

Yellow Springs Development Corporation Meeting, 3/3/2020, 11:45-1:30 pm
WYSO Community Voices Room, 150 E. South College St.

Lisa Abel called the meeting to order at 11:45 am.

Attendees (Voting Members): Lisa Abel, Steven Conn, Lisa Kreeger, Karen Wintrow, Don Hollister, Tom Manley, Marianne McQueen, Corie Van Ausdal

Attendees (Ex Officio Members): Jeannamarie Cox, Josue Salmeron

Excused Absence: Aida Merhemic, Hannah Montgomery, Terri Holden (ex officio)

Unexcused Absence: Steve McQueen

Guests: Patrick Lake; Evelyn LaMers; Megan Bachman, YS News.

On a motion by Kreeger, seconded by Hollister, the YSDC went into Executive Session to consider the appointment of a public official. On a motion by Kreeger, seconded by Wintrow, and unanimously approved by all members in a voice vote, the YSDC exited Executive Session.

Approve February Meeting Minutes

The minutes of February 4, revised to add Steven Conn to attendees and change spelling for MacQueen, were adopted on a motion by Kreeger, seconded by Conn, and unanimously accepted in a voice vote,

Agenda Accepted as Submitted

New Member Introduction

Corrie Van Ausdal was introduced as representing the second voting seat of Miami Township. Van Ausdal is a business owner in town who is a contractor for DP&L and other utility companies.

New Business

Nominating Committee

Kreeger gave a report for the Nominating Committee formed to fill the community member seat until the end of December 2020, a one-year term. Committee members included Kreeger, Abel, Wintrow, and Cox. The committee created criteria deemed desirable for potential candidates along with a list of candidates to consider. Several candidates were contacted to determine their interest and availability. It was noted that it would be important for the Nominating Committee to start now for the 2021 candidate especially for diversity and more connections to the list of attributes.

On a motion from Kreeger and seconded by Wintrow, Patrick Lake was nominated to fill the At Large position on the YSDC. The key attributes identified to support the nomination included the following: Patrick grew up in YS and has children in schools. He and his family own Applied Sciences a business that was incubated at Antioch College in the Fels Building. Finally, he is a very interested and engaged participant. On a Voice Vote, Lake was unanimously voted as a voting member of the YSDC and joined the remainder of the meeting as such.

Treasurer's Report

Abel reviewed the notes from Montgomery since she was unable to attend the meeting. Current account balance is \$6,525.00. Each member organization will receive a \$500 invoice in March for dues; it has been determined to hold off on an alternative dues amount and schedule. The Treasurer's Report was accepted on a motion from Conn, seconded by MacQueen, and unanimously accepted in a voice vote.

Wintrow and Cox reviewed the Conflict of Interest and Records Retention policies included in the packet. The language in the Conflict of Interest statement was provided by the attorney and is meant for all voting and ex-officio members and staff to sign.

It was pointed out that the perception of conflict of interest can be as damaging as actual COI. Clarification was sought on what is considered an existing conflict with the caveat that it is best to declare a potential conflict of interest or alignment of interest. Kreeger pointed out that it is also the responsibility of the membership to raise questions and concerns about COI although it is understood it is not always comfortable.

Macqueen posed a question to Megan Bachman, editor of the YS News as to whether brainstorming or informal ideas would be for considered necessary to be included in a newspaper report as it would be helpful to have a forum to brainstorm ideas without opening it to possible community concerns. Bachman advised that the public has a right to know and she would be reporting fully on YSDC meetings.

On a motion by Kreeger, seconded by Van Ausdal, and unanimously approved by all members in a voice vote, the YSDC adopted the proposed Conflict of Interest policy.

Lisa Abel advised the record retention policy discussion will move to the Executive Committee to determine the process and Judy Kintner will help as an advisor. This will be on a future agenda.

Pulse of the Community Roundtable

Abel asked each attendee to update the group on current events within their organization.

