

# RECORD OF PROCEEDINGS

VILLAGE OF PLYMOUTH

## Economic Development Committee

Held August 14, 2025

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The Village of Plymouth convened in Economic Development Committee on August 14, 2025 at 5:35PM 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*

*VISITORS: None*

### The following is an overview of the items discussed

- Focus on **affordable housing** and redevelopment of vacant lots.
- Discussion of **Community Improvement Corporation (CIC)** processes and agreements.
- Exploration of **grant opportunities** for community projects (EPA, Fisher Titus, Healthy Hometown).
- Interest in **property sales**, lot splits, and use of proceeds for village needs.
- Consideration of **pickleball courts**, amphitheater, and other community amenities.
- Emphasis on **comprehensive planning** and community engagement.
- Need for **consistency and implementation** of plans.

### Affordable Housing and Vacant Lot Utilization

- Blueprints designed for vacant lots ~30 feet wide, 1200–1700 sq ft.
- Supports single-family, duplex, and mother-in-law suite configurations.
- Includes features like alley access for off-road parking.
- Developer to showcase models in Cuyahoga or Lorain County in fall; build cost under \$300,000.
- Pre-approved blueprints streamline zoning and approval process, attracting builders.

### CIC Agreements and Property Transfer Processes

- Community Improvement Corporation (CIC) facilitates property transfers for economic development.
- CIC agreements include turning over property to CIC, selling to individuals/businesses, and returning proceeds to the village.
- Examples provided: agreements from Wakeman, Norwalk, and Huron County; template from 1994 with Keith Hebble.
- Ohio Revised Code defines CIC powers; ordinances authorize CIC to sell city property not needed for municipal purposes.
- Blighted properties removal could yield 10–15 lots; process requires condemnation and demolition.
- Legislation for CIC targeted for completion by September; paperwork in progress.

### Land Appraisals, Lot Splits, and Sales

- Municipal land valued at \$14,000 per acre by Village garage; proposed sale of 2 acres for \$20,000–\$28,000.
- Minimum reserve price set at \$10,000 per acre due to rising land values.
- Buyer responsible for all transaction costs, including lot split and title work.
- Sale proceeds to be deposited in general fund, potentially used for fire station bond.
- Transaction to use template documents; land transferred to improvement corporation before final sale.

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### Grant Opportunities and Community Projects

- EPA grant for generators available fall 2024; intended for emergency shelter use.
- Fisher Titus offers multiple grant options: sponsorship/donation, Healthy Hometown (applications in 2026-2027), and capital grants.
- Grant applications require estimated costs, project details, and matching funds.
- Naming rights may incentivize larger donations from sponsors.
- Proposed community projects: green space development, walking paths, new benches, curbs, sidewalks, and potential amphitheater.

### Comprehensive Planning and Community Engagement

- Interest in converting fire station to indoor pickleball courts for year-round use.
- Multiple parties interested in fire station; preference for community-focused use over storage.
- Building requires minimal initial infrastructure changes; new roof needed eventually.
- Comprehensive plan emphasizes community involvement, steering committee input, and 10-year priorities.
- Comprehensive plan enables eligibility for larger grants by providing shovel-ready data and preliminary plans.

### Community Reinvestment Act (CRA) and Incentives

- Cities required to develop 10-year comprehensive plans as of this year.
- Community Reinvestment Act (CRA) offers 15-year property tax abatement on improvements or new construction to incentivize development.
- CRA used to encourage repair, demolition of blighted homes, and manufacturing investment.

### Community Amenities, Revitalization, and Implementation Challenges

- Property tax abatement for new facilities lasts **15 years**; schools support for long-term gain.
- Ohio Rail Development Commission provides business rail support; funding available for rail projects.
- Plymouth Locomotive Works purchased warehouse in industrial park; planned rail siding not implemented due to high cost.
- Discussion on VPRO ordinance and potential rehiring of Wayne; need for consistent office hours for application processing.

Meeting adjourned at 6:21pm



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.