



April 30, 2021

Dear Community Leaders & Stakeholders:

The following report provides a summary of the results of the first-ever annual Dream Big Tiffin! community development process. The Dream Big Tiffin! process is the first truly intensive community-wide engagement effort to identify and prioritize community development projects for the city of Tiffin, as well as solicit project ideas from any community residents and stakeholders.

In the fall of 2019, the Tiffin-Seneca Economic Partnership (TSEP) created the Tiffin Community Development Committee (TCDC) to advise and oversee TSEP's community development activities. The committee now has 23 members representing government, non-profit, and private businesses, and is staffed by Audrey Flood, TSEP's Development Manager leading community development. The first task of the committee was to assist TSEP and the City of Tiffin with the 2020 Community Development Block Grant (CDBG) process, which it did.

Then, in the first half of 2020, TSEP and the TCDC began to develop and oversee a new way to engage community stakeholders in collaborating to identify and prioritize quality of life, health and human services, and education and training projects. The idea was to help support existing projects, and to provide legislators, foundations, state and federal agencies, and other funding sources a prioritized list of projects they could consider for funding.

We worked with the Dayton Development Coalition to adapt their PDAC (Priority Development Advisory Committee) process to the city of Tiffin. The PDAC process is the best example of a large-scale collaborative effort to identify and prioritize projects in the state of Ohio. We appreciate Amy Schrimpf and Jeff Hoagland at the Dayton Development Coalition for their time, ideas, and assistance.

In September 2020, TSEP launched the Dream Big Tiffin website, where residents and stakeholders could submit ideas for projects to improve the community's quality of life, as well as actual project proposals, which required the completion of a 23-question survey, including budget and financial information. A total of 10 full project proposals were submitted, which are provided in this report. Additionally, 55 ideas were submitted and were consolidated into 28 unique ideas that you will find here.

In January 2021, the ten project proposals were made public on the website. Residents and stakeholders were asked to rate the importance of each of the projects and provide any other feedback. At the end of January, TCDC subcommittees met to decide which projects were Priority (very important, very impactful, high levels of support, with a fully developed proposal), Recommended (important, impactful, supported, not yet fully developed), and Reviewed (other projects). We then reviewed and approved the ratings of both subcommittees. Five projects were rated Priority; four were rated Recommended; and one was rated Reviewed.

The **Priority** projects selected were the following:

- **Court Street Alley Improvement Project:** a \$407,000 project that seeks to transform Court Street into a destination space like Cherry Alley including lighting, seating, and other amenities.
- **Seneca County Cares for Families:** \$172,000 annual operating cost to continue Handle With Care (trauma alert service) and Seneca Mentoring Youth Links (SMYL).
- **Tiffin Community Kitchen:** \$2.7 million community kitchen space where people can connect around local food, service, cooking, eating and growing.
- **South River Road Trail Improvements:** \$200,000 development and beautification of a recently vacated street area as a portion of a trail along the Sandusky River, increasing safety.
- **Bunky Bike Tree:** \$5,000 sculpture of a tree made from recycled bicycle parts to honor the life and legacy of Mark “Bunky” Roehrig.

The **Recommended** projects selected were the following:

- **Transformation Life Center:** unknown facility cost and \$200,000 annual budget to develop a comprehensive center that will provide housing, clothing, food, and services for those in need.
- **City of Tiffin Trail Connection:** \$50,000 of improvements to connect and develop Tiffin’s trail system as part of the Active Transportation Plan.
- **Salvation Army Parking Lot Repair:** \$26,000 repair of facility’s parking lot to increase safety and accessibility to those in need.
- **South Washington Streetscape Extension:** \$3.0 million project to continue the streetscaping items including decorative light poles, furniture, brick and decorative traffic poles down Washington Street towards St. Joe’s Church.

In addition, a proposal for a Tiffin Fire Station #3 was submitted, but a feasibility study had not been conducted by the time of the submission, so it was rated “Reviewed.” Next steps have been identified for each of the ten project proposals, and each of the project ideas have been referred to the appropriate organizations to consider in their strategic planning.

