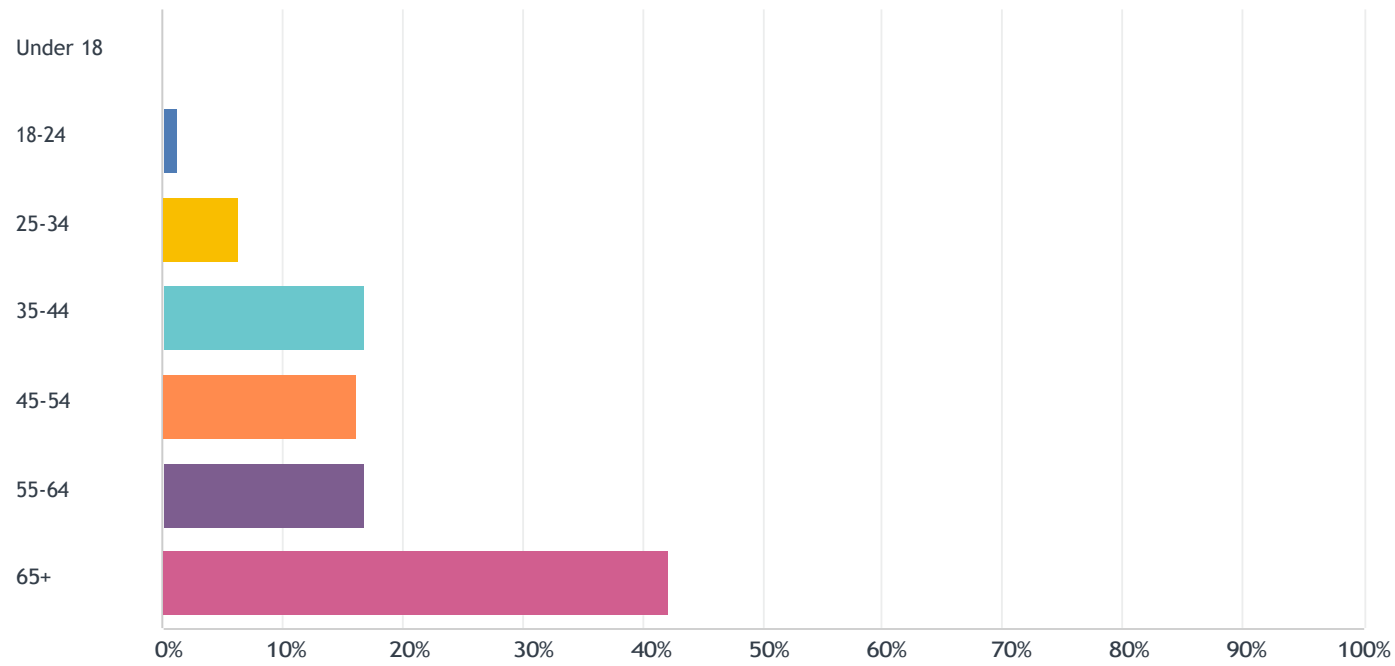
Title	Plan Section	Category	Year	Author/Publisher	Description
Ohio Department of Development County Population Projections 2000-2040	Population Characteristics	Population Study	2003	Ohio Department of Strategic Development	Statistical summation of projected populations by political subdivision.
Land 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.
ES 202 Employment by SIC	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 2002.
County Business Patterns 2001-2002	Economic Overview: Employment	Economic Profile	2004	U.S. Department of Commerce	Annual publication that provides substantial economic data by industry by NAICS code. Provides total full and part time employment as well as non-employer wages and County trends.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2013	Ohio Department of Development	Bi-annual publication that provides County level economic social and vital statistic data.
Traffic Crash Incident Summary Reports 2010-2012	Infrastructure & Services: Transportation	Traffic and Safety	2013	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 2014-2017	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Biological and Water Quality Study of the Ottawa River and Principal Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.
Status of Water Quality in Ohio: The 2014 Integrated Report	Environmental Factors: Water Quality Issues	Environmental	2014	State of Ohio Environmental Protection Agency	Water quality attainment status.

### Q1 What is your relationship to Elida?



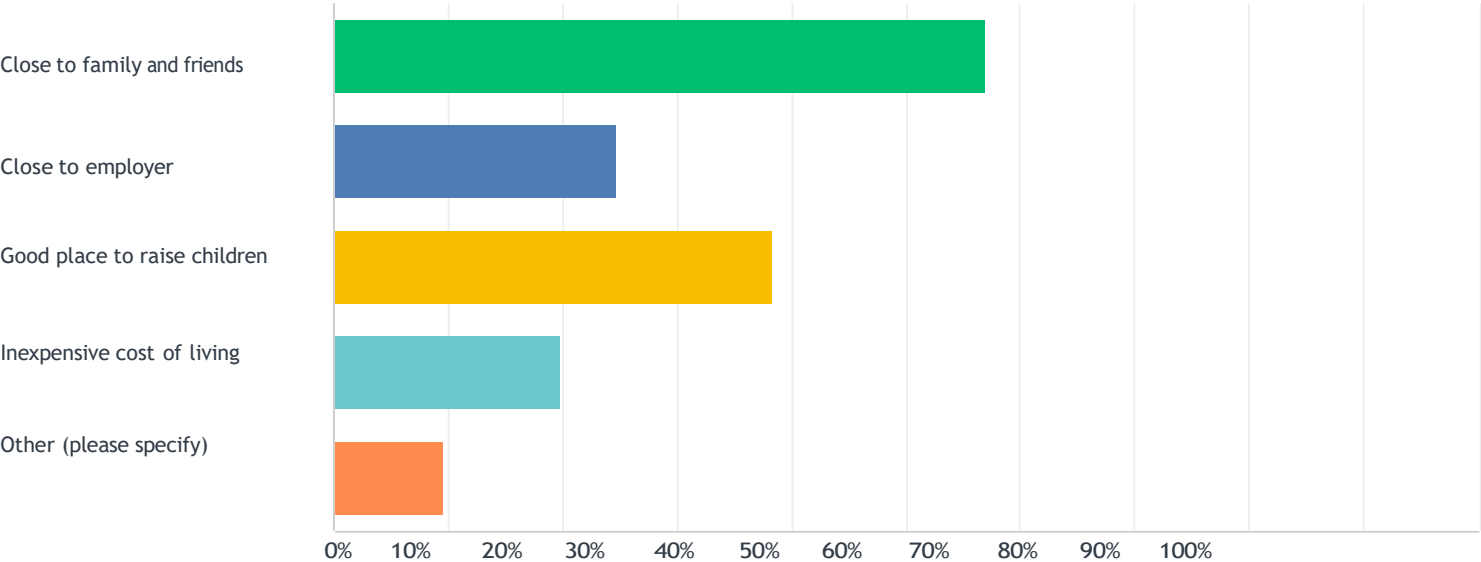
ANSWER CHOICES	RESPONSES	
I live in Elida	87.01%	134
I work in Elida	0.65%	1
I live AND work in Elida	12.34%	19
Other (please specify)	0.00%	0

