

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

Attending Voting members: Lisa Abel, Shelly Blackman, Steven Conn, Sarah Courtwright, Don Hollister, Lisa Kreeger, Marianne MacQueen, Steve McQueen, Hannah Montgomery, Corrie van Ausdal

Ex-Officio: *Jeannamarie Cox, Terri Holden, Maurmceen Lynch, Alex Scott, Josue Salmeron*

Invited guests: *Eric Henry, Carol Simmons, Eileen McClory, Evelyn La Mers*

Potential new member: Alex Bieri, Clifton Mayor, joined the meeting

Excused Absence: None

1. **Call Meeting to Order, Meeting Agenda Review/Approval** (Abel) Meeting called to order at 4:32 pm, no changes to the agenda

2. **Consent Agenda:**
Motion: (Conn moved/ McQueen seconded) **adopting the following:** To accept the minutes of the April 2, 2021 YSDC meeting. Motion passed unanimously.

3. **Welcome to Alex Bieri.** Alex notes that he appreciates the invite and recognizes the overlap between YS and Miami Township and Clifton; happy to be included. Alex asked for clarification of the role, by-laws and voting responsibilities, which Abel reviewed.

4. **Treasurer's report** (Montgomery): At 4:38 pm Hannah Montgomery joined the meeting. Montgomery has the Feb and Mar numbers, but reports were not available for this meeting's packet. In the general account; \$21K from Village seed money, started the year with \$4K in general account. These numbers do not include the pending loan fund and Fire Station proceeds. Hannah reminded the group that fund raising is required in 2021.

5. **Top Priorities:**
 - a. 2021 goals – subcommittee reports: Lisa Abel requests committee reports as available.
 - i. Housing (MacQueen, Blackman, van Ausdal, Scott)
 - a) Met several times and realized the committee needed to bring together more clarity as to role. Blackman, van Ausdal, Scott added comments: 2 items to determine 1) is the committee / YSDC over-lapping others and 2) what is the mission for the YSDC Housing Committee how does that connect with the YSDC role. Noted a website for shared documents is needed.
 - b) Cox gave update website for shared documents up and running.
 - ii. CBE and Railroad St development (Kreeger, Salmeron, Abel, Blackman, Hollister)
 - a) Kreeger notes that Josue has done some work on a document over-viewing the site. Looking for a RFP example for developers. Expect to be able to update next week, documents and plan. Abel asks if CRESCO has opportunities for purchasing more CBE property. Salmeron says there are

discussions, which can not be covered today; in May there will be more details.

- b) On the Railroad St. lot, Kreeger gives an informal update from Village Council says there is an opportunity to use the space for food trucks. Salmeron notes they have applied for funding for the storm center re-routing. If money is granted then engineering for future will be discussed with an interest to develop the lot as a 3 story building with retail, office and housing. Kreeger asks for the timeline, Salmeron that funding is based on Biden's plan and States will determine use of the funds. Abel asks what the plan is for ownership. Salmeron believes having Village Government owned and leased is best. Abel reminded that the YSDC is available to help / assist / a liason.
 - c) Abel asked Beiri, when a Board Member, if this would be a committee he was interested in. He noted yes and also is interested in the relationship of the failures of "new" vs the sustainment of historical districts, for example: strip malls quickly abandoned when they fail where historic areas are worth rehabilitating. He asks if any part of the YSDC is to add criteria so we have sustainability. Abel notes the Fire Station criteria did not include design criteria which might / should. Courtright notes that 12 years ago a set of drawings regarding design for the Railroad St. property, if only for vision. Salmeron notes the plans are available and the concept can be built on. Discussions ensued.
 - d) Abel concludes Bieri, when a member, will be on this committee.
- iii. Economic funding sources, PACE, bonds, grants, etc. (MacQueen, Salmeron, Cox)
 - a) Salmeron noted we have not met yet a grant has been applied for funding for Betty Hughes park improvements for seniors.
 - b) Discussion ensued on economic numbers of YS vs Clifton. 2023 will bring big changes for economic evaluation by the county.
 - c) Abel notes questions have come to the YSDC if we can raise bond funds, is this something this group can obtain. Salmeron can invite experts to the group, and especially Eric Henry.
 - d) Abel asks Henry if he thinks there is something to start working on. Henry noted port authority bonds would be a good option plus there are other grant options.
 - iv. Economic needs survey (Scott, Hollister, van Ausdal)
 - a) Scott notes everyone has been busy yet they have begun to meet and will have something soon.
 - v. Regional economic development (Abel, Montgomery, Kreeger, McQueen)
 - a) Abel notes this is the exec team and they have not yet met on this.
- b. Housing development agreement/Oberer site plan (Salmeron)
Salmeron notes Oberer is working through feedback provided by the Village, their response due middle of April, no updates at this time.