Furthermore, in June 2020, a three-year joint planning effort between Seneca County, the City of Tiffin, the City of Fostoria, and the Seneca Park District ended with the publication of the Multi-Jurisdictional Comprehensive Plan (MJCP), entitled “For the Next Generation.” The first new community development plan for Tiffin in more than 26 years, it had a true comprehensive plan. The Tiffin portion of the MJCP—which now functions as Tiffin’s new Comprehensive Plan—has six major goals, 32 objectives and 164 strategies.

The TCDC will have the role of overseeing the implementation of this plan for Tiffin. Accordingly, we have structured this report in six sections, each corresponding to one of the six major goals of the Comprehensive Plan:

- 1. Prosperous & Resilient Economy
- 2. Attractive, Desirable & Livable Places
- 3. Quality Community Facilities & Services
- 4. Environmental Stewardship – Valued Natural Resources
- 5. Enhanced Mobility, Accessibility & Public Transportation
- 6. Strong Community Character & Image

In addition to sorting each of the project proposals and unique ideas into each goal section, we have listed some

of the leading organizations involved with each of the six goals. Most of these organizations are represented on the TCDC.

If you want any details about any of the project proposals, you can check out the applications for each project at <https://tiffinseneca.org/gathering-community-input>, or you can contact Audrey Flood, TSEP's Development Manager for Community Development, at flood@tiffinseneca.org or by cell phone at 419.561.0244. Audrey can answer any additional questions you may have.

Sincerely,

Jodie Reinbolt, Chair

Bernie Steinmetz, Vice Chair

Members of the Tiffin Community Development Committee

- Aaron Montz, City of Tiffin
- Amy Reinhart, Tiffin-Seneca Economic Partnership
- Andrew Kalnow, National Machinery
- Bernie Steinmetz, Mercy Health Foundation
- Brian Perrine, Clouse Electric
- Bryce Kuhn, Tiffin City Parks Department
- Charlene Watkins, Seneca Regional Planning Commission
- Dale Thornton, City of Tiffin
- Dan Barolo, Fifth Third Bank
- David Zak, Tiffin-Seneca Economic Partnership
- Dawn Iannantuono, Tiffin City Council
- John Arnold, Arnold Vending
- Kari Steele, Tiffin-Seneca United Way
- Kathy Oliver, Seneca County Job & Family Services
- Kim Radison, Leadership Seneca County
- Jodie Reinbolt, Tiffin Community Foundation
- Larry Baker, National Machinery Foundation
- Matthew Watson, Tiffin City Engineer
- Meagan Novess, Heidelberg University Enactus
- Olivia Brooks, Webster Industries Foundation
- Sharon George, Seneca County Family, Adult & Children First Council
- Shawn Detterman, Baumann Auto Group
- Steve Hickey, Elks Foundation
- Zak Weimer, First Insurance Group

Goal 1. Prosperous & Resilient Economy

Ensure we are prepared to and successfully capitalize on opportunities in the local, regional, national and global economy, with an emphasis on jobs and tax revenue.

Lead Organizations

- City of Tiffin Administration
- City of Tiffin Engineer's Office
- OSU Extension
- Tiffin-Seneca Economic Partnership
- Seneca County Dept. of Job & Family Services
- Seneca Regional Chamber & Visitor Services



Multi-Jurisdictional Comprehensive Plan References

- Goal has 5 objectives, 27 strategies.
- Goal: MJCP Chapter 5.3, p. 3.
- Objectives: MJCP Chapter 5.3, pp. 4-13.
- Time Frames: MJCP Chapter 5.3, pp. 32-35.
- Objectives
 - Objective 1.1 Strategic Planning
 - Objective 1.2 Workforce Development
 - Objective 1.3 Suitable Locations
 - Objective 1.4 Retention, Expansion & Attraction
 - Objective 1.5 Agribusiness
 - Objective 1.6 Entrepreneurship
 - Objective 1.7 Downtown Tiffin

2021 Project Submissions

- No project proposals were submitted.

