
DEFIANCE COMMUNITY STRATEGIC PLAN

MEETING MINUTES

Wednesday, August 25, 2021

3:00 p.m.

AGENDA DISCUSSION ITEMS:

Introductions were made with the following present:

Liz Keel, Rita Kissner, Caren Bauer, Julie Harris, Guiseppa Blanchard, Niki Warncke, Erika Willitzer, Chris Switzer, Karol Yeager and Rex Robison.

Guests attending were Nick Hirt, Smallridge Development and Janna McWhite, Toledo Management.

Guests Nick Hirt and Janna McWhite were in attendance. Janna talked about new housing developments that she manages in Perrysburg and Nick Hirt develops housing and is interested in hearing about what type of housing that we are seeking. He also had a housing study available to view. Nick said he is not a large developer but is interested in hearing the needs to determine if he would invest in developing housing in Defiance. Nick said the housing study suggested that the South End of Defiance is in need of additional housing.

The group continued to discuss various housing options that could help to increase housing stock, including a Lease-Purchase, scattered site units and a tiny home community (which would require zoning changes). A lot of ideas were discussed.

Current Housing Market Listings

Karol Yeager presented some data that reflects the current real estate housing market:

There are 24 active listings, 23 contingent offers, 8 pending and 79 sold in the last 90 days.

The average property is on the market for 61 days.

To include the surrounding communities in Defiance County, Karol stated that there are 39 active listings, 37 contingent, 3 “coming soon” properties; 11 pending and 195 sold within the last 90 days.

Current Housing Loan Market

Julie Harris reported that residential loans have a lot of activity and are still going strong due to the interest rates and opportunities to refinance or finance new purchases.

Downtown News

Niki reported that City officials met with building owners in the 300 block of Clinton to discuss their new housing on the 2nd and 3rd floors. It appears there will be 5-8 new housing units in this block once the buildings are renovated in 2022-2023. Ownership of buildings in the downtown area has been changing rapidly over the past few years and many of those owners are looking for assistance/grants in renovating upper floors into apartments. Right now, there is not much to offer for assistance (grants) with market rate housing.

The City has begun the process of completing a DRD (Downtown Redevelopment District) in the downtown. The DRD will act similarly as a TIF will, and those abated taxes will be placed in an account to be managed by the city utilized for building renovations within the district. The contractor on this project hopes to have the DRD in place by the end of 2021. And while those funds will require a period of time to build up to make a significant difference, it will be a financial resource to get some projects completed.

Other Housing-related news

1918 Building – being marketed to see if there is an end use. Hopefully, there will be interest in developing the property.

The next Housing Committee Meeting is scheduled for November 10th at 3 p.m. in the City of Defiance’s Council Meeting Room – 631 Perry Street, Defiance.