

CANAL LANDS CONVEYANCE REVIEW FORM

FILE #O/M-XXXX COUNTY: Auglaize STATION #s Plat # 122

LOCATION OF PARCEL: Downtown St. Marys Spring Street between the upper and lower levels of the Miami & Erie Canal

SQ FT/ACRES: Approx. 5034 square feet

APPLICANT'S NAME: City of St. Marys

ADDRESS: 101 East Spring Street

CITY: St. Marys ZIP: 45885 PHONE #: 419-394-3303

INTENDED PURPOSE: To exchange the subject parcel with the City of St. Marys allowing the parcel to be conveyed to First Financial Bank for construction of a new bank. In order to meet the current city's zoning standards, the construction of proposed building would require the combination of the city's parcel B and the department-owned parcel A (see attachment). In return for the exchange, the city will transfer to the department two other parcels, C and F, just north of the subject parcel. The proposed activity will result a contiguous department-owned lands, parcels C, D, E, F, G, H, adjacent to Lock 13. The department will gain additional land as the result of the land exchange, approximately 426 square feet. The city will construct a trail on the west side of the lock connecting the recently completed multi-purpose trail at the city's power plant to Memorial Park. The city has spent over \$400,000 for the removal of the burned Glass Block building and improvements to the Lock 13 area. The city also leveraged nearly \$3,500,000 of local money to redevelop the downtown area due to the improvements of Lock 13 area and the proposed construction of First Financial Bank building.

BACKGROUND INFORMATION: The Glass Block building located over the department-owned land and city's land was totally destroyed due to a fire. The former owner abandoned the building and defaulted on the lease payment. The city spent large amount of money as stated above to remove the burned building and improve the Lock 13 area in an effort to revitalize the downtown area. The city anticipates the area will be a significant tourist attraction. The city has been soliciting business prospects to utilize the subject vacant land. First Financial Bank from Cincinnati would like to build a branch office that the city expect to also stimulate the attraction of other businesses to the downtown area. However, the proposed bank could not be built without the subject parcel due to the city's zoning requirements and the square footage of the building. The department will exchange this parcel for two other parcels that are owned by the city. The city will then convey the subject parcel along with another parcel to First Financial Bank for the construction of the proposed building (see attachments).

OBSERVATIONS FROM SITE VISIT

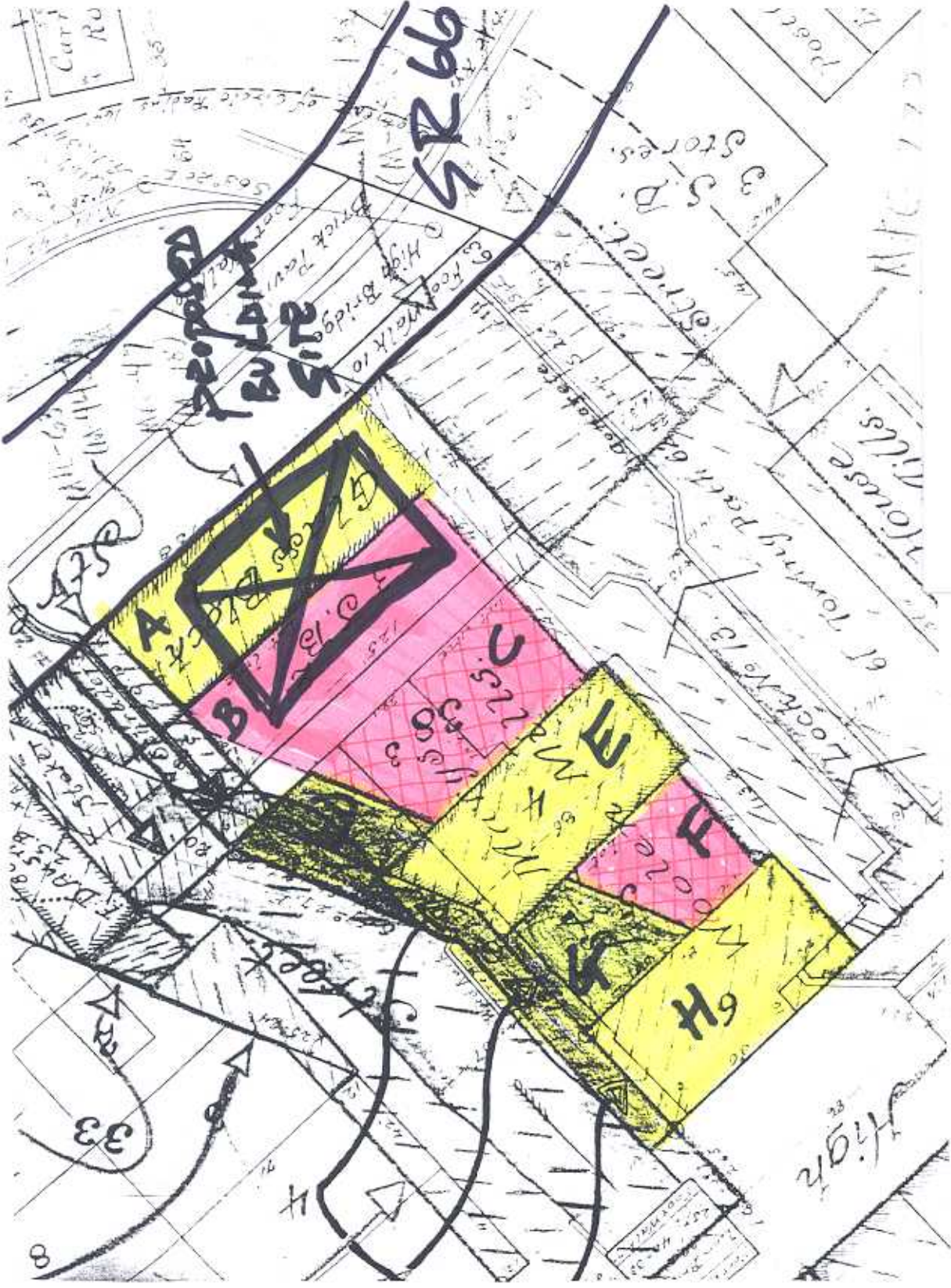
- 1) Are there any historical features on or near the parcel of land that will **Yes** No
be conveyed? If Yes, Explain **Watered canal immediately to the west and east of the subject
parcel.**