2021 Idea Submissions

- **Remodeling Incentive:** Provide incentives to renovate commercial and residential property (1.3 Suitable Locations). Refer to TSEP.
- **Westgate & Mall Support:** Assist as has been done downtown with these areas (1.3 Suitable Locations). Refer to TSEP.
- **Chain Restaurants & Big Box Retail:** Recruit new restaurants and retail (1.4 Retention, Expansion & Attraction). Refer to TSEP.
- **1960s-Type Stores:** Recruit diners, budget-minded stores, meat markets, candy shops, etc. (1.4 Retention, etc.). Refer to TSEP.

IDEAS FOR
REFERRAL

Goal 2. Attractive, Desirable & Livable Places

Ensure we have sustainable quality places for living and socializing, with a sense of place that embraces our cultural heritage.

Lead Organizations

- City of Tiffin Administration
- City of Tiffin Engineer's Office
- East Green Foundation
- Great Lakes Community Action Partnership
- Seneca Metropolitan Housing Authority
- Seneca Regional Planning Commission
- Tiffin Community Foundation
- Tiffin Historic Trust
- Tiffin Museum & Gallery Alliance
- Tiffin-Seneca Economic Partnership



Multi-Jurisdictional Comprehensive Plan References

- Goal has 5 objectives, 27 strategies.
- Goal: MJCP Chapter 5.3, p. 3.
- Objectives: MJCP Chapter 5.3, pp. 13-18.
- Time Frames: MJCP Chapter 5.3, pp. 35-37.
- Objectives
 - Objective 2.1 Housing Options
 - Objective 2.2 Desirable Neighborhoods
 - Objective 2.3 Valued Culture & Places
 - Objective 2.4 Property Maintenance
 - Objective 2.5 Sustainable Land Use

2021 Project Submissions

- **Court Street Alley Improvement Project:** a \$407,000 project that seeks to transform Court Street into a destination space like Cherry Alley including lighting, seating, and other amenities.
 - Priority Rating: 1 (Priority).
 - Sponsoring Organization: City of Tiffin Engineer's Office.
 - MJCP Strategy: 2.2.2 Alleys.
 - Next Steps: Project can move forward when funding procured, approvals obtained, and City Engineer's Office has capacity.
- **Transformation Life Center:** unknown facility cost and \$200,000 annual budget to develop a comprehensive center that will provide housing, clothing, food, and services for those in need.
 - Priority Rating: 2 (Recommended).
 - Sponsoring Organization: Tiffin Community Council on Homelessness.
 - MJCP Objective: 2.1 Housing Options.
 - Next Steps: Project needs to refine budget and procure funds.



2021 Ideas Submissions

- **City Alley Improvements:** Repair potholes, pick up trash, and require property maintenance (2.2.2 Alleys). Refer to Tiffin City Engineer's Office.
- **Zoning Advisory Council:** Create a group of stakeholders to advise on zoning updates (2.5.2 Updating Zoning Req's). Refer to Tiffin City Engineer's Office.
- **Downtown Recycling & Cigarette Butt Containers:** install throughout downtown (2.3.1 Downtown Tiffin). Refer to TSEP.

IDEAS FOR
REFERRAL

Goal 3. Quality Community Facilities & Services

Create/foster a strong sense of community & ensure social needs are met with equitable programs & access to a wide range of community and public facilities and services.

