

Yellow Springs Development Corporation Meeting, 4/16/2020, 12-1:30 pm
Conducted via ZOOM

Attending Voting Members: Lisa Abel, Steven Conn, Don Hollister, Corrie Van Ausdal, Lisa Kreeger, Patrick Lake, Marianne MacQueen, Steve McQueen, Hannah Montgomery, Karen Wintrow

Attending Ex Officio Members: Jeannamarie Cox, Terri Holden, Josue Salmeron

Absent: Tom Manley

Community members present: Megan Bachman, Evelyn LaMers

Lisa Abel calls the meeting to order at 12:04.

Abel requested an update to the agenda. Jeannamarie Cox explained that The Yellow Springs Community Foundation (YSCF) needs to review grant detail finances which will need to go to executive session. Abel suggests this session be placed after the consent agenda. Both Executive Sessions will be done via secure break-out sessions using Zoom technology.

1) Treasurer's Report: Hannah Montgomery will provide an updated budget to actual after the meeting. Invoices were sent for dues; call her with questions. Primary expenses are legal services. The YSDC remains within budget.

2) Top priorities for the YSDC: Abel set the stage that with COVID19, focus and community needs may change. She read the draft mission and vision statements the YSDC has developed and reviewed over the last few months.

The 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.

The Draft Vision: Ensuring a vibrant and economically healthy community.

The WHY: We are at a crossroads, the future of VYS / MT, unique position to collaborate and communicate on big projects.

3) The Revolving Loan Fund: Lisa Kreeger notes that \$35,000 is left in this fund from a larger economic development grant. There have been multiple years involved in creating a revolving loan fund from the Village Government. The YSDC is an opportunity for the funds to be distributed for the intended purpose. One of the issues the Village wrestled with was determining a loan amount which would be impactful. Current issues to think about include credit evaluation through the YSCU, amount of loan, and timing.

Conn wondered if there were legal restrictions for the funds; Kreeger confirmed the YSDC mitigates these issues. It was recommended that we have a coordinated effort between the YSCU and YSCF as not to trip over each other. Kreeger confirms the YSDC needs to determine a planned use for the funds. The YSCU will develop a fact sheet for loan applicants and YSDC needs to form a committee and make a recommendation on loan uses, amounts, etc. The YSCU part of process has been reviewed and established for other recent loan programs.

- Karen Wintrow notes this money was already earmarked to economic development and the COVID19 crisis should not take over that purpose.
- Patrick Lake notes we could use this as matching funds for a bigger plan for a business or as a combined plan.
- Conn asked if nonprofits can access this money; understanding that post COVID19 they will be challenged. Kreeger advised the YSDC has not determined this yet.

Yellow Springs Development Corporation Meeting, 4/16/2020, 12-1:30 pm Conducted via ZOOM

- Corrie Van Ausdal asked if this could support creating a platform for e-commerce development. Kreeger responded this type of thing exactly what she had in mind for use of this fund.
- Marianne MacQueen, addressing Conn's and Lake's comments confirmed her expectation that this will be something that we should expect, that nonprofits know how to ask for money and will have need.
- Brian Housh added that history of the fund included job creation as a key factor.
- Conn reminded the group that it was only necessary to vote to accept the money and form a committee at this meeting and suggested that the committee bring back a loan process for the YSDC to approve.
- Kreeger requested an inventory of all funds available be created and is willing to be on the committee to create this.

On a motion by Wintrow, seconded by McQueen, there was unanimous approval to accept the funds from the Village for an economic development revolving loan fund and form a Grant and Economic Development Funds Committee to determine use of the funds to include Kreeger (chair), Lake, Ausdal, and Hollister. Note that it was later agreed that a representative from YSCF be added to this committee. The roll call vote was as follows; Yes: Wintrow, Van Ausdal, MacQueen, Conn, Montgomery, McQueen, Lake, Hollister, Kreeger, Abel. **(All in favor; Motion passes)**

4) Role of the YSDC should be in the COVID19 recovery.

