

**Yellow Springs Development Corporation Meeting, 1/12/2021, 4:30-6:30 pm
Virtual Meeting via Zoom**

Voting Member Attendees: Lisa Abel, Shelly Blackman, Steve Conn, Sarah Courtwright, Don Hollister, Lisa Kreeger, Marianne MacQueen, Steve McQueen, Hannah Montgomery, Corrie van Ausdal

Ex-Officio Member Attendees: Terri Holden, Maureen Lynch, Josue Salmeron, Alex Scott

Guest: Carol Simmons, Dan Carrigan, Evelyn LaMers

1. Call Meeting to Order: Meeting called to order 4:30

2. Executive Session

MacQueen MOVED and McQueen SECONDED a MOTION TO MOVE TO EXECUTIVE SESSION FOR THE PURPOSE OF CONSIDERING A NOMINATING COMMITTEE RECOMMENDATION. The MOTION PASSED 9-0 on a ROLL CALL VOTE.

Conn MOVED and Kreeger SECONDED A MOTION TO LEAVE EXECUTIVE SESSION. The MOTION PASSED 9-0 on a VOICE VOTE.

3. Vote on nominating committee recommendation

Kreeger MOVED and MacQueen seconded a MOTION TO SELECT SHELLY BLACKMAN AS A NEW AT-LARGE, VOTING MEMBER OF THE BOARD, REPLACING PATRICK LAKE. The MOTION PASSED 8-0-1 on a ROLL CALL VOTE (Lisa Abel abstained due to potential business conflict).

4. Meeting Agenda Review/Approval: No new business; Maureen Lynch was welcomed as the ex-officio representative from Antioch College.

5. Treasurer's report (Montgomery): Budget for 2021 to be covered later in the agenda, and will include end of 2020 income/expense statement. Invoices for dues have been sent to voting members.

6. Consent Agenda:

Motion: (_____ Lisa Kreeger ___ moved/ _____ Sarah Courtwright _____ seconded) adopting the following:

- a. To accept the minutes of the December 8, 2020 YSDC meeting
 - b. ~~To accept the Treasurer's report as presented at today's meeting~~
- The MOTION PASSED 10-0 on a ROLL CALL VOTE

7. Top Priorities:

- a. Board Membership (Kreeger) – Nominations for officers
 - i. Kreeger moved, MacQueen seconded motion to nominate Hannah Montgomery as Treasurer for 2021. Motion passed 10-0 on a roll call vote.
 - ii. Kreeger moved, MacQueen seconded motion to nominate Steve McQueen as Secretary for 2021. Motion passed 10-0 on a roll call vote.
 - iii. Kreeger moved, MacQueen seconded motion to nominate Lisa Abel as President for 2021. Motion passed 10-0 on a roll call vote.
 - iv. MacQueen moved, Conn seconded motion to nominate Lisa Kreeger as Vice President for 2021. Motion passed 10-0 on a roll call vote.

- b. Fire station sale progress (Abel, van Ausdal) - Dave Chappelle's pending purchase of the fire station created a big buzz about the new comedy club. Corrie will convene the subcommittee to compile lessons learned from this first purchase/sale project.
- c. Education corridor update (Lake, Holden) – Terri Holden gave a brief overview of the project status; the committee meets later this week. The schools are creating a master facilities engagement process in preparation for a November 2021 levy. Terri estimates that the schools need a pretty solid budgetary number by the end of April in order to meet the levy deadlines.
- d. Housing Development Agreement (Salmeron) – Meetings ongoing with Oberer Development; the ad hoc committee meets later in January.

8. New Business

- a. Update to bylaws (Abel) – After a brief discussion and many questions about potential changes, Lisa Kreeger asked for volunteers to review bylaws, especially around nomination guidance. Committee to include Kreeger, van Ausdal, MacQueen, and Cox.
- b. Revolving loan fund (Kreeger) – Kreeger MOVED, van Ausdal SECONDED A MOTION TO FORGIVE THE 2nd ROUND OF COVID-RELATED LOANS. MOTION PASSED 9-0 on a ROLL CALL VOTE (Sarah dropped from the call around 6 pm).
- c. 2021 budget (Montgomery) – Hannah reviewed the 2020 year-end income and expense statement, and described the 2021 draft budget categories and amounts. The board agreed that a discussion of 2021 goals should inform any final decision on the budget. Budget approval is deferred to the February meeting.
- d. 2021 goals (Abel) – After some discussion, the board agreed to provide input on 2020 lessons learned and 2021 goals to Lisa Kreeger, for further discussion at our February meeting.

9. **Monthly meetings:** The board confirmed that it will continue to hold meetings on the first Tuesday of each month at 4:30 pm, using Zoom.

10. **Adjourn:** Conn MOVED and MacQueen SECONDED A MOTION TO ADJOURN. The MOTION PASSED 9-0 on a VOICE VOTE. Meeting adjourned at 6:37 pm.

Future Agenda Planning:

- a. Economic recovery scenario planning of essential businesses/ those with strong value propositions & financial acumen
- b. Tax and income strategic discussion for all benefitting entities
- c. Housing development & role of YSDC – MacQueen
- d. Records policy
- e. Grant writer position, grant writing and collaborations
- f. Economic incentive policy & other local economic attractors; county and state incentive programs; VYS Revolving Loan Fund; PACE/ESID board, policy, administration
- g. Financing options, such as impact investing with Foundation, local investors
- h. Administration of CBE infill; admin position for YSDC; administrative fees
- i. Potential projects (reference zoning map):
 - i. Housing projects coordination – Schools & VYS
 - ii. Antioch College excess assets – Montgomery, Manley
 - iii. Active transportation impacts – Salmeron
 - iv. Retention updates – Salmeron
 - v. 102 Dayton St
- j. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)