## 2 What is your age?



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.30%	2
25-34	6.49%	10
35-44	16.88%	26
45-54	16.23%	25
55-64	16.88%	26
65+	42.24%	65

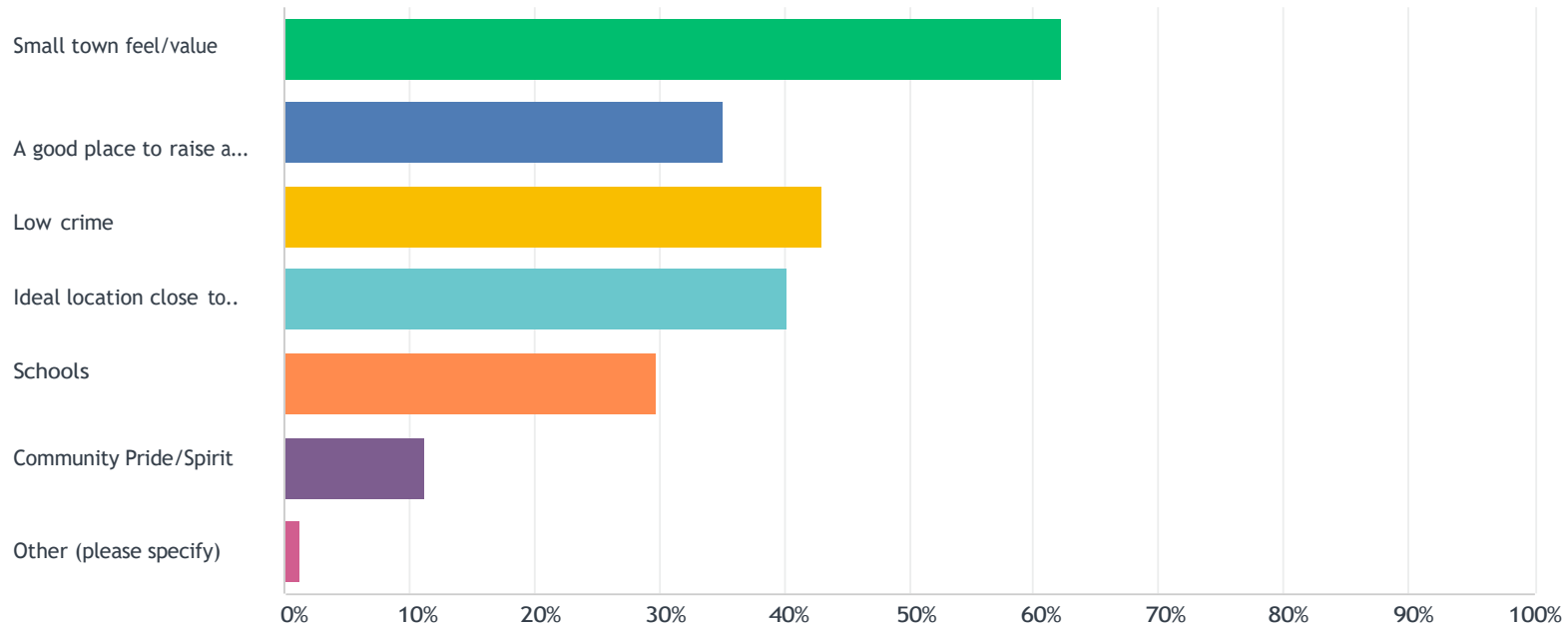
### 3 Why do you choose to live in Elida?



ANSWER CHOICES	RESPONSES	
Close to family and friends	56.85%	83
Close to employer	24.66%	36
Good place to raise children	38.36%	56
Inexpensive cost of living	19.86%	29
Other (please specify)	9.59%	14