- MacQueen has been looking at how the village recovered in the past and what to with this in mind.
- Hollister said he appreciated the role of the YSCF as they have done a good job in responding to the community need
- Abel advised: 1) the YSCF is collecting funds to support in a variety of ways and the YSCF Board will be looking at how to use those funds in a variety ways, 2) Neighborhood Block Contacts, Nonprofit and business surveys have been conducted; and 3) a small group has met to discuss new business models; how to help; and what key supports will be needed to have in place to support our emerging community.
- Wintrow noted that she is leading a small group to support re-opening small businesses and changes in business community needs.
- Van Ausdal noted that this is an opportunity to introduce YSDC to the community and what we do as a resource.
- Conn, representing the schools, noted that technology now is part of the curriculum and probably will always be. In addition, the schools are feeding the children and families in need and supporting the driveway farmers market.
- Holden understood the question as what the new world looks like. They are taking this experience and leveraging it into the future to do it better.
- McQueen opined that we might have been in a better position had SpringsNet gotten past discussion and actually moved forward with the project. He believes YS will be a haven for many as the state reopens so we should be prepared.
- Van Ausdal asked about the schools' facility plans. Holden responded that the School Board approved researching state school funding because the state of the buildings still needs to be addressed. Conn agrees the timeline is pushed back yet he is still interested, expecting that a decision hinges on information from the State Facilities Commission. The real question is the new timetable.
- Lake has completed the collaborative grant which is ready for submission to the YSCF. Partnering for the grant are the YS Schools, Antioch College, YS Children's Center, Agraria, and Antioch School to

Yellow Springs Development Corporation Meeting, 4/16/2020, 12-1:30 pm
Conducted via ZOOM

explore the possibility of the Educational District. (Note, upon review of the document after the 4/16/20 YSDC meeting, Abel advised that the grant request is not ready for YSCF review and will need official buy-in from all parties involved first.)

- Josue noted that the Village is still working on the consolidated land use plan.

5) On a motion from Conn, seconded by Lake, the consent agenda was accepted unanimously. The roll call vote was as follows; Yes: Wintrow, Van Ausdal, MacQueen, Conn, Montgomery, McQueen, Lake, Hollister, Kreeger, Abel. **(All in favor; Motion passes)**

6) On a motion from MacQueen, seconded by Lake, the YSDC went into Executive Session to discuss Foundation Grant Finances. The roll call vote was as follows; Yes: Wintrow, Van Ausdal, MacQueen, Conn, Montgomery, McQueen, Lake, Hollister, Kreeger, Abel. **(All in favor; Motion passes)**

Executive Session #1

Cox described the YS COVID19 Development Funds earmarked to the YSDC and questions were answered.

Regular Session

7) On a motion from Conn, seconded by Kreeger, the YSDC unanimously agreed to accept the YSCF funds and have the YSCF run the application process and Finances.

The roll call vote was as follows; Yes: Wintrow, Van Ausdal, MacQueen, Conn, Montgomery, McQueen, Lake, Hollister, Kreeger, Abel. **(All in favor; Motion passes)**

At this time, it was agreed that Cox or another rep from YSCF would be added to the subcommittee on Grant and Economic Development Funds.

9) On a motion from MacQueen, seconded by Lake, the YSDC agreed to move into Executive Session for the purpose of discussion the sale, transfer or purchase of Real Estate. The roll call vote was as follows; Yes: MacQueen, Conn, Montgomery, McQueen, Lake, Kreeger, Abel. Recusing for conflict of interest: Van Ausdal, Wintrow, Hollister.

Executive Session #2

Discussed updated terms for contract on Fire Station property.

No action from the Executive Session for the Fire Station property; the discussion will be continued at the May 5 YSDC meeting.

Abel adjourned the meeting at 1:50 pm

Future Agenda Planning:

- a. Economic recovery plan of essential businesses/ those with strong value propositions & financial acumen -- this will necessarily include a discussion of taxes and shortfalls among all entities as well.
- b. Age friendly, livable community – Toni Dosik, Karen Wolford – May mtg
- c. Tax and income strategic discussion for all benefitting entities
- d. Records retention policy – Karen
- e. Education corridor project update – Terri, Tom
- f. Website (Bing) – Jeannamarie
- g. Municipal broadband/fiber network.

Yellow Springs Development Corporation Meeting, 4/16/2020, 12-1:30 pm
Conducted via ZOOM

- h. Levy calendar
- i. Economic incentive policy & other local economic attractors; county and state incentive programs; VYS Revolving Loan Fund; PACE/ESID board, policy, administration
- j. Financing options, such as impact investing with Foundation, local investors
- k. Administration of CBE infill; admin position for YSDC; administrative fees
- l. Grant writing and collaboration
- m. Potential projects (reference zoning map):
 - i. Housing projects coordination – Schools & VYS
 - ii. Antioch College excess assets – Hannah, Tom
 - iii. Active transportation impacts – Brian, Josue
 - iv. Retention updates – Karen, Josue
 - v. 102 Dayton St
 - vi. WYSO
 - vii. Union School House
 - viii. CBE infill
- n. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)