

Yellow Springs Development Corporation Meeting
WYSO Community Voices Room, 150 E. South College St.
February 4, 2020; 12:00 pm

Lisa Abel called the meeting to order 12:00

Attendees: Lisa Abel, Steven Conn, Jeannamarie Cox, Terri Holden, Brian Housh, Lisa Kreeger, Hannah Montgomery, Chris Mucher, Josue Salmeron, Karen Wintrow, Don Hollister, Steve McQueen

Excused Absence: Tom Manley, Marianne Macqueen, Aida Merhemic

Unexcused Absence: N/A

Guests: Patrick Lake, Kate Anderson, Dan Carrigan; Eric Henry, Greene County Department of Development; Megan Bachman, YS News.

Abel advised a change of sequence on the agenda to accommodate a presentation by Patrick Lake. Otherwise no additions or changes were requested. Introductions of all attendees were made around the room.

Agenda item 1b: Motion to Approve Members

Abel made a request for a motion to formally appoint the following voting members of the YSDC: Marianne Macqueen, Hannah Montgomery, Lisa Kreeger, Don Hollister, Steven Conn, Steve McQueen, Lisa Abel, Karen Wintrow. Wintrow moved, Kreeger seconded; there was no further discussion unanimously approved, motion passes.

Agenda item 1c: Discussion regarding Sunshine Law Training

Wintrow noted there were two options for training for YSDC members. Judy Kintner, Council Clerk for the Village, was providing training for others in February and was willing for YSDC members to attend or there is online training. Areas to focus developing each member's understanding is social media and email rules. For those interested in attending the training, contact Judy via email.

Agenda item 1d: Treasurer's Report

Montgomery provided the Treasurer Report Budget to Actual noting there were a few errors in the provided, page 8 in packet, which would be updated and provided after the meeting.

Agenda item, added: Patrick Lake Proposal

Patrick Lake was given the floor to present a proposal. He grew up in YS, owns a business located in Cedarville, recently moved his family back to YS, and is on the Economic Sustainability Commission. It was recommended that the YSDC would be an important group to hear his proposal. A hand-out was provided, see Appendix A, which is now part of the meeting minutes. The proposal is as follows:

Establish an Educational District on Antioch College campus for a K-12 public school facility. The Mills Lawn location will become an expanded downtown with retail, office space, and community spaces while the current High School will convert to residential, retaining the soccer fields. Patrick noted that this is the type of visionary project the YSDC should be considering especially because we are at a community crossroads with the need to encourage residential and business development. To accomplish that, he believes major changes in our public schools are necessary. Besides land, additional Antioch assets like Antioch Hall and the Foundry Theatre could be shared spaces. The concept has been presented to key villagers, family, friends and in general discussion with villagers so he believed it was time to vet it with the YSDC. Lake concluded with a request to be considered as the YSDC a member at large.

Conversation ensued with key concepts as follows:

-Kreeger likes the big thinking, if we could get over the vastness of this. She wishes Manley could have been include however understands Malte Von Matthiessen, AC Board and head of AC Facilities Committee have heard the presentation. Likes Educational District in alignment with the Business District. She has many questions such as: How is storm water managed in this development? There seems a benefit of sharing the college with high school students.

-Wintrow noted the YSDC is a good place for this conversation, as we are all here representing citizens.

-Abel noted that there is a lot of community opinion in YS so change management will be an issue; how would this be set up for everyone to take this on.

Lake responded that if we do not address these issues, we will change but not to our own liking. Yellow Springs is an aging community with high taxes, crumbling school buildings, so failure to act will change the community irreparably.

- Antioch Hall, an icon would be a center point to the Educational District
- K-12, Antioch School and Antioch College together provide regional leadership for STEM and the Arts community
- Cultural laboratory growing our future
- Done thoughtfully and inclusively, it will be the most attractive and most vibrant project that we have needed to do for decades
- If we miss an opportunity, will we have the energy to revitalize?

Mucher asked where Lake sees this facility being located. Per Lake, on the golf course with solar panels being moved to the roofs of buildings. The arts building could be revitalized in collaboration with Antioch School. Board Office located in Antioch Hall. Wintrow asked if other parcels would be considered? Lake responded that possibly but not preferred because of the space and accessibility.

Montgomery said Tom Manley needs to be included in the conversation. She appreciates Malte's engagement from the Board and Facilities Committee, but Manley will want to weigh in on a discussion of this magnitude.

Conn spoke on behalf of the schools about the land survey on their website that shows the district is sitting on 44 acres of land with only 775 students. School facilities do need help. A K-12 would be the most efficient; current operation of two facilities is the least efficient. With only 775 students, they do not need a big footprint. Holden has been meeting with a lot of villagers and there are a lot of moving parts. Deliberate and on-going analysis is fine for adults, but the children in our schools do not have time to waste. The latest proposals from the task force to fix the current buildings will have a much higher cost than they expect. The proposal is a break fix model – fix do not replace; only new building is replacing the modular units. Affordability was identified as a key issue. The schools must be considerate of the tax issue and work with the entire community. People may be concerned about K-12 in one building but there will be separation between the grades. The treasurer and Holden are meeting at the end of the week to understand the State funds available, expected to be 28%. Holden has scheduled a walk-thru Antioch Campus with Manley the following week. The Schools decision timing is now and cannot wait years for an outcome. Holden will ensure that the public will know all the facts before a tax levy goes on the ballot. Parents are ready. They want to know how we can best provide for our children.