Lead Organizations

- Calvert Catholic Schools
- City of Tiffin Parks & Recreation
- City of Tiffin Engineer's Office
- Heidelberg University
- Mental Health Recovery Services Board
- Mercy Health – Tiffin Hospital
- Ritz Theater
- Seneca County Family, Adult & Children First Council
- Seneca County Common Ground
- Seneca County Park District
- Tiffin City Schools
- Terra State Community College
- Tiffin Community Foundation
- Tiffin-Seneca Economic Partnership
- Tiffin-Seneca Public Library
- Tiffin University
- Vanguard-Sentinel Career & Technology Center
- YMCA of Bucyrus-Tiffin



Multi-Jurisdictional Comprehensive Plan References

- Goal has 5 objectives, 19 strategies.
- Goal: MJCP Chapter 5.3, p. 3.
- Objectives: MJCP Chapter 5.3, pp. 18-21.
- Time Frames: MJCP Chapter 5.3, pp. 37-39.
- Objectives
 - Objective 3.1 Foster Inclusive Communities
 - Objective 3.2 Education & Lifelong Learning
 - Objective 3.3 Active Living
 - Objective 3.4 Health & Wellness
 - Objective 3.5 Food Security & Access

2021 Project Submissions

- **South River Road Trail Improvements:** \$200,000 development and beautification of a recently vacated street area as a portion of a trail along the Sandusky River, increasing safety.
 - Priority Rating: 1 (Priority).
 - Sponsoring Organization: Tiffin City Engineer's Office.
 - MJCP Strategy: 3.3.4 City Trails.
 - Next Steps: Project can move forward when funding and City Engineer's Office capacity allow.



- **Seneca County Cares for Families:** \$172,000 annual operating cost to continue Handle With Care (trauma alert service) and Seneca Mentoring Youth Links (SMYL).
 - Priority Rating: 1 (Priority)
 - Sponsoring Organization: Seneca County Family and Children First Council.
 - MJCP Strategy: 3.4.1 Behavioral and Mental Health.
 - Next Steps: Project is currently operational but at risk for closure. Project can continue if additional funding is found.



- **Tiffin Community Kitchen:** \$2.7 million community kitchen space where people can connect around local food, service, cooking, eating and growing.
 - Sponsoring Organizations: Old Trinity Episcopal Church and Seneca County Common Ground.
 - Priority Rating: 1 (Priority).
 - MJCP Objective: 3.5 Food Security & Access
 - Next Steps: Project can move forward when local match of \$1.35 million has been secured.



- **City of Tiffin Trail Connection:** \$50,000 of improvements to connect and develop Tiffin’s trail system as part of the Active Transportation Plan.
 - Priority Rating: 2 (Recommended).
 - Sponsoring Organization: City of Tiffin Engineer’s Office.
 - MJCP Strategy: 3.3.4 City Trails.
 - Next Steps: Project can move forward when funding and City Engineer’s Office capacity allow.



- **Salvation Army Parking Lot Repair:** \$26,000 repair of facility’s parking lot to increase safety and accessibility to those in need.
 - Priority Rating: 2 (Recommended)
 - Sponsoring Organization: Salvation Army of Tiffin
 - MJCP Strategy: 3.4.3 Access.
 - Next Steps: Project can move forward when funding procured.

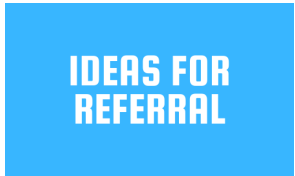


- **Tiffin Fire Station #3:** \$5 million new fire station in city of Tiffin that has not yet been evaluated by a feasibility study.
 - Priority Rating: 3 (Reviewed)
 - Sponsoring Organization: Tiffin Firefighters Local 322
 - MJCP Strategy: 3.4.5 Emergency Services.
 - Next Steps: Project to be reviewed again next year.



2021 Idea Submissions

- **Math and Science Center:** STEM school for area high school students (3.2.1 Graduation Rates). Refer to Tiffin City Schools, Calvert Catholic Schools, North Central Academy.
- **Skill Trades Education:** Develop program for high schoolers to be able to learn skilled trades (3.2.2 Skilled Trades). Refer to Vanguard-Sentinel.
- **Christmas Lights:** Continue to develop an annual Christmas Lights display (3.3.3 City Parks). Refer to Christmas Lights Committee, Tiffin City Parks
- **Apple Jack Park Improvements:** Add more useable playground equipment (3.3.3 City Parks). Refer to Tiffin City Parks.