- c. Update to bylaws – vote to accept (Kreeger)
Kreeger presents via screen share the changes that are being voted on. Which includes: *increase up to 15 members from 10; diversity statement; Clifton Appointed Director; respective Boards may appoint an ex-officio if the stated position is unavailable; term changes for Clifton and At large vote to two year; meeting update to monthly; relaxed place of meeting; updated how we notice meetings; and the bylaws change date.*

Motion: Kreeger motions to adopt the changes as reviewed, Van Ausdal second, Motion passes unanimously.

6. New Business

- a. Tax updates (Conn)
- i. Conn requested a discussion on considerations of taxes that might impact decision of voters. MacQueen and Salmeron note at the last Village Council meeting they discussed the tax payment for municipality reciprocal agreement options. Reciprocal tax is not a new topic. In YS we have many who live here but work elsewhere yet do not have the tax responsibility to the community (examples shown and provided to attendees in May’s meeting packet). Abel asks if there is a timeline. Salmeron notes this is not on Council’s agenda yet. Kreeger notes that this may have an effect as if does force more tax on the village residents in a time that taxes are very sensitive. Salmeron notes this is a way to balance the budget. Van Ausdal asks as a business owner, workers who live elsewhere and work here would this impact them? Salmeron notes this would not affect this group.
 - ii. Abel asks if there is a way for retired residents to have an income tax from the Village. MacQueen notes she talked a year ago to the Foundation if they can support a gift fund for the Village; which they can yet it was dropped for “covid” time and focus issues.
 - iii. Conn noted that the schools will be asking the Village residents to raise their own taxes and a hefty ask at that. A bond levy could include an income tax, which would reduce the property tax burden. There is a concern that other taxes added by the Village or Township could hurt the Schools attempt. Abel asks for the YSDC keeping apprised of timing and tax strategies. Holden makes note that the potential November vote is very public and in such she is being very collaborative and we need to continue to be public about it.
 - iv. Salmeron suggests we need to have a discussion on taxes as we look like a wealthy community and therefore do not qualify for county, state, federal funding. Conn notes that each pays their taxes and feel they give yet there are differences of what is allowed and “the ground rules” which can be brought as a public discussion. Bieri asks if there is any capital campaign or other creative solutions for funding for the schools. Salmeron notes that fund-raising seems it would work as we have a very generous community. Van Ausdal notes that we are asking not to complicate the vote for the schools by changing the taxes for the community. Discussion ensued. Holden noted there are things that can be done but there are rules to work with; capital campaigns can work and be supported through the Foundation (example of the Athletic Field request - it is far smaller than the facility need).

Abel advises there is 15 minutes more of the meeting which will run over to 6:15 but no votes will be taken if anyone needs to leave the meeting.

- b. Municipal fiber project (Salmeron)
 - i. Salmeron shares his screen to see the presentation on village Internet.
 - ii. Comments were requested from the attendees:
 - Cox noted the Foundation has been successfully using the service in a trial period and all is going well. Conn asks if government funding will include approved use for broadband, Salmeron notes that “maybe”, still watching. Bieri notes it’s a great idea and density is key, Is there interest or plans for the rural areas? That’s a later phase. Abel asks what about competitive pricing and “extreme specials” offered by the current providers. Salmeron notes that we are looking at very competitive prices, providing privacy and network speed neutral vs controlled by the current provider. Van Ausdal asks about service; it is expected that MVECA will be part of this.
- c. Local foods & agriculture as economic development (MacQueen)
 - Marianne would like to talk with the board about local foods and agriculture as economic development activities. Examples include a demo in Athens, OH; TLT; and Agraria. Discussion moved to May meeting.

MacQueen motion to adjourn the meeting, van Ausdal seconds the motion. Motion passes unanimously.

7. 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. Records policy and other required policies
- d. Grant writer position, grant writing and collaborations
- e. Administration of CBE infill; admin position for YSDC (and PACE); administrative fees
- f. Potential projects (reference zoning map):
 - i. Antioch College excess assets – Montgomery, Neuhardt
 - ii. Retention updates – Salmeron
- g. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)