

**Yellow Springs Development Corporation Meeting, 10/6/2020**  
**Virtual Meeting via Zoom**  
**Meeting Minutes**

Voting Members: Lisa Abel, Steven Conn, Don Hollister, Lisa Kreeger (joined at 4:50), Marianne MacQueen, Steve McQueen, Hannah Montgomery (left at 5:31), Corrie Van Ausdal, Karen Wintrow. Ex officio Members: Jeannamarie Cox, Josue Salmeron, Terri Holden. Invited Guests: Eric Henry (GCDOD), Sarah Courtright (YS Chamber) Community Guests: Evelyn LaMers, Dan Carrigan, Bette Kelley, Bruce Jones, Bonnie Meibers (DDN), Megan Bachman (YS News). Excused Absence: Patrick Lake, Tom Manley

1. The meeting was called to order by Abel at 4:31 pm and all meeting attendees were identified.

2. Meeting Agenda Review  
Reviewed and approved.

3. Treasurer's Report  
Montgomery reviewed the Treasurer's Report verbally and reported minimal activity in the past two months including legal fees in August and website and marketing expenses in September. Current balance is \$9071.00.

4. Consent Agenda including September 1 and 22 Meeting Minutes and Verbal Treasurer's Report  
M. MacQueen MOVED and Conn SECONDED a MOTION TO APPROVE THE Consent Agenda. The MOTION PASSED 7-0 on a ROLL CALL VOTE with van Ausdal abstaining.

5. Updates on Top Priorities

a. Fire Station Sale Progress

Van Ausdal reported that negotiations with the selected buyer are ongoing with contracts being reviewed by attorneys for the buyer and the seller. Abel reported that at the October 6 Miami Township Trustee meeting, the option to purchase the property was extended to November 16.

b. Education Commons Update

Montgomery reported for Lake who was not in the meeting that the committee was still working through details and there was nothing new to report.

c. Wireless Internet Project and Grant

Salmeron presented the village plan for downtown wireless which has changed from a wireless mesh grid to fixed fiber backbone for improved speed, quality, and security. This methodology will provide flexibility to facilitate multiple layers of networking including private networks for downtown business opportunities and increased security for sensitive business from YSPD and MTRF. The backend of the network will be managed by Thor Sage of Miami Valley Educational Computer Association (MVECA).

This initial proof of concept project will cost \$57,000; \$32,000 from the Village, \$27,000 the YS Schools, and a \$2000 anonymous donation. Initially, there will be 1 gigabyte bandwidth but that can be increased. Installation is being managed by MVECA with their contractors and is expected to start in late October. There will be cross training so Village crews can learn the system.

A second project being explored will run fiber underground down Corry St to provide service to Greene Met Housing, Glen Helen, and the Village water and wastewater plants. This project is anticipated to cost \$57,000 and funding is being secured.

The grant funding received by the YS Schools for the fiber project also provided hotspots for students. Salmeron anticipates the network can be used to manage the Chrome Books provided to every student by the schools.

With the encouragement of the YSCF, the funding received is being used as a one-year prepayment for the service meaning it will be free for all users. As the network develops, layered networks can be added for business and other usage that would have additional fees. Salmeron anticipates adding this as a new utility for the Village to operate.

d. YSDC Forgivable Loan Program

Van Ausdal reported that a survey of businesses who had received the forgivable loans had been conducted with eight responses; they're awaiting five additional responses. The recipients were asked to report on how the loan changed their operations and how it had a positive impact on the village. Kreeger will share the results of the survey with the YSDC.

Kreeger MOVED and van Ausdal SECONDED a MOTION TO FORGIVE THE LOANS OF THE INITIAL EIGHT RESPONDENTS. The MOTION PASSED 7-0 on a ROLL CALL VOTE with Hollister and Wintrow abstaining.

e. Annexation Update

Salmeron reported that Yellow Springs and Miami Township have agreed to annex and the Village has agreed to provide services to property in the south end of the Village off of Spillan Rd. currently owned by Ken Struewing. Residential development of the property is expected whether in the township or Village but there are definite financial advantages to the Village with annexation including property and income tax revenues. Expectations are for 138 units to be built.

The Village will negotiate a development agreement with Oberer Construction to address housing type, price range, and additional amenities for the development such as parks, fiber, bike paths, affordable units, etc. To that end, Salmeron will establish a working group to consider what to include in those negotiations and asked that a YSDC member join that group.

Conn noted that the families of many of the 190 open enrollment students want to live here so having more inventory provides greater opportunity. Wintrow believes this is housing that will appeal to a broad market and eliminate the barrier of remodeling needed for many properties.

Per Salmeron, the Village will provide utilities and roads to the edge of the privately-owned property and the developer will add all infrastructure within the development.

Wintrow suggested that the YSDC consider writing letters of support for issues such as this that we recognized as important to our mission. Hollister recommended that the YSDC spend time working on positive results instead of weighing in on government policy.

6. New Business

a. Board Membership Updates

Wintrow will be moving and leaving the YSDC board at the end of October leaving the Secretary position open. Kreeger MOVED and Wintrow SECONDED a MOTION TO APPOINT STEVE McQUEEN AS YSDC BOARD SECRETARY. The MOTION PASSED 8-0 on a VOICE VOTE.

Sarah Courtright was introduced as the new YS Chamber representative to the YSDC Board. The YS Chamber Board will provide a resolution as to they vote on Sara representing their seat.

Kreeger asked that a Nominating Committee be formed to nominate a new At Large Community Director. It is a one-year term. M. MacQueen expressed concern at one year being too short for effectiveness but Abel and Cox explained that this was the attorney's recommendation.

7. Agenda Planning

The agenda for the November 3 meeting was not discussed.

8. Executive Session

Conn MOVED and M. MacQueen SECONDED a MOTION TO MOVE TO EXECUTIVE SESSION FOR THE PURPOSE OF THE SALE OR PURCHASE OF REAL ESTATE. The MOTION PASSED 7-0 on a ROLL CALL VOTE. Hollister and Salmeron left the meeting at this time. Abel announced that there will be no report after Executive Session.

Conn MOVED and WINTROW SECONDED A MOTION TO LEAVE EXECUTIVE SESSION and ADJOURN THE MEETING. The MOTION PASSED 6-0 on a VOICE VOTE.

At 6:05 pm, the meeting was ADJOURNED.

NEXT REGULAR MEETING: November 3 at 4:30 pm

9. Future Agenda Items

- a. Economic recovery plan of essential businesses/ those with strong value propositions & financial acumen -- this will necessarily include a discussion of taxes and shortfalls among all entities as well.
- b. Tax and income strategic discussion for all benefitting entities
- c. Records retention policy – Wintrow
- d. Education corridor project update – Holden, Manley
- e. Municipal broadband/fiber network – Salmeron
- 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. Grant writing and collaboration
- j. Potential projects (reference zoning map):
  - i. Housing projects coordination – Schools & VYS
  - ii. Antioch College excess assets – Montgomery, Manley
  - iii. Active transportation impacts – Housh, Salmeron
  - iv. Retention updates – Wintrow, Salmeron
  - v. 102 Dayton St
  - vi. WYSO
  - vii. Union School House
  - viii. CBE infill
- k. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)