- **Nature Trails Park Improvements:** Develop a stony or dirt path parallel to other paths (3.3.3 City Parks). Refer to Tiffin City Parks.
- **Tiffin Bike Path Connections:** cf. City of Tiffin Trail Connection Project (above) (3.3.4 City Trails). Idea is contained in City of Tiffin Trail Connection Project.
- **Urban Hiking Loop Trail:** cf. City of Tiffin Trail Connection Project (above) (3.3.4 City Trails). Refer to Active Transportation Committee, Tiffin City Parks.
- **Tiffin to Bloomville Biking & Walking Trail:** Acquire railroad bed and develop trail (3.3.4 City Trails). Refer to Active Transportation Committee, Tiffin City Parks, Seneca Parks.

Goal 4. Environmental Stewardship – Valued Natural Resources

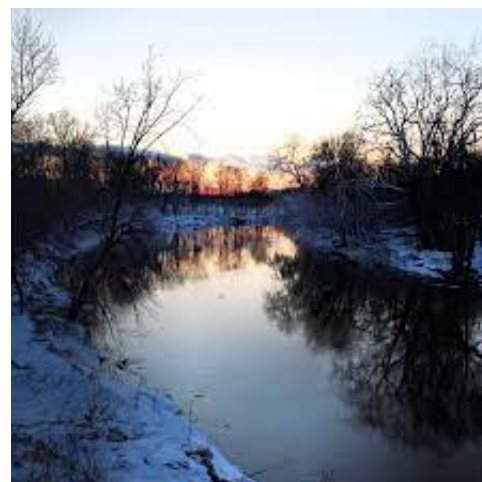
Be good stewards of our natural resources as they contribute to human and economic well-being, provide recreation and educational opportunities for locals and tourists, and significantly enhance the character of our community.

Lead Organizations

- Aqua Ohio
- City of Tiffin Parks and Recreation
- City of Tiffin Water Pollution Control Center
- OSS Solid Waste District
- Seneca Conservation District
- Seneca County Parks District
- Shade Tree Commission

Multi-Jurisdictional Comprehensive Plan References

- Goal has 6 objectives, 21 strategies.
- Goal: MJCP Chapter 5.3, p. 3.
- Objectives: MJCP Chapter 5.3, pp. 22-26.
- Timeframe: MJCP Chapter 5.3, pp. 39-40.
- Objectives
 - Objective 4.1 Resource Protection
 - Objective 4.2 Accessible Green Space
 - Objective 4.3 Clean Air & Water Best Management Practices
 - Objective 4.4 River Life
 - Objective 4.5 Green Energy
 - Objective 4.6 Solid Waste Management



2021 Project Submissions

- No project proposals submitted.

2021 Idea Submissions

- **Sandusky River Viewscape & Access:** Develop more access to the waterways (river and creeks) (4.2.2 River Access). Refer to Tiffin City Parks, Seneca Parks, Seneca Conservation District.
- **Sandusky River Water Trail & Biking Options:** Develop a water trail and safer biking (4.2.3 State Water Trail). Refer to Tiffin City Parks, Seneca Parks, Seneca Conservation District.
- **Recycling Campaign:** Promote recycling through brochures, tote bags, trash burning (4.6.1 Recycling). Refer to Tiffin City Administration, OSS Solid Waste District.

IDEAS FOR
REFERRAL

Goal 5. Enhanced Mobility, Accessibility, & Public Transportation

Provide modern, well-maintained infrastructure and utilities (roads, water, sewer, telecommunication, etc.) to serve current and future residents and businesses.