- YS Schools - Steve Conn noted that this is a busy time. They are working with Lake on Educational Corridor.
- Community - Patrick Lake is working on a collaborative grant application to explore the proposed Education Corridor with Holden.
- Miami Township - Corrie Van Ausdal is working to learn more about the role and structure of the YSDC. She raised a concern with expected turnover of significant properties in the Village and whether the YSDC is engaged, or should be, in planning for the future of those properties.
- YSCF - Lisa Abel noted that Toni Dosik and Karen Wolford are fully engaged in an age-friendly project and will be participating in a conference on town-gown at Ohio University in July. Pace Nation is a conference on the PACE program in Columbus from March 30 - April 1 with a cost of approximately \$1000 for the conferenced and accommodations. Salmeron noted his interest in attending.
- Village of YS - Josue Salmeron Village income tax receipts are declining, and they are working with YS Schools to understand the trend. They've released an RFP for a new village solicitor. He asks YSDC members to complete the latest Comprehensive Land Use survey at SustainabilityYS.com.
- Village Council - Marianne Macqueen noted that storm water is a critical issue for the village and that they are reviewing solutions to resolve. YS has an aged system and climate change is causing higher rainwater which is infiltrating our sanitary sewer system. Need to look at green practices for storm water management – critical element in our water source. Salmeron noted that a storm water management utility fee could be added.
- Village Council - Lisa Kreeger noted that the economic sustainability commission will go on hiatus with February 5 having been their final meeting. She suggested that the YSDC take on the case study project they began to explore why local businesses located and/or relocated outside of YS and also why businesses did decide to choose YS as their location. Lake's Applied Sciences located in Cedarville would be the test case. Perhaps this could be added to the May meeting agenda.
- Miami Township - Don Hollister asked about business representation in the membership of the YSDC expressing that it would be important. Fire Station construction is still on time and on budget. He clarified that a French drain, based on the contractor's recommendation, was being installed to address water run-off concerns. There is a tax renewal on the March ballot with no new taxes. He also suggested a modest rollback on taxes collected from the fire station levy might happen if the project continues under budget. He also asked the group to complete the levy calendar.

- Antioch College - Tom Manley noted that the current main focus is AC Works, important to drive admission. They are now able to accept international students; a recruitment plan is in the works. They hosted a Boot Camp for Activism to develop skills for protest and addressing critical issues. There were 100 attendees, many more than the expected 25 so they might consider taking it on the road. The proposed Educational District was of interest in the AC Board of Trustees meeting.
- YS Chamber - Karen Wintrow reviewed the YS Chamber Annual Meeting on February 20 where several members of the YSDC made their first community presentation. Current Cuisine (business) and YSCF (non-profit) were the Community Impact awards Annual winners. Shred it YS is scheduled for April 25 at the Bryan Center in collaboration with Glen Helen's Earth Week events. There are some changes in local properties with Bob Baldwin turning over management to his son. Residential and commercial tenants are reporting rate increases. She attended a Greene County Regional Land Use Plan Committee meeting and learned that an aging population is the county norm and that the rate of population is growing faster than development.

Old Business

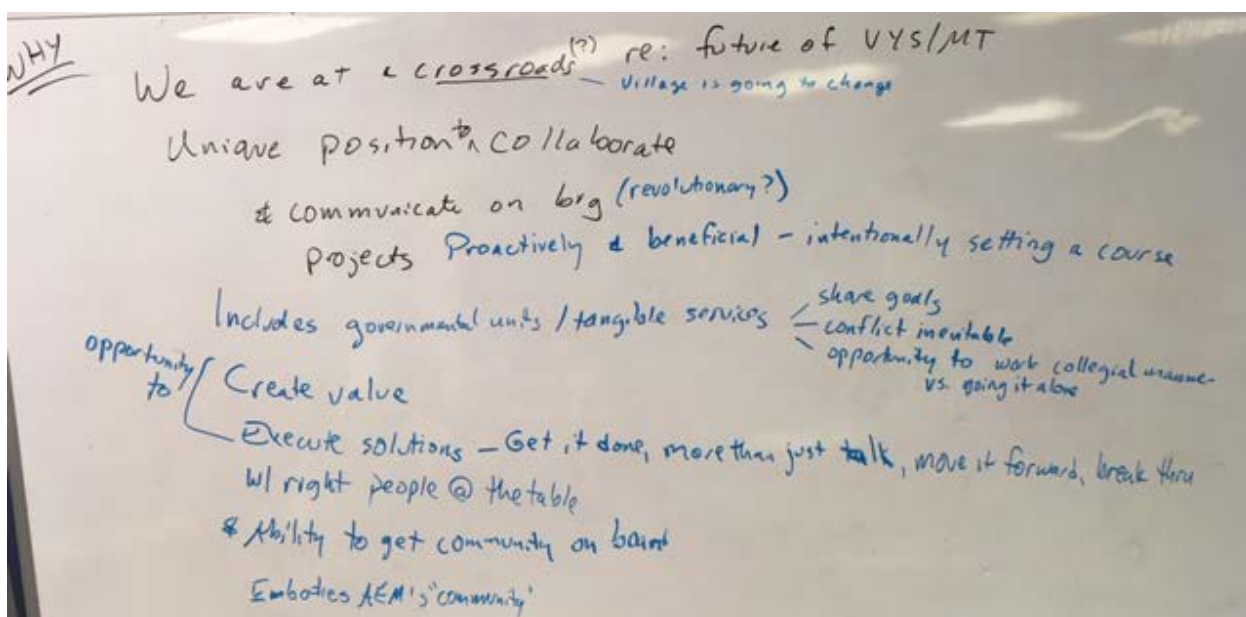
YSDC Mission: What are we trying to solve and why?

