

RECORD OF PROCEEDINGS

VILLAGE OF PLYMOUTH

Economic Development Committee

Held October 20, 2025

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The Village of Plymouth convened in Economic Development Committee on October 20, 2025 at 6:31PM in person. The following members and visitors were present:

Mayor Cassandra Fryman
Mrs. Susan Moore Present
Mr. Richard Hurles Absent
Mrs. Amanda Clark Present

EMPLOYEES: *DiAnn Jamerson, Fiscal Officer; James Burton, Administrator; Rebekah Fearing, Tax/Court Clerk*

VISITORS: *None*

The following is an overview of the items discussed

Action Items

- **Call the property surveyor** Contact the surveyor to proceed with property parceling and create a reminder for follow-up.
- **Work on OPWC grant** Continue working on the OPWC grant application this week.
- **Review property ordinances and brownfield grant eligibility** Look into the revised codes and brownfield grant opportunities for condemned properties.
- **Meet with Pat regarding handicap ramp and property issues** Bring up the interim plan for the handicap ramp and discuss property matters.

Overview

- Discussion focused on **downtown revitalization**, property issues, and grant opportunities.
- Key challenges include **condemned properties**, lack of funding, and community resistance to taxes.
- Action items include **property surveying**, grant applications, and exploring brownfield funding.
- Concerns raised about **state legislation** impacting small communities' independence.
- Ideas for improving downtown: **green spaces, amphitheater, art alley, benches, and trash cans**.

Property Surveying, Parceling, and Grant Applications

- Huron County Growth Partnership hired a new staff member.
- Surveyor not yet contacted; plan to call tomorrow for approximately 2.98-acre parcel survey.
- Parcel boundaries changed slightly; next steps: survey, price, offer, transfer to Huron County Growth Partnership.
- Comprehensive plan required for cities, covers at least 10 years, involves council, mayor, admin, zoning, community.
- Comprehensive plan aids grant readiness; some cities (Norwalk, Bellevue) already completed due to regulations.

Downtown Revitalization: Green Spaces, Events, and Amenities

- Downtown revitalization hindered by low community income and resistance to higher taxes.
- Grants available for downtown improvements require targeted, compelling proposals.
- Events like Christmas in the Village foster local entrepreneurship and community engagement.
- Excessive ordinances and NIMBYism stifle downtown development and event planning.

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- Beautification efforts (green spaces, art alleys, amphitheater) proposed to attract businesses and residents.

Condemned Properties, Brownfield Grants, and Demolition Process

- Parking concerns discussed; alternatives available but some reluctance to walk, especially among older attendees.
- Proposal to improve public spaces: new benches, trash cans, and enhancements to green space by old hotel and possibly placing old locomotive in area.
- Cost estimates: \$21,000 for 8-10 trash cans and benches; individual trash cans priced \$400-\$900, benches \$1,200 each.
- Economic development linked to community events and business owner reinvestment; consistency and local pride emphasized.

State Legislation Impacting Small Communities and Local Budgets

- Multiple condemned or structurally unsafe properties discussed, including former hotel and house next to Village building.
- EPA condemned at least one property; classified as nuisance, looking into property to require demolition per ordinance and revised codes.
- Brownfield grants available for demolition; recent state budget increases make funding more accessible.
- Ownership and maintenance issues noted; some properties owned by management companies with poor upkeep history.
- Planning resources and presentations (e.g., Chris Knapp, Mayor of Ontario) shared with Mayor Fryman their guide community redevelopment and ensure continuity across administrations.

Community Viability, Tax Issues, and Economic Development Challenges

- State passed legislation in Dec 2023 requiring small communities to meet 5 of 10 criteria after 2030 census to avoid dissolution ballot.
- If dissolved, community assets and infrastructure transfer to county/township; county commissioners handle assessments.
- Many small communities at risk; local officials often unaware of new law.
- Proposed tax relief could cut over \$390,000 from Huron County schools; legal challenges expected.
- Land discussed at \$10,000+ per acre; minimum sale price for 3 acres discussed.

Meeting adjourned at 7:20pm



DiAnn Jamerson, MMC, Fiscal Officer

All formal actions of the Village of Plymouth concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.