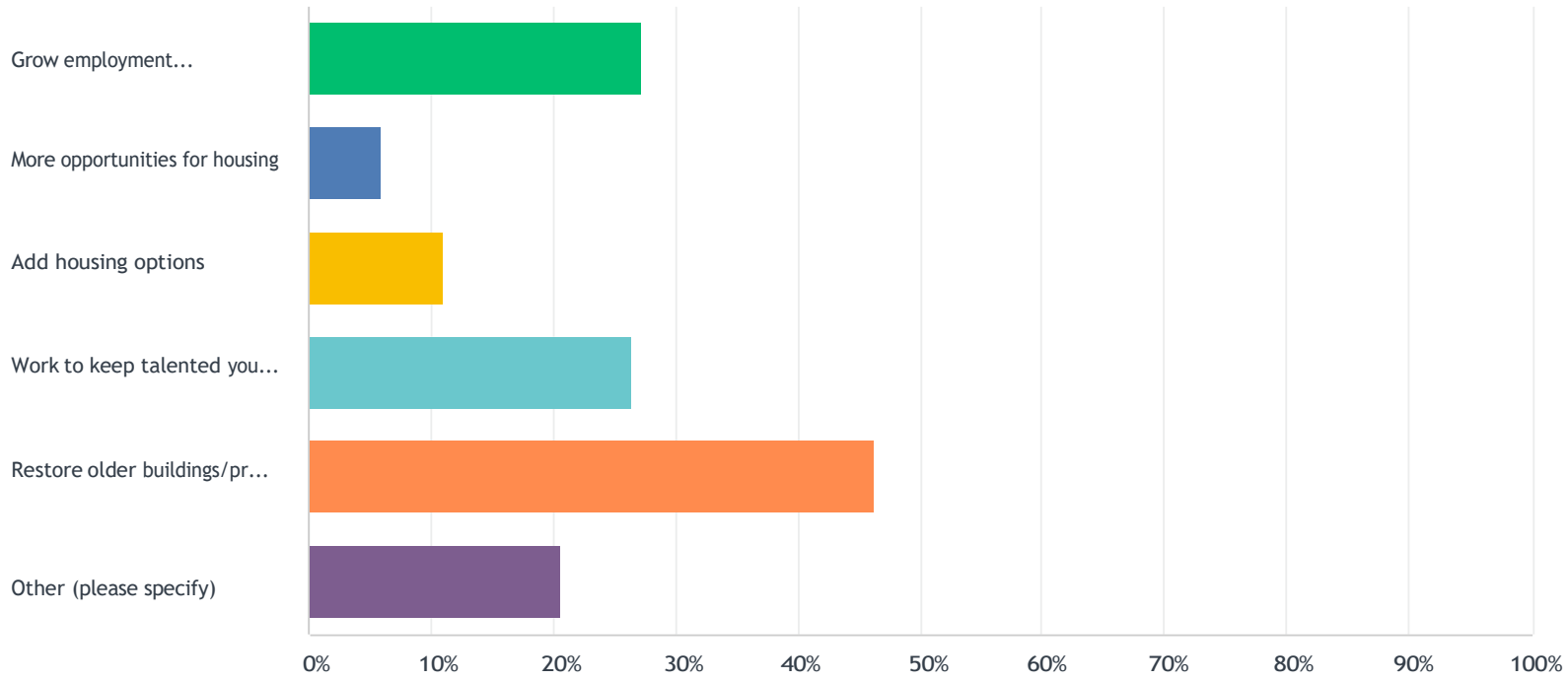


## Q4 What do you think are Elida's most desirable characteristics? (Choose two):



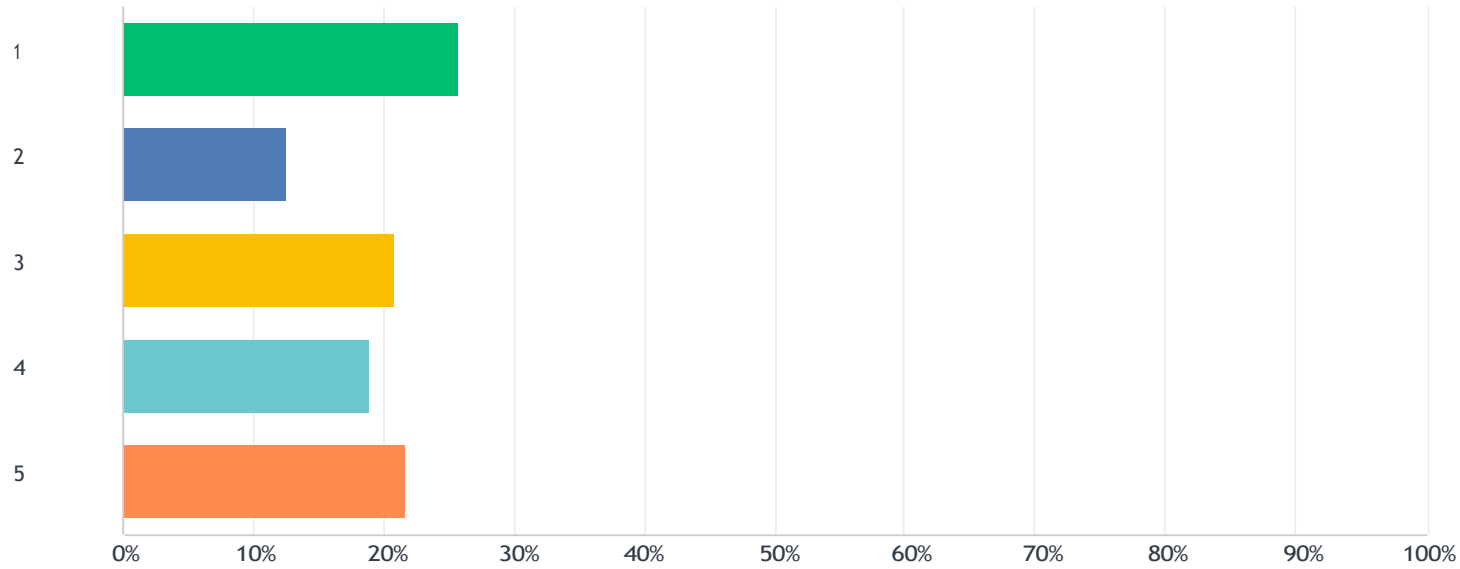
ANSWER CHOICES	RESPONSES	
Small town feel/value	62.25%	94
A good place to raise a family	35.10%	53
Low crime	43.05%	65
Ideal location close to shopping and employment	40.40%	61
Schools	29.80%	45
Community Pride/Spirit	11.26%	17
Other (please specify)	1.32%	2