- 2) Is the canal parcel having any usage as a waterway, water supply or water control that is reflective of its historical purpose? Yes No
- 3) Will the proposed conveyance diminish the significant historical canal features near or on the parcel? Yes No
 The pre-existing Glass Block Building which was located on the parcel was destroyed by a fire so the historical features no longer exist. A First Financial Bank branch will be constructed over the subject parcel replacing the burned Glass Block building.
- 4) Is there local preservation support to protect the parcel to be conveyed? Yes No Local groups support the concept of redeveloping the parcel for commercial purpose
- 5) Does the parcel to be conveyed have any wetland qualities or is a part of a wetland? Yes No
- 6) Does the proposed conveyance preserve the habitat values of the land? Yes No. There are no habitat values relative to this parcel.
- 7) Does the proposed conveyance preserve the use as in floodplain management, storm water retention, water quality, or water supply functions? Yes No. Not applicable. The original parcel was not used for such purposes.
- 8) Will the proposed conveyance conflict with proposed or potential recreational trails in statewide, regional, county or local plans? Yes No
- 9) Have local recreation agencies been contacted concerning the proposed conveyance? Yes No
 Neil Brady, Miami & Erie Canal Corridor Association;
 Dave Stilwell, Heritage (Auglaize County) Park District Commissioner;
 Doug Reinhart, Auglaize County Engineer;
 Rick Adamson, Buckeye & North Country Trails Coordinator;
 Tom Hitchcock, City of St. Marys;
 Andy Hite, Piqua and Ohio Historical Society
- 10) Are there any structures/encroachments on the proposed parcel? Yes No
- 11) Are there any environmental concerns/issues with the land? Yes No UNKNOWN
 Any Documentation? Explain
- 12) Will the proposed conveyance conflict with established regional and or community planning activities? Yes No
- 13) Does the local entity support and have the capability to oversee and/or manage the proposed conveyance? Yes No
 City of St. Marys will partner with First Financial Bank to construct a branch office replacing the burned Glass Block building
- 14) Is applicant an adjoining property owner? The city owns adjacent parcel Yes No
- 15) Is there a potential title or sale issue associated with this land? Yes No
 If Yes, Explain The city will transfer the subject parcel to First Financial Bank

