

**Yellow Springs Development Corporation Meeting, 12/8/2020, 4:30-6:30 pm  
Virtual Meeting via Zoom**

**Voting Member Attendees:** Lisa Abel, Steven Conn, Sarah Courtwright, Don Hollister, Lisa Kreeger, Patrick Lake, Marianne MacQueen, Steve McQueen, Hannah Montgomery, Corrie van Ausdal

**Ex-Officio Member Attendees:** Terri Holden, Jeannamarie Cox, Josue Salmeron

**Invited Guests:** Shelly Blackman, Alex Scott

**Guest:** Carol Simmons, Eric Henry, Eileen McClory, Evelyn LaMers,

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

**2. Meeting Agenda Review/Approval:** No new business

**3. Treasurer's report (Montgomery):** Treasurer's Report: Majority of expenses are legal fees. We are working on categorizing to understand how much is normal vs project expenses. Working on budget for next year comparing to this year. Invoices for dues will be coming in January.

**4. Consent Agenda:**

**Motion:** ( \_\_\_\_\_ Lisa Kreeger \_\_\_\_\_ moved/ \_\_\_\_\_ Marianne \_\_\_\_\_ seconded)  
**adopting the following:**

- a. To accept the minutes of the November 11, 2020 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting

**Vote: Yes: Steve Conn, Don Hollister, Lisa Kreeger, Patrick Lake, Mirianne MacQueen, Steve McQueen, Hannah Montgomery, Corrie van Arsdale, Lisa Abel**  
**Abstain: n/a, No: n/a**

**5. Top Priorities:**

- a. Board Membership (Kreeger) – Have been working on new members; a potential voting member and a potential ex-officio are on the call today. We need to take a look at bylaws as currently they say "President of Antioch College" and should say President or "Board Appointee".
  - i. January we will look at the bylaws.
  - ii. Patrick Lake asked about his position on the Educational District as project manager, which Lisa Abel confirmed to continue with Patrick as project manager, as there is at least one voting member on the committee.
- b. Fire station sale progress (Abel)
  - i. ALMOST there.....just inches away so no conclusion yet. This is based on some outdated language in the deed lot description, which is being updated by a survey and county filing.
- c. Education corridor update (Lake) - Received approval from the College to get soil borings of the potential site. Next week determine the sites to be tested and then tested, 10 – 15 days we should have details. The North Campus is on hold until the soil boring results and the "Pre-bound Architect" will be chosen soon by the school board then will weigh in on the feasibility of space on the North Campus.

Lisa Abel asked Terri Holden to give an overview of where the School Board is. Holden noted she has been consistent at the end of the day “is it big enough, cheep enough and does it fit the timing.”

- d. Housing Development Agreement (Salmeron) – Meetings ongoing with Oberer Development; there is a meeting Thursday of this week, making progress but timeline is a bit slower than hoped. The development agreement between Oberer and the Village is related to the annexation petition yet is more focused on the different zoning interests which helps the Village accomplish its goals / values. Council is not reviewed in detail because Greene County has not heard the petition. Oberer has closed on the project. Village is doing some site improvements, as is Oberer.
  - i. Next step is on Oberer: Deliver the petition to annex the property as “Residential A” into the Village by county commissioners then clerk of courts sends to village council so it can be included on our board agenda.
  - ii. Abel asked what can the YSDC do to assist? Salmeron said after the annexation and development agreement the YSDC might be able to help with the program development and special funding which the YSDC could be the administrator.
  - iii. MacQueen adds we have included the community and we do not expect to get everything we want such as smaller housing, family housing, seniors who want to downsize, moderate and lower income people. The more we can demonstrate there is a demand for something outside of Oberer’s plans the more likely they will build to this request.
  - iv. Abel asked, is the housing needs assessment a help in getting what we want? MacQueen notes yes however Oberer is looking at the details which fit their plans not everything we want.
  - v. The current plan; A five year plan, 30 homes per year.
  - vi. Conversations ensued on the type of building plan Oberer focuses on.
  - vii. Discussion on potential needs survey of school’s open enrollment families, asking them “What do you need?”

## 6. New Business - Village Update on 3 times

- a. **Public WiFi** – Five nodes are up and running, the balance 9 routers will be completed tomorrow – this covers 20 acres around downtown that are up and running with no controls – completely open so people can use and try it out. All 12 routers will be running tomorrow and Village plans to market this to the villagers.
  - i. Next months the system will be monitor how well this is working and what other features we need.
  - ii. Free for the next year.
- b. **Village COVID support – HVAC** – Grant review committee to review grant applications to 18 applicants awarded and disperse \$40K.

**7. Thank You’s and Welcomes:** Welcome to Sarah Courtwright representing the Chamber. Courtwright is pleased to be here and glad to be back doing this type of work. Thank You to Patrick Lake for his participation as Community at large member staying on as the Educational Corridor Project Manager.

**8. Next meeting:** Change the January meeting to second Tuesday – 12th then back to first Tuesday in February.

- 9. 2021 Goals:** Marianne asked we look the agenda in January and set goals and objectives for 2021.

Adjourn – Lisa Abel moved to adjourn the meeting at 5:20 pm

**6. 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...)