## 5 What would you like to improve about the Village of Elida?



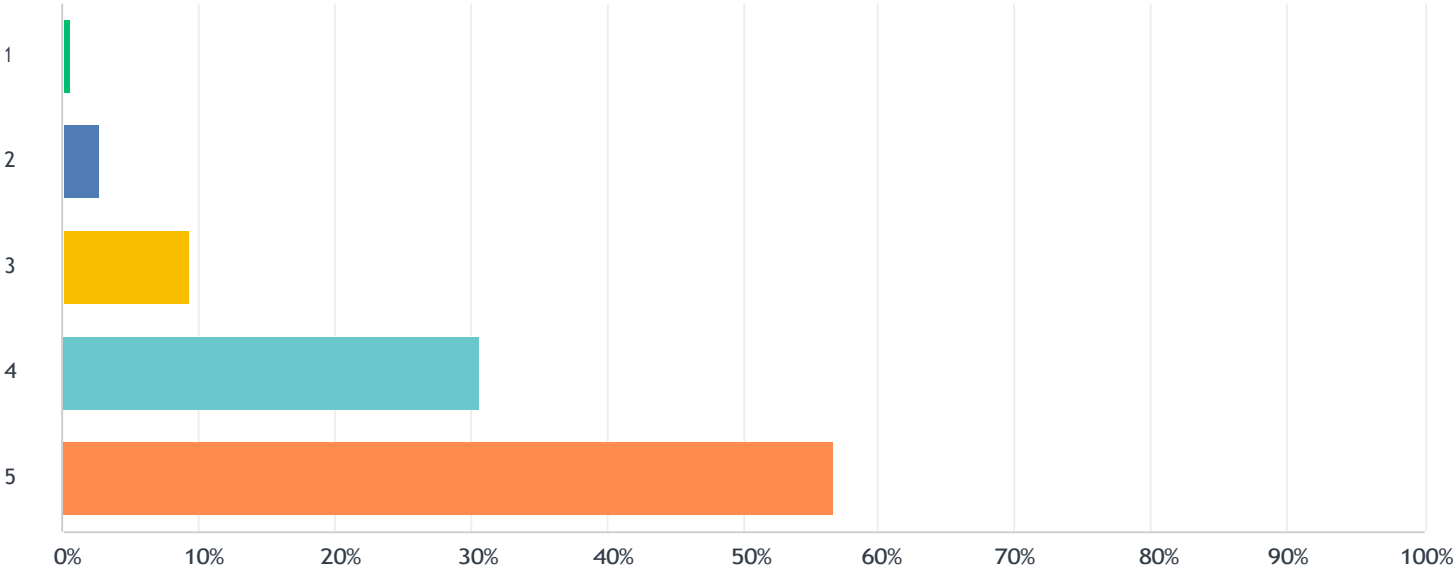
ANSWER CHOICES	RESPONSES	
Grow employment opportunities by bringing in jobs from different industries	27.21%	37
More opportunities for schooling	5.88%	8
Add housing options	11.03%	15
Work to keep talented young people in the Village	26.47%	36
Restore older buildings/properties that need improved	46.32%	63
Other (please specify)	20.59%	28

6 Rate access to public parks in your neighborhood on a scale of 1 to 5  
 (with one being poor, and 5 being excellent)



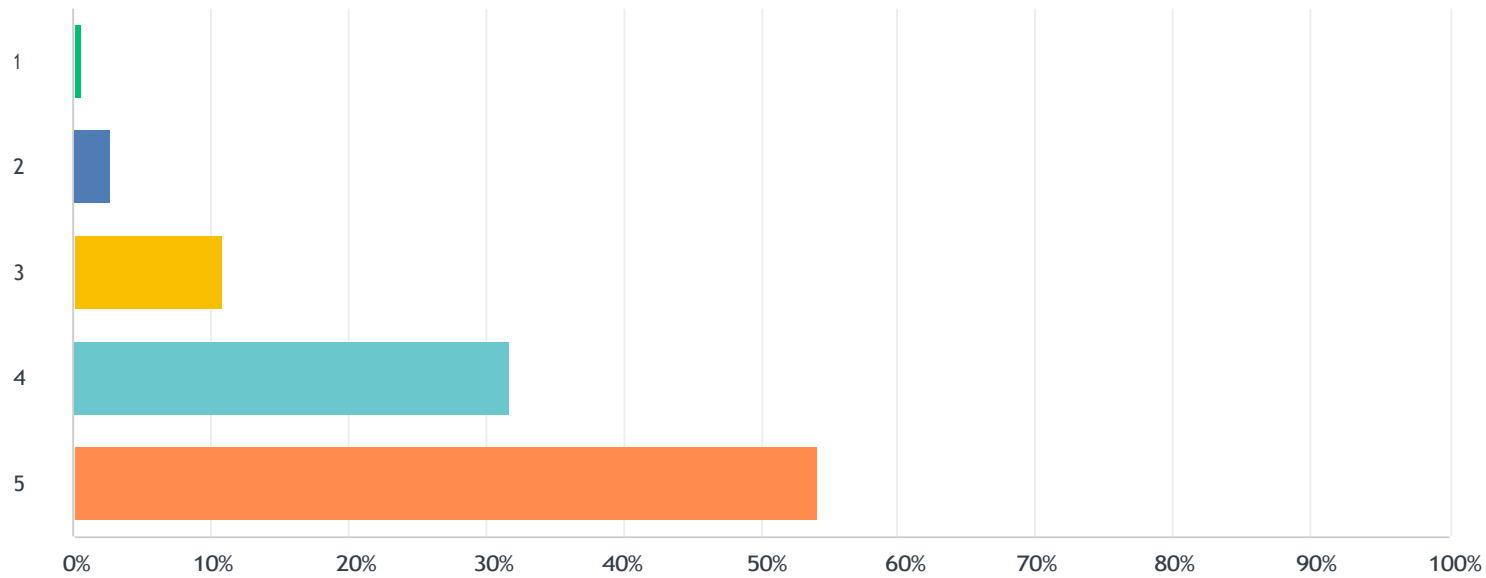
ANSWER CHOICES	RESPONSES	
1	25.87%	37
2	12.59%	18
3	20.98%	30
4	18.88%	27
5	21.68%	31

Q7 Rate your ability to walk in your neighborhood on a scale of 1 to 5  
(with 1 being poor, and 5 being excellent)



