

Yellow Springs Development Corporation Meeting Minutes
2/2/2021, 4:30-6:00 pm
Virtual Meeting via Zoom

Voting member attendees: Lisa Abel, Shelly Blackman, Steven Conn, Sarah Courtwright, Don Hollister (joined at 4:40), Lisa Kreeger, Marianne MacQueen, Steve McQueen (joined at 4:40), Hannah Montgomery, Corrie van Ausdal

Ex-Officio attendees: Jeannamarie Cox, Maureen Lynch, Alex Scott

Guests: Patrick Lake, Eric Henry, Carol Simmons, Evelyn LaMers, Kay Reimers

Excused Absence: Terri Holden, Josue Salmeron

1. **Call Meeting to Order:** Lisa Abel opened the meeting at 4:32 with requested changes and new business for the agenda:
 - The agenda changed the sequence so during the top priority review with educational corridor would be first.
 - New Business: President's Report

2. Treasurer's report (Montgomery)

Due to timing of the meeting the numbers reported are not final for January. The account is currently at > \$4,000. Dues invoices went out in early January. Financial activity included web design ~\$1,500, Legal fees ~ \$900. Will discuss the budget for 2021 later in the meeting.

3. Consent Agenda: Motion: Steve Conn moved, Lisa Kreeger seconded, adopting the following:

- a. To accept the minutes of the January 12, 2021 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting

Motion passed unanimously with no abstentions.

4. Top Priorities:

a. Education corridor update (Lake)

Patrick Lake reported the project is progressing well; a) identified a location on AC campus that is suitable and soil borings good, and b) the location per AC is land that may be considered as an asset that the College could transfer, in a manner to be determined.

b. 2021 goals (Abel, Kreeger)

Lisa Kreeger reviewed the results of the survey provided to the board; the responses were anonymous. Only overlap in the survey was the need to focus on CBE. Identify the top three so we can focus our efforts.

General areas:

1. Process & documentation
2. CBE
3. Collaborations
4. Obtain grants
5. Agriculture (AG)/ local food focus
6. Housing focus

Discussion and general consensus ensued on order of importance: Steve Conn noted, what is our capacity, caution regarding mission creep and what is the purview of a development committee.

- *Lisa Abel to send bylaws to all – mission, vision, purpose*

Lisa Abel notes that there are multiple unique groups as we bring together organizations working on reducing costs, affordable housing, etc. Our focus should be on job creation, living wage jobs, adding more tax payers.

Board members were asked to list their top priorities, given the survey information.

- Lisa Kreeger: 1) grants, 2) CBE, 3) collaborations (which in my mind hits 5 and 6)
- Corrie Van Ausdal: 1) Collaboration, 2) process / documentation,
- Marianne MacQueen: 1) Collaboration, 2) housing specific about rentals, 3) AG/ food focus. Lisa Abel asked for more understanding about TLT and Arthur Morgan collaboration, access of funds would make a difference.
- Don Hollister: AG business (CRESCO and EnviroFlight) - we have people who know about value added agricultural base
- Sarah Courtright: what special thing can we do but not get in the space of others and what they do best. 1) Jobs & Money - focus on not permitting mission creep
- Steve McQueen: regarding our values, ensure our projects consider the important history of our community - 1) development on cultural aspects (such as a location to learn more about YS history), 2) Collaboration
- Shelly Blackman: we are an oversight organization, we are positioned well to ensure projects have oversight, while we are creating economic value.
- Hannah Montgomery: 1) grants, 2) collaboration. What are we really trying to accomplish and what are our priorities and a lens that we look through at our focus areas?
- Steven Conn: make evaluations on what we can and cannot accomplish – focus on what we can accomplish. Job creation is fundamental
- Jeannamarie Cox: 1) Jobs, 2) Grants, 3) Collaboration – focus on what we can do.
- Lisa Kreeger: consider where are we in our evolution, 2020 Launch year; 2021-2022 COVID recovery. Not all of the ideas can be 2021 goals due to prioritization and scope.
- Don Hollister: Investment money vs philanthropy; there are investors in this town who might be interesting in long term investments, willing to put in funds for 10 year bonds.
- Lisa Abel: create a 3-5 year plan with a focus on what we can do.
- Eric Henry: gave a perspective from Greene County comparing to other Development Corporations in the region. Lean into unique identity of YS rather than moving outside of our zone.

Discussion concluded with: Lisa Abel to meet with the Exec Committee and determine a recommendation for the Board to review in March.

c. 2021 budget (Montgomery)

Hannah Montgomery provided a proposed 2021 budget and overview via the packet and shared screen. Discussion and comments included:

- What is our permitted “fundraising” with our 501(c)(3) status?
- Will receive economic development funds from the Village and funds from the old Fire Station sale.

Lisa Kreeger moved, Steve McQueen seconded to approve the 2021 budget. Motion passed unanimously with no abstentions.

At the conclusion of the vote, Don Hollister asked what the plan was for the Fire Station revenue. Lisa Abel noted there has been no recommendation or decision on this.

- d. Housing development agreement (Salmeron)
Josue was absent from the meeting; Marianne MacQueen noted no progress.

5. New Business

a. President's report

Lisa Abel wrote a letter to the editor which she shared. See attached letter for reference. Marianne MacQueen notes she believes that YSDC are responsible for driving diverse economic development. Steve Conn supports the letter. Lisa Kreeger supports the letter focused on economic development for the village / township. Don Hollister noted we are representing the bodies yet we do not require votes that match our organization. Lisa Kreeger it is not a required vote yet it is the values, ethics of our organization. Lisa Abel encourages the YSDC have open discussions and present the multiple perspectives.

b. Update to bylaws (Kreeger)

Lisa Kreeger overviewed the proposed edits to the by-laws.

- Guiding principals – diversity clause
- Additional seat – but must keep 40% elected (not including school board) a proposal to reach out to Mayor of Clifton bringing the Township as part of this. General interest by the group to move forward.
- Clarification of Yellow Springs / Miami Township business and filling seats
- Term limits of at large
- Small changes for clarity

We can vote in March with changes distributed.

c. YSDC 2021 Calendar (Abel)

Lisa Abel reviewed up coming meetings with suggested changes due to holiday conflicts:

- June meeting: move to June 8
- July meeting: move to July 13
- September meeting: move to September 14

d. Comment from School Board (Conn)

Steve Conn asked to add one additional item: School News – a group who are talking about a scheme regarding creating a park with Mills Lawn is making a bit of noise around the Village. The Schools are in the middle of facilities planning; a process expected to run through May. The Mills Lawn Park group has not reached out to the facilities committee and in turn the School Board has requested and invited the group for a discussion of which they have declined.

Marianne MacQueen asked how we can help? Steven Conn asked the group to support the schools and allow the process to proceed; the Schools have not made a decision about a proposal and looking at multiple variables not the least is financial.

6. Adjourn

Marianne moved to adjourn the meeting, seconded by Corrie. Motion passed unanimously with no abstentions. Meeting adjourned at 5:55 pm.