Lead Organizations

- Aqua Ohio
- Bascom Communications
- City of Tiffin Administration
- City of Tiffin Engineer's Office
- City of Tiffin Water Pollution Control Center
- Seneca County Engineer
- Seneca County Commissioners
- Seneca Crawford Area Transportation
- Seneca Regional Planning Commission
- Tiffin-Seneca Economic Partnership



Multi-Jurisdictional Comprehensive Plan References

- Goal has 6 objectives, 19 strategies.
- Goal: MJCP Chapter 5.3, p. 3.
- Objectives: MJCP Chapter 5.3, pp. 26-30.
- Time Frames: MJCP Chapter 5.3, pp. 41-42.
- Objectives
 - Objective 5.1 Roadway Maintenance
 - Objective 5.2 Roadway Network
 - Objective 5.3 Alternative Transportation
 - Objective 5.4 Air & Rail Network
 - Objective 5.5 Smart Community Technologies
 - Objective 5.6 Water & Wastewater Infrastructure

2021 Project Submissions

- **South Washington Streetscape Extension:** \$3.0 million project to continue the streetscaping items including decorative light poles, furniture, brick and decorative traffic poles down Washington Street towards St. Joe's Church.
 - Priority Rating: 2 (Recommended).
 - Sponsoring Organization: City of Tiffin Engineer's Office
 - MJCP Strategy: 5.1.2 Downtown Street Improvements.
 - Next Steps: Project can move forward when funding procured and capacity exists within the City Engineer's Office.

RECOMMENDED
PROJECT

2021 Idea Submissions

- **Transit System:** Develop a bus system that connects Heidelberg, WalMart, and JFS (5.2.4 Transportation Networks). Refer to SCAT.
- **Outdoor Offices:** Set up public outdoor desks along riverfront and in parking lots with free Wi-Fi (5.5.2 Wi-Fi). Refer to Tiffin City Administration.
- **Clay St. Yellow Stripes:** Paint yellow stripes down the center of Clay Street (5.1.1 Systematic Maintenance). Refer to Tiffin City Engineer.
- **E. Market & Hunter St. Update:** Update/clarify this intersection (5.1.1 Systematic Maintenance). Refer to

IDEAS FOR
REFERRAL

Tiffin City Engineer.

- **Fair Lane Extension:** Continue Fair Lane from the Cancer Center to US 224 (5.2.1 Fair Lane Extension). Refer to Tiffin City Engineer.
- **College Campus Safety:** Additional signage and speed bumps should be added to campuses. Refer to Tiffin City Engineer.

Goal 6. Strong Community Character & Image

Enhance and strengthen our community character and brand to: establish a reputation as a great place to live, work, study and visit; to instill community pride; and attract new residents, businesses and visitors.



Lead Organizations

- City of Tiffin Administration
- City of Tiffin Engineer's Office
- Heidelberg University
- Ritz Theater
- Seneca Regional Chamber & Visitor Services
- Tiffin-Seneca Economic Partnership
- Tiffin University

Multi-Jurisdictional Comprehensive Plan References

- Goal has 3 objectives, 13 strategies.
- Goal: MJCP Chapter 5.3, p. 3.
- Objectives: MJCP Chapter 5.3, p. 31.
- Time Frames: MJCP Chapter 5.3, p. 43.
- Objectives
 - Objective 6.1 Celebrate Tiffin
 - Objective 6.2 Engage in Branding and Promotion
 - Objective 6.3 Tourism Development

2021 Project Submissions

- **Bunky Bike Tree:** \$5,000 sculpture of a tree made from recycled bicycle parts to honor the life and legacy of Mark "Bunky" Roehrig.
 - Priority Rating: 1 (Priority).
 - Sponsoring Organization: The Poignon Project.
 - MJCP Strategy: 6.3.3 Public Art.
 - Next Steps: Project to move forward when funding and approvals obtained.



2021 Idea Submissions

- **Tiffin Art Mile:** an art walk path with sculpture and murals for locals and visitors (6.3.3 Public Art). Develop Tiffin Arts Council. Refer to Tiffin Community Foundation, TSEP.
- **East Tower Mural:** contract with an artist to paint a mural on the south face of the building (6.3.3 Public Art). Refer to property owner.
- **Tiffin Cruise Night:** a classic car cruise-in on the streets of Tiffin (6.3.6 Festivals). Refer to TSEP.
- **Google My Business Initiative:** Help local businesses stand out on Google through reviews and photos. Refer to Chamber.