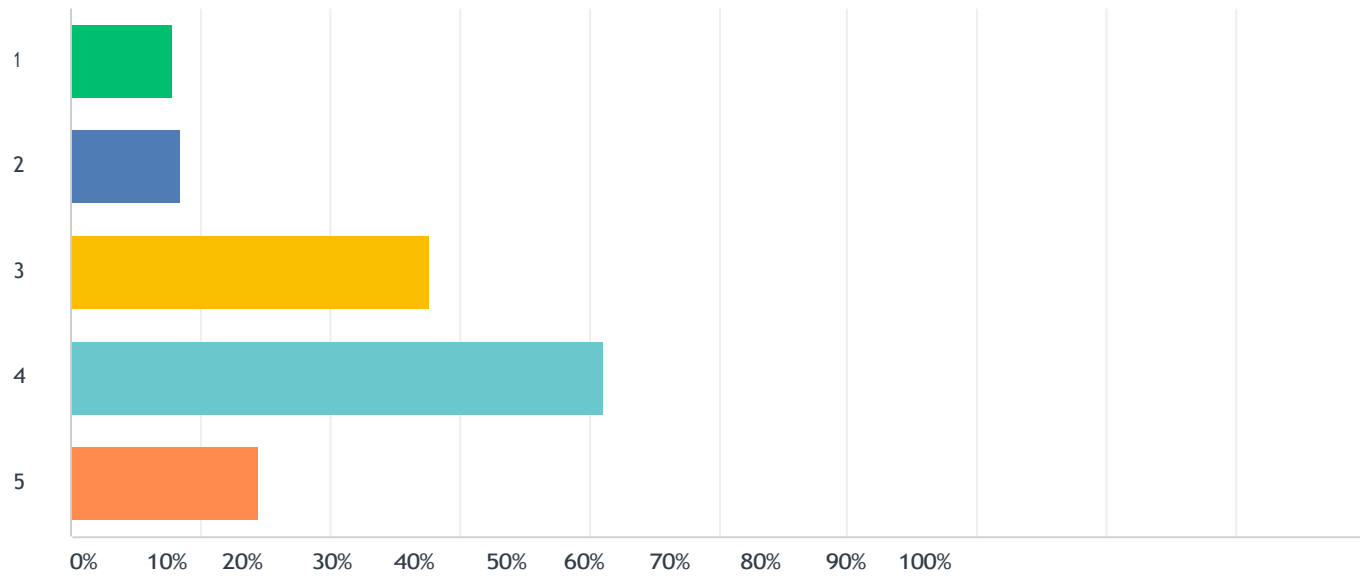
ANSWER CHOICES	RESPONSES	
1	0.67%	1
2	2.67%	4
3	9.33%	14
4	30.67%	46
5	56.37%	85

## Q8 Rate your ability to bike in your neighborhood on a scale of 1 to 5 (with 1 being poor, and 5 being excellent)



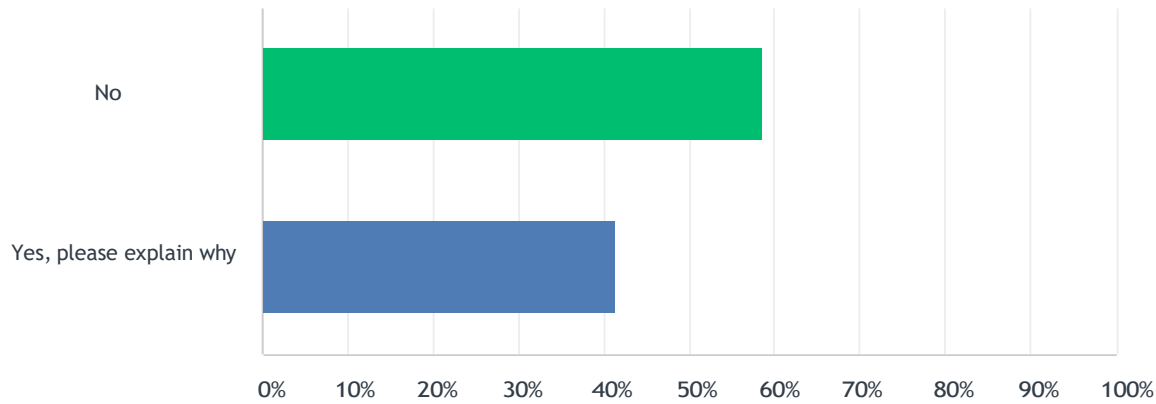
ANSWER CHOICES	RESPONSES	
1	0.68%	1
2	2.70%	4
3	10.81%	16
4	31.76%	47
5	54.05%	80

Q9 Rate the maintenance/condition of Elida's local streets and roads on a scale on 1 to 5  
(with 1 being poor, and 5 being excellent)



ANSWER CHOICES	RESPONSES	
1	7.95%	12
2	8.61%	13
3	27.81%	42
4	41.06%	62
5	14.57%	22

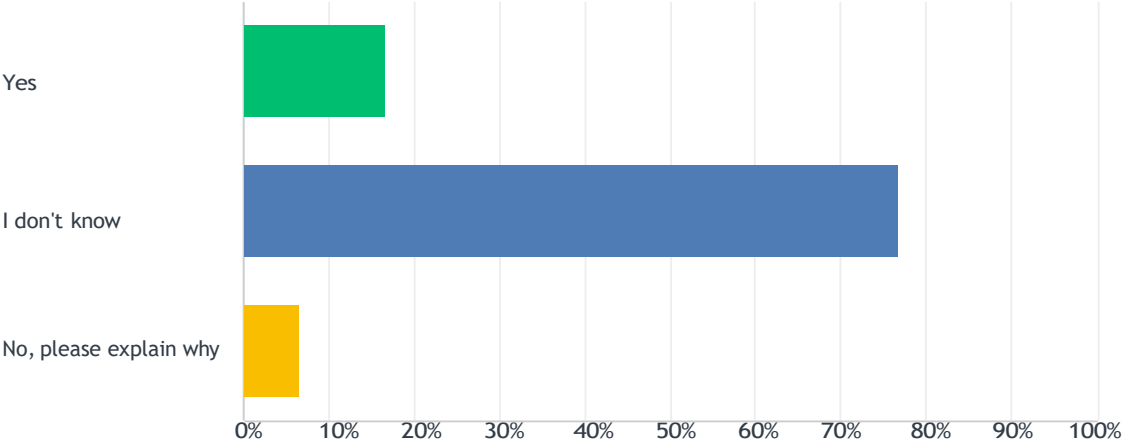
## Q 10 Do you have concerns with traffic problems on local roads and streets?



