

**Yellow Springs Development Corporation Meeting, 11/3/2020, 4:30-6:30 pm
Virtual Meeting via Zoom**

Voting Member Attendees: Lisa Abel, Lisa Kreeger, Don Hollister, Patrick Lake, Hannah Montgomery, Marianne MacQueen, Corrie Van Ausdal

Non-voting Member Attendees: Terri Holden, Jeannamarie Cox, Josue Salmeron

Guests: Carol Simmons, Bette Kelly, Dan Carrigan, Eileen McClory

1. **Call Meeting to Order:** Meeting called to order 4:31
2. **Meeting Agenda Review/Approval:** The Oberer development and the Membership Subcommittee topics were added to new business.
3. **Treasurer's report (Montgomery):** Treasurer's Report: only \$21 was spent last month and the biggest expense has been legal fees. Lisa A. requested a written report for the next meeting.
4. **Consent Agenda:**
Motion: (_____ Corry Van Ausdal _____ moved/ _____ Lisa Kreeger _____ seconded) adopting the following:

- a. To accept the minutes of the October 6, 2020 YSDC meeting
- b. ~~To accept the Treasurer's report as presented at today's meeting~~

Vote: Yes: Don, Lisa K, Patrick, Marianne, Hannah, Corrie, Lisa, Abstain: n/a, No: n/a

5. **Top Priorities:**
 - a. Education corridor update (Lake) Moved up to support different schedules. Approval from Antioch College to proceed with the soil boring and asbestos evaluation of the potential sites is the next step to get pricing. Antioch College needs to find an alternative to Tom Manley, recommend a Trustee who is not a YSDC member who could be at the meeting. Subcommittee meeting to be scheduled.
 - b. A separate question – ex-officio for Antioch, non-voting member replacing Tom Manley, was the President role so we will need to look at code of regulations as to who should fill this. **Note:** per bylaws, the ex-officio from Antioch is the College President. Consider broadening this language.
 - c. Board Membership (Kreeger) – Lisa Abel sent a file that was prepared by the sub committee – push out a call for the community member seat that is available in January 2021, shared with members and potential members – an overview was provided: including time commitment and key areas. Kreeger noted that the nominating committee will not recommend a white person. Lisa Abel notes that it is a responsibility for each voting organization to help with creating diversity by nominating from their own organizations.
 - a. Formation of a Nominating Committee for new at-large board member
 - b. An update of our code of regulations may be necessary to ensure diversity; Executive Committee will review this and update the group.
 - d. Fire station sale progress (van Ausdal, Abel)
 - a. Lisa A. gave a timeline overview:

- i. 2019 planning committee to create the YSDC, 5 have already rolled off/been replaced on the board. Work was on many details including mission,
 - ii. January 2020 formal designation formed,
 - iii. March filed for 501c3, received in April,
 - iv. March started working the terms, April after determination in early May reached terms of sale with the Township then a contract signed early July,
 - v. Beginning late June Fire Station is for sale, End of August cut off for buyers,
 - vi. September 22nd move forward with committee recommendation, 24th September contract with buyer, then.....
 - vii. Title transfer October 7th with a title issue on one of the parcels. Survey now required and “to be completed today” then the results.
 - viii. Title transfer then press release.
- b. Lessons learned: it takes longer in commercial work; get Title work done in advance. Will talk to Buyer about thoughts on the process, Seller on the process, and Legal Council - Learning as we go!
 - c. Another extension requested which will be voted on in the next few weeks by the Township through a special meeting.
 - d. Projection – Title transfer Thanksgiving, 1st of December for Contract signing. This is a guess. We will give a notification – an estimated 60 days to closing: February.

6. New Business

OBERER DEVELOPMENT: Marianne – where do we want to go to introduce the Oberer Development – 40 acres, part in township and part in village. Over 100 units maybe as many as 150 units yet decision not complete. Village accepted this and expect \$300K pricetag for new houses. Village goal to have diversity in housing: types, costs, and racial. Village (Marianne, Brian, Josue) have talked to Lisa Abel, Terri Holden, Jeannamarie on how to get more out of our housing to meet everyone’s need. Work streams could be created to support a specific type of house. Gives Oberer view of need, interest and input for different types of housing stock.

Next, a development agreement with Oberer is expected in the next month. Josue noted, goals of a development agreement include the housing types and green space, sidewalks, connectivity, play ground and looking at the community impact. Some concur that we cannot address the sentiment of “just do not want the development.” We look to achieve our development goals. A comprehensive analysis has been done on the economic impact of a development on the community.

- Lisa Abel notes the housing analysis said we need everything from big to small, more expensive to low cost. Josue noted some needs may not be addressed in this development, such as rental property. The developer is open to discussing and exploring to three models of development 1) earmarking property for low income, 2) a joint development model, or 3) Home Inc & Village development model. Value engineering will need to be agreed upon that meets the Village and Oberer’s

capability. Marianne – Housing Needs Assessment – Oberer has looked at it but not necessarily looking at it the same way the village.

- Corrie mentions that an investment group could help lower cost and there is an opportunity for more business development. Marianne said we can do nothing but then we will end up with the basic model plat. Terri Holden says the schools will do their part in support yet \$250K for a young family home is still a barrier. Josue is looking at ways to reduce cost – ESID and PACE financing and other economic development tools. Lisa Abel mentions that asking for funds now would be tough, many capital campaigns are underway, but maybe through countywide impact investment with a return. Josue noted mortgage lending programs, and there are examples out there. There are government lending programs.
 - Conversation continued focused on the Community Value.
 - Outcomes:
 - o YSDC will be involved with development agreement
 - o Come up with the positive opportunity of housing
 - o Work Stream support to create the vision
 - o Affirmative marketing strategy – targeting diversity
7. **Code of Regulations** – Corrie recommends reviewing this to make a change regarding our diversity needs. Also, review ex-officio language for more flexibility.
8. **Adjourn** – Lisa K moved, and Marianne seconded, passed unanimously. Adjourned at 5:52 pm

9. 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, AC Trustee
 - iii. Active transportation impacts – Salmeron
 - iv. Retention updates – Salmeron
 - v. 102 Dayton St
- j. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)