Housh believes the proposed location is not ideal even though likes the proposal.

Per Wintrow, YS Schools and Antioch College must agree to begin discussion on this proposal before the YSDC can move forward although the YSDC could be encouraging in proposing and implementing a path forward.

Abel suggests that a plan would need to be developed to determine the best way forward. She wonders how it would impact economic development as it relates to jobs. Lake believes the proposal addresses Economic Development because the Educational District will show change and forward thinking. It will serve to attract the intellectual community and young people both of which business want to tap into. It addresses what the village is looking to do, invest into what YS does well and preserve the culture.

Hollister sees the benefit in this proposal as the collaboration between the major institutions and doesn't want to lose this for the detail and failure to make decisions.

Kreeger asks whether the 28% in state funding for schools for new build only. Per Holden, the percentage is determined annually; currently 28% would apply to qualified renovation. The commission determines if the building is too far gone at which point it will not dedicate state money. Conn puts an emphasis on the cost of "too far gone". Kreeger asks if the YS Schools open to a new build. Conn and Holden confirm they are but are not making a recommendation yet.

Henry cautioned that big idea conversations often end with nothing happening due to a lack of planning and energy on actionable items. Greene County Port Authority might be able to do a tax abatement for a project of this nature.

Salmeron is pleased with the level of collaboration being discussed and asks AC and YSS to discuss their thinking with the Comprehensive Land Use Plan consultant and Village Planner Denise Swinger.

TO DO's:

- Walk through AC by Terri and discussions with Schools
- Revisit Comprehensive Land Use Plan to engage YS Schools and AC

Patrick Lake left the meeting at 12:50

Agenda Item 3: Consent Agenda

On a motion by Winrow seconded by Kreeger, the consent agenda was adopted:

- To accept the minutes of the January 7, 2020 YSDC meeting
 - To confirm that none of the voting members of the YSDC are related to each other.
- Items b and d from the agenda were removed prior to the vote.

Agenda item 1e: Round Table:

Winrow invited everyone to the YS Chamber Annual Meeting on Feb 20. Salmeron said the Village has been working on the Comprehensive Land Use Plan and tax collection discussion with the schools. Mucher and Hollister suggested everyone check out construction at the new Miami Township Fire Station and Offices which is on schedule! Abel announced that all involved entities have agreed to extend their incentive offers to Enviroflight given the location decision deferment by new management.

Agenda Topic 2a: Purchase / transfer of old Fire Station to YSDC

Cox noted the attorney recommended not to be discussing this opportunity until we have an adopted policy and procedures for acquisition of property. The committee was planning on providing details for the March meeting.

Agenda Topic 2b: Communication Strategy

Winrow recommended participating in a cooperative ad in the Discover the Dayton Region Magazine, a publication given to new residents and businesses or those considering relocating and at regional lodging locations. The topic this year is Climate Change which fits well into YS values. Greene County is supporting it with a multi-page spread and offering individual communities a discounted rate of \$1,200 for a full-page advertisement. She proposes \$200 per organization to fund the advertisement. Eric Henry from Greene Co noted that a YS page could be unique and informative, as the village is uniquely positioned and livable.

Winrow moved and Kreeger seconded to proceed with the advertising proposal with each participating organization to provide \$200 in funding. Discussion ensued, with Hollister noting that Miami Township would need to take this to vote. With no further discussion, the vote was unanimous with McQueen and Hollister abstaining.

Agenda Topic 2b: Nominating Committee

Kreeger reviewed the process, highlighting the committee first worked on creating a good list of qualifications for community at large position. The list is extensive, and we may not find someone that has all the qualifications. A discussion ensued and the term limit for this open position was confirmed as one year; stated in the code of regulations.

Agenda Topic 1dii: Sliding Membership Fee

Hannah confirmed she is working on this with a proposal at a future meeting. Chris noted the Township has already paid \$500 for this year and if this is not the amount then there will be a need to reconcile.

Agenda Topic 2c: Mission of the YSDC

Abel led the discussion at the whiteboard “why are we doing this?” See Appendix B, which is now part of the meeting minutes.

Collaborative communications were identified as critical after the failed levy because the community demanded better coordination on tax levies and projects. It will be easier for all of us to get big projects done because we are not doing them alone. Purchasing and controlling property sales will provide the best value for the community. There is a quality in our village worth sustaining. A name previously given to YS, “Education Village” was mentioned as especially pertinent for current conversations.

Salmeron read the Property Acquisition Committee drafts of Mission and Vision noting these were a starting place to edit from:

- YSDC Mission: Serving as a coordinating and planning entity providing funding and oversight for projects that ensure the economic and cultural vitality of our community for business, nonprofits, residential and infrastructure development.
- YSDC Vision: Ensuring a vibrant and economically healthy community

Kreeger described the work of the YSDC as “lift and thrust” explaining like a plane, big projects need the momentum of getting off the ground and pushed forward. Each member will play a role in building Lift and Thrust. The committee concurred.

Abel adjourned the meeting at 1:25 pm.

Minutes thoughtfully submitted by Jeannamarie Cox, Karen Wintrow

Operational notes:

- Don Hollister asked that his email address be updated to:
dhollister7@gmail.com and trustees@miamitownship.net