ANSWER CHOICES	RESPONSES
No	58.67% 88
Yes	41.33% 62

Speeding	43.55%
Signals and signs	22.58%
Ordinance Enforcement	12.90%
ATV's and Golf Carts	6.45%
Need Sidewalks	4.84%
Road conditions	4.84%
School Traffic	4.84%

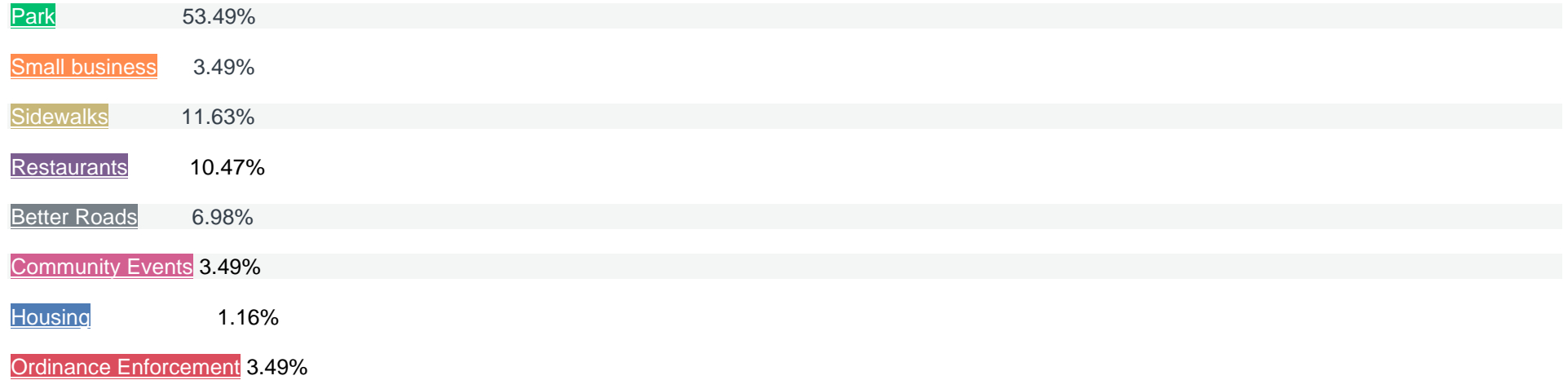
# 11 Do you think transit (RTA) services are adequate?



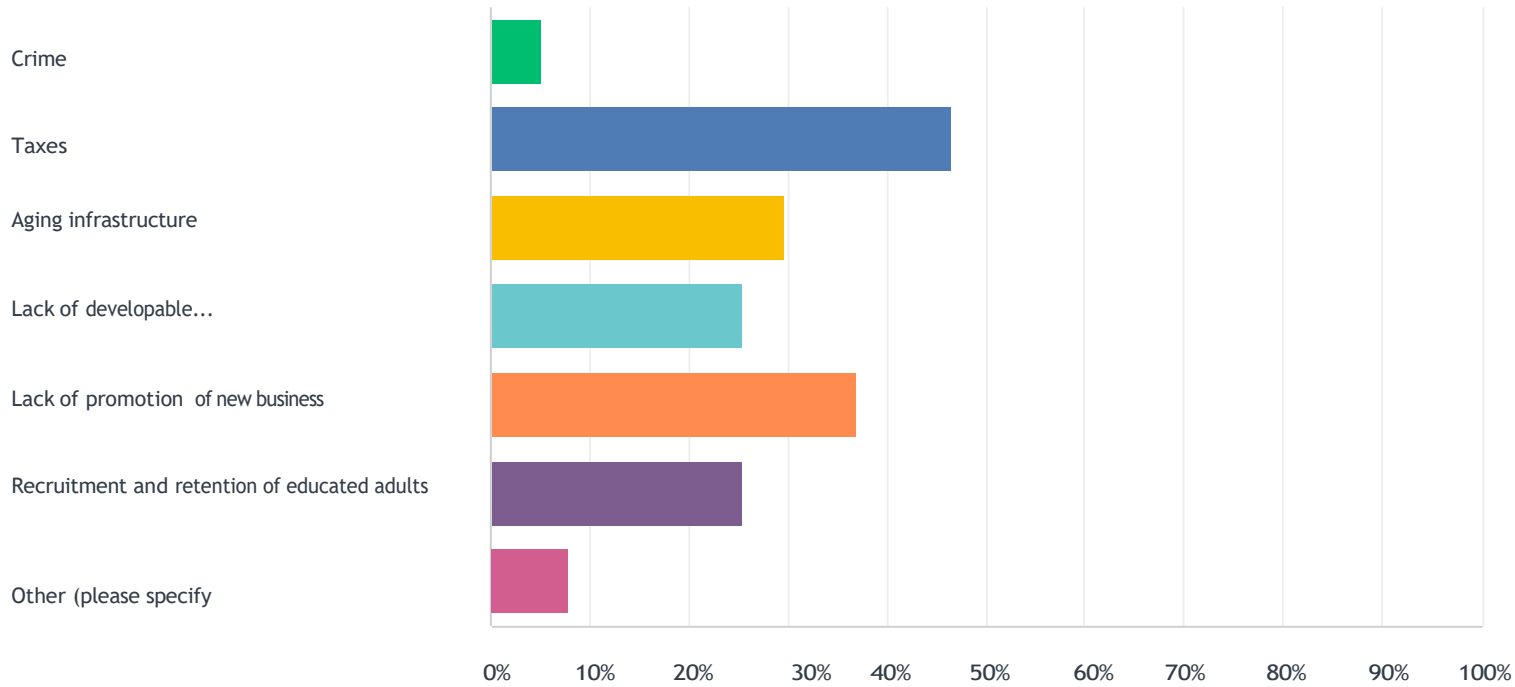
ANSWER CHOICES	RESPONSES	
Yes	16.56%	25
I don't know	76.82%	116
No, please explain why	6.62%	10
<b>Unaware of service</b>	100%	



