



# THE CITY OF NILES

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## COMMUNITY IMPROVEMENT CORPORATION STRATEGIC PLAN – NOVEMBER 2019

34 WEST STATE STREET  
NILES, OHIO 44446



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## MISSION

The mission of the City of Niles Community Improvement Corporation (“CIC”) is to promote and support economic development within the city. Elected officials and CIC members have partnered to foster a collaboration that focuses on mutual respect, and making Niles a better place to live and work. Identifying growth and retention opportunities for existing businesses, as well as prioritizing new business and industry, will be continuous goals. Utilizing existing and potential economic incentives is critical for future success.



## CIC FOCUS AREAS

The primary focus areas are in and around downtown. They are comprised of existing businesses, national monuments, a Safety Service complex, and a trailhead at the end of the Niles Greenway Bicycle path that is part of the larger Great Ohio Lake-to-River Greenway. These areas also house restaurants, a grocery store, banking, a post office, and housing. Open spaces, as well as existing professional and retail spaces, are available within the downtown district for immediate growth and occupancy.

***The attached map shows the Downtown Business District Tax Incentive Program.*** It mirrors the downtown focus of the CIC. These areas may expand in the future, as the CIC may deem future locations ripe for development.



## FUNDING SOURCES

The CIC will generate funds in part through a strong relationship with the city's elected officials. A minimum annual line item budget allocation of **\$50,000** or more as requested on an annual basis will be utilized for the sole purpose of sustaining and promoting economic development. Additional funds will be secured from current and future business owners, a revolving loan fund, rent from properties owned by the CIC, as well as philanthropic efforts and in kind donations. All proceeds from the liquidation of properties owned by the CIC will be reinvested into economic development initiatives.

The CIC will pursue other funding opportunities that may arise through partnerships, grants, and options provided by Ohio Revised Code. It may also engage third party vendors for said work and collaboration on any and all endeavors.



## PROPERTY IDENTIFICATION & ACQUISITION

Commercial properties throughout the city, and especially within the downtown area, will be evaluated on a regular basis. This will ensure vacant properties will be marketed and repurposed to increase economic activity. The CIC may engage third party vendors for said work on these assessments. The Trumbull County Land Bank may be utilized to pursue tax delinquent commercial properties for the intentions of acquisition, reinvestment, and marketing. Properties may also be donated to the CIC for the purpose of redevelopment. The CIC can retain, redevelop, invest, rent, buy, sell, mortgage, and work in partnership with entities to create and foster economic development.



## MARKETING & FACILITATION OF INCENTIVES FOR ECONOMIC DEVELOPMENT

The CIC will promote incentives which have been adopted by Niles City Council and the city's administration. These incentives may change over time based on economic factors. ***Current income tax and power reduction incentives are attached.*** The CIC will assist with additional programs and incentives that may be created to support economic development, and may engage third party vendors on these efforts.

A matching grant program will be created to facilitate exterior building improvements such as facades, signs, and other projects.



## PROVISIONS

This Strategic Plan is essential to the growth and success of economic development in Niles. The Community Improvement Corporation is comprised of elected officials and appointed members. Its roster will change over time. Future economic factors both locally, nationally, and internationally will contribute to any and all changes within this document. The CIC will conduct a periodic review to ensure all information and incentives are relevant and impactful.