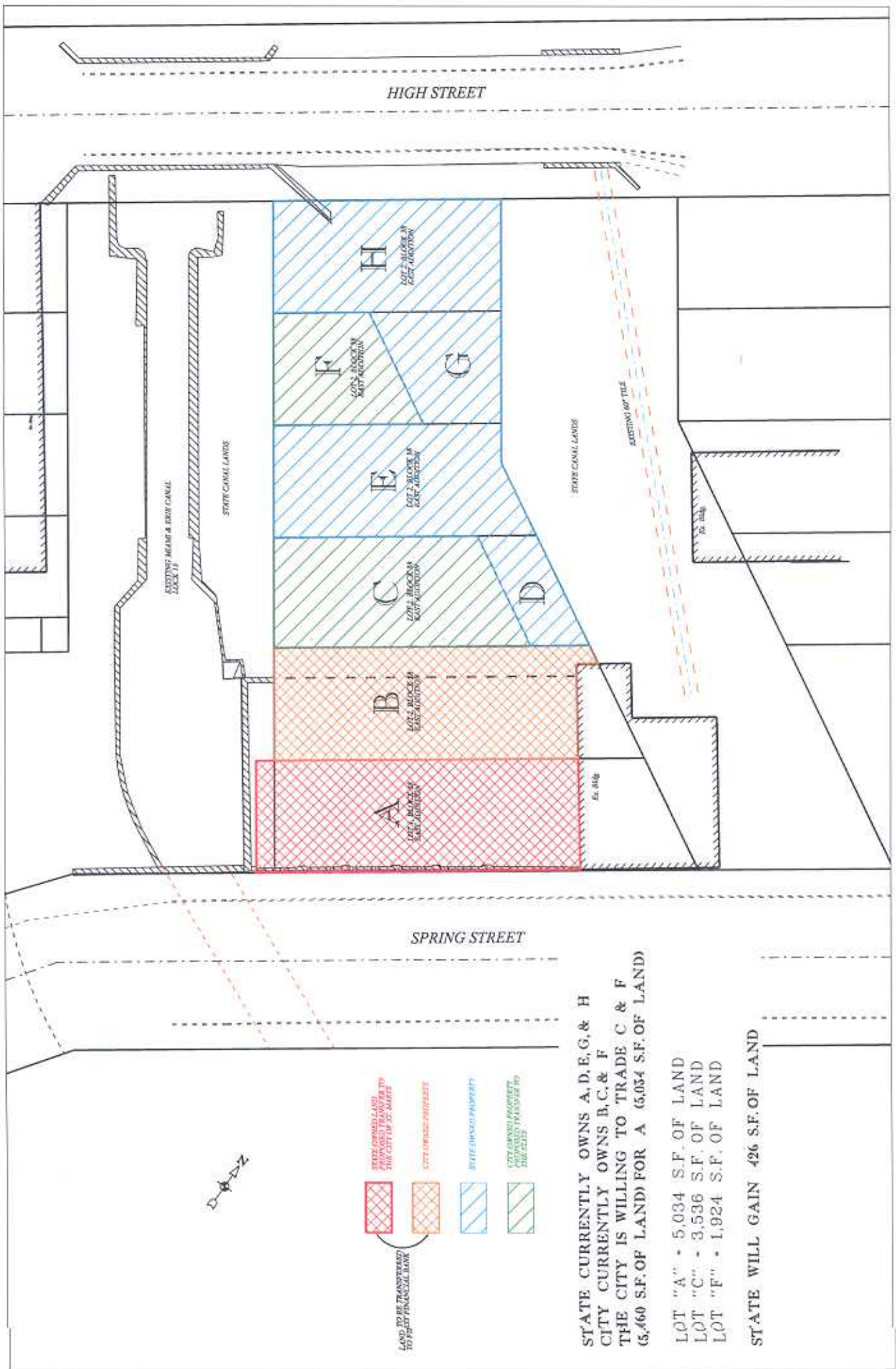
- | | | |
|--|------------|--------------------|
| 16) Does applicant have a lease, license, or easement?
owns adjacent parcel. | Yes | <u>No</u> The city |
| 17) Is the canal land part of a potential trail/greenway? | Yes | <u>No</u> |
| 18) Are there any structures/encroachments on the land?
What type of structures/encroachment _____ | Yes | <u>No</u> |
| 19) Have local public officials been notified of possible conveyance? | <u>Yes</u> | No (see No. 9) |
| 20) Is property a potential liability to state due to environmental
hazard, nuisance or others? Explain _____ | Yes | <u>No</u> |
| 23) Were pictures taken of property | <u>Yes</u> | No |

STAFF RECOMMENDATION: The proposed land exchange will benefit the department, the city, First Financial Bank, local citizens, as well as, the Canal Lands program by improving upon the existing canal and locks and by the construction of a multiuse trail.

LAND WAS
 LEASED TO
 GLASS BLOCK
 THAT WAS
 BURNED
 DOWN 2-3
 YRS AGO,
 CURRENTLY
 VACANT.



- DNR
- ST. MARYS
- PROPOSED EXCHANGE





VIEW LOOKING NORTH



VIEW LOOKING SOUTH