Draft 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.

Draft Vision: Ensuring a vibrant and economically healthy community.

The Why: We are at a crossroads regarding the future of VYS and MT and in a unique position to collaborate and communicate on big projects

Discussion: The words are accurate but not exciting or visionary. Our work includes governmental units and tangible services. The right people are at the table to accomplish what ever we need for the community. The Village is going to change, the question is do we manage the change or slouch into it. This group can help to manage the change and set a course for an intentional outcome. Revolutionary opportunities will be identified. Conflict is inevitable but the YSDC bring the group together to work through the change. The YSDC can maintain forward motion despite the constant conversations. Are we really at a cross-roads? There are many overlapping issues, but intentional decisions can help keep us going in the same direction. We are waving/shaping a generation. There were times in YS history when tough decisions were made. The work of Arthur Morgan can model the changing community as we're evolving, increasing capacity, emerging.



Conn departed 1:15.

Education Corridor Project

Terri Holden and Tom Manley gave an update. The Board of AC is interested noting it is very early in the process. There have been meetings with Lake, Salmeron, and AC officials. A key question for the college is how it fits within the AC Works program. The synergy seems to be amazing, and this could be a revolutionary project. Lake added that he believes there is a need for a conceptual design proposal beyond what is proposed by the Comprehensive Land Use Plan currently in process with the Village. The collaborative grant may add a line for alternative proposals for conceptual design.

Tax Calculation Spreadsheet Sample

Salmeron reviewed a spreadsheet that was developed for the EnviroFlight incentive offer and is proposed as a template for the YSDC to use in their property acquisition/sale policy. As an excel spreadsheet, the details can be adjusted for each project. Wintrow noted that expected tax revenues should be based upon property values after improvements are made.

Kreeger departed at 1:34.

Purchase/transfer property to the YSDC

Salmeron presented a proposed policy/procedure document for the acceptance and sale of property by the YSDC. The committee, including Salmeron, Cox, and Roger Reynolds, created a draft policy document. Wintrow recommended the addition of criteria identifying the value of an existing business vs. new business.

With the meeting going late, Abel noted that a special meeting would be scheduled to review and adopt the policy with an executive session to consider the purchase or sale of property.

Abel adjourned the meeting at 1:40 pm.

Future Agenda Planning:

1. Levy calendar – Karen (April meeting)
2. Tax and income strategic discussion for all benefitting entities
3. Potential projects (reference zoning map):
 - a. Housing projects coordination – Schools & VYS
 - b. Antioch College excess assets – Hannah, Tom
 - c. Active transportation impacts – Brian, Josue
 - d. Retention updates – Karen, Josue
 - e. 102 Dayton St
 - f. WYSO
 - g. Union School House
 - h. CBE infill
4. Fiber network sponsorship
5. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)
6. Economic incentive policy & other local economic attractors; county and state incentive programs; VYS Revolving Loan Fund; PACE/ESID board, policy, administration
7. Financing options, such as impact investing with Foundation, local investors
8. Administration of CBE infill; admin position for YSDC; administrative fees
9. Grant writing and collaboration

Minutes thoughtfully submitted by Jeannamarie Cox, Karen Wintrow