## 12 What type of facilities or improvements do you think would raise the quality of life for residents of the village?

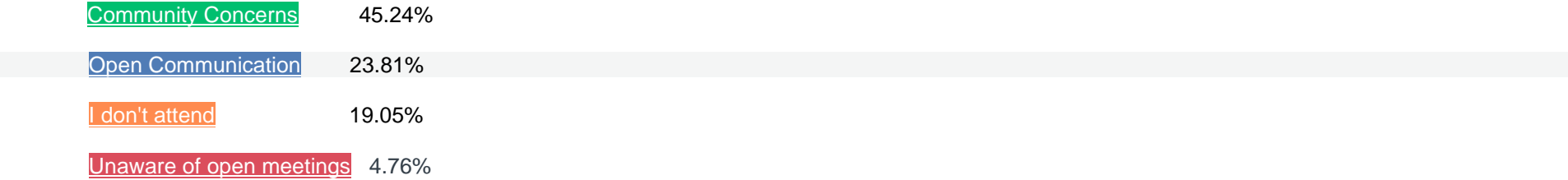


# Q13 What do you think are "roadblocks" to Village growth and development? (Choose two):

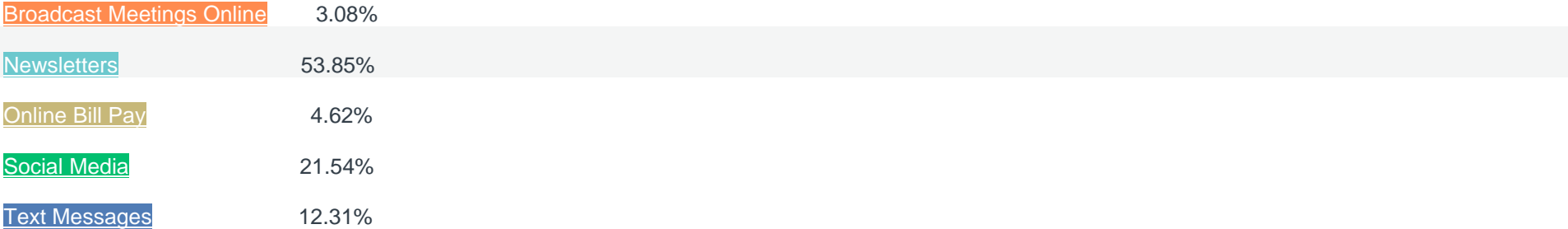


ANSWER CHOICES	RESPONSES
Crime	5.07% 7
Taxes	46.38% 64
Aging infrastructure	29.71% 41
Lack of developable land	25.36% 35
Lack of promotion of new businesses	36.96% 51
Recruitment and retention of educated adults (losing them to bigger cities)	25.36% 35
Other (please specify)	7.97% 11
<u>Cost of Living</u>	18.18%
<u>Lack of Community Pride</u>	18.18%
<u>Leadership</u>	18.18%
<u>Ordinance Enforcement</u>	18.18%

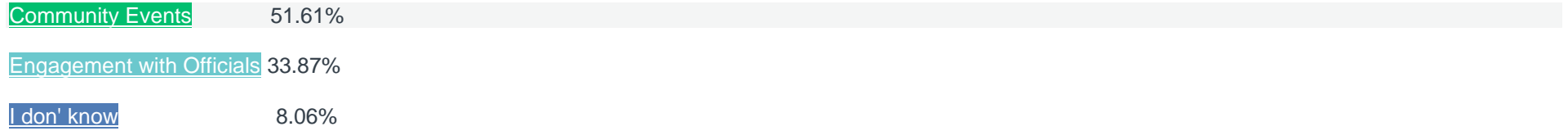
# 14 What encourages you to engage with Village officials and/or attend town hall meetings?



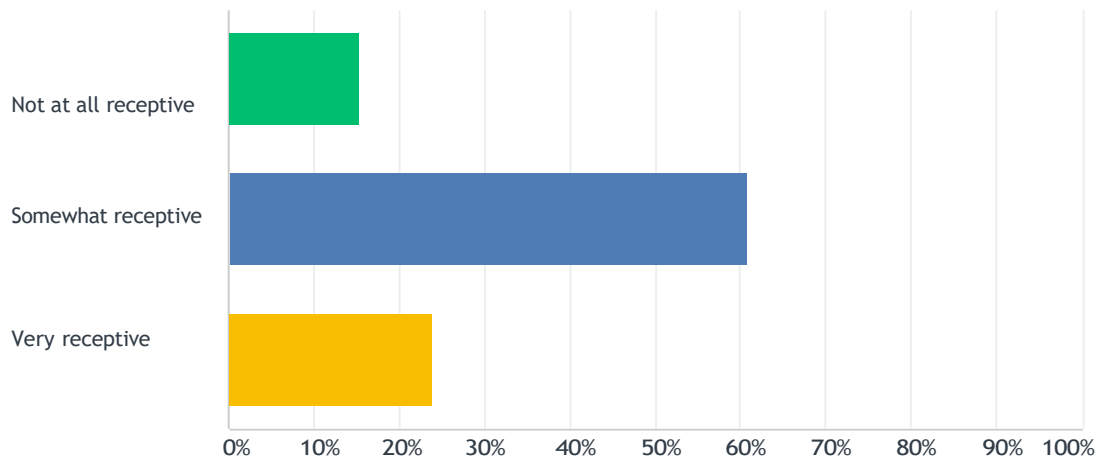
Q15 Currently, Village officials are working to upgrade our website which will include information about various issues. What ideas do you have on how the Village can better communicate with the public?



## Q 16 What do you think can be done to encourage more civic engagement with the residents of the village?

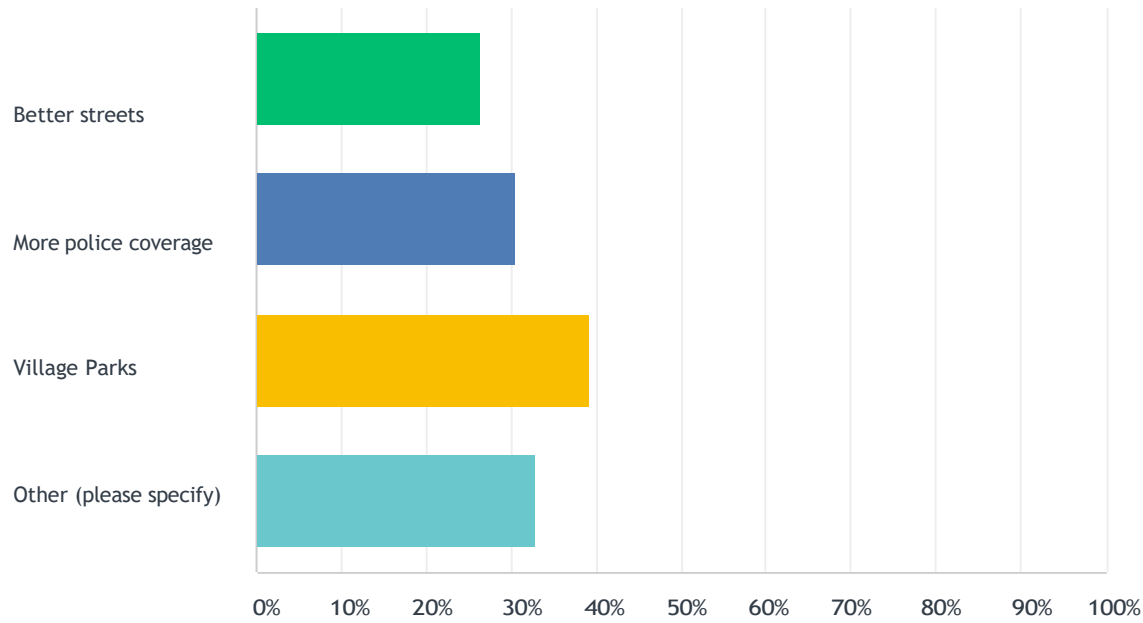


## Q17 How receptive do you think village officials are to the concerns of village residents?



ANSWER CHOICES	RESPONSES	
Not at all receptive	15.38%	20
Somewhat receptive	60.77%	79
Very Receptive	23.85%	31

## 18 Which areas of improvement would you be willing to consider a tax for? (choose all that apply):



ANSWER CHOICES	RESPONSES	
Better streets	26.40%	33
More police coverage	30.40%	38
Village Parks	39.20%	49
<u>Drainage</u>	7.32%	
<u>No New Taxes</u>	82.93%	

## Q 19 Do you have any other questions or comments?

Answered: 25 Skipped: 129

No government housing projects

Would like to pay water bill online without the \$5.00 fee

Village officials need to live in village limits

Encourage maintenance and upkeep of properties

Would like to pay water and trash bill online

RR Tracks on Greenlawn/Dutch hollow need attention

I'm not sure if it's something village officials can do anything about, but the appearance and upkeep of some of the homes in the west end of town has gotten pretty bad. Overall, this is a cute village with a variety of homes that represent many decades of growth and homeowner pride. I don't know if those in such rough condition are rentals or occupied by owners, but it's disappointing. I'm not one that believes every house has to look like a showcase home, but it does affect the value and desirability for our neighborhood when homes have yards that are more dirt than grass, leaning structures, plants overgrown and attached to the structures, or disrepair. Again, I don't know what if anything can be done when it's someone's private property, but I do appreciate this opportunity to share my opinion and concern. Thank you for the survey. It shows me you care about our thoughts as residents and taxpayers.

-Please remove the bright orange "end road work" sign at Josh's All Under Ten. The construction has been complete for a few years now. -Thank you for sending out this survey. Elida is a great place to live!

There are minimal benefits to living in the Village and paying the income tax over living in the township. The only slight benefit is the lower sewer and water rate, but the savings is nowhere close to what is paid in taxes. It's unfortunate that the Village officials at the time did not do a cashflow analysis and needs assessment when determining to enact the income tax. Instead, they just went with what could be charged without going to the voters. Those errors will make any future tax issues tough to pass without very detailed demonstration of need and added benefit to Elida residents.

As a middle to high income resident, I am not seeing the value of the current tax rate. In this current economy, suggesting additional taxes is not well received. Voters will reject a ballot levy.

RESOLUTION NO. 504-2022

A RESOLUTION: ADOPTING THE VILLAGE OF ELIDA 2050 COMPREHENSIVE PLAN

WHEREAS, the Village of Elida, Ohio met at a duly called and authorized meeting of the Council, such meeting being duly called pursuant to the rules of Council, with notice received by all Council Members, and

WHEREAS, the Village of Elida opted to undertake comprehensive planning process and since has participated independently and collaboratively with the Lima-Allen County Regional Planning Commission, Allen Economic Development Group, and Lima Area Chamber of Commerce, 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 documents has been submitted and received adequate public review; and,

WHEREAS, the Lima-Allen County Regional Planning Commission has reviewed and recommended the Village of Elida 2050 Comprehensive Plan for adoption;

NOW, THEREFORE, BE IT ORDAINED BY A MINIMUM OF MAJORITY OF VOTING by the Council of the Village of Elida, Ohio:

Section 1. That the Council of the Village of Elida, Ohio hereby endorses and adopts the Village of Elida 2050 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 2. That it is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were passed in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Vote	1st	2nd	3rd
Jon T. Jenkins	Y	Y	—
Larry Flick	Y	Y	Y
Mike Campbell	Y	Y	Y
Rhonda McCoy	Y	Y	Y
Darryl Nichols	Y	Y	Y
Ken Hall	Y	Y	Y
Claude Paxton, Mayor			
Total	6-0	6-0	5-0

Section 3. That this shall become effective at the earliest prescribed period permitted per law. The clerk shall publish as deemed appropriate.

Passed: Nov. 22, 2022

MAYOR: Claude Pator

FISCAL OFFICER/CLERK: Sam Hays

SOLICITOR: Bay G. H.