

Yellow Springs Development Corporation Meeting, 6/2/2020 Virtual Meeting via Zoom

Attendees: Members: Lisa Abel, Steven Conn, Don Hollister, Lisa Kreeger, Patrick Lake, Marianne MacQueen, Steve McQueen, Hannah Montgomery, Corrie van Ausdal, Karen Wintrow. Ex Officio: Jeannamarie Cox, Terri Holden, Tom Manley, Josue Salmeron. Community Members: Carol Simmons (YS News), Diane Diller, Don Carrigan, Evelyn LaMers

1. The meeting was called to order at 4:35 PM

2. New Business

No additions or changes to the agenda.

Treasurer Montgomery reported that there has not been much activity. There is an increase in available funds as recent payment of dues. Kreeger requested the revolving loan fund and business emergency funds be included in the report in the future.

3. Top Priorities:

YSDC operational topics deferred from 6/2/20 meeting for another meeting; Lisa Abel noted these are important however we have so many items that need immediate discussion.

Kreeger provided an update on forgivable loans and YSCF grant use/distribution. \$27,250 was awarded and letters were going out today. Recipients have been favorable that donating in the future as a request. An additional \$10,000 to the fund from Miami Township which will open the second round be open to businesses in Miami Township, not limited to Yellow Springs. Abel asked if all the funds would be available for another loan. Kreeger noted that it was determined that not all the money was necessary to be released at the same time. There will be consistency for two tiers and those that qualified received funds.

Cox provided an update on UpLiftYellowSprings which was spearheaded by the businesses as a way for community members to donate money directly to individual participating businesses (not tax deductible) or to a general fund for business support (tax deductible). The statistics as of June 2, 2020:

Number of Donors - 33

Number of Donations - 70

Total Amount Raised - \$5,320

Number of Individual Zip Codes - 19

M. MacQueen reported on the Strongtown.org application to economic recovery. She and Housh attended a meeting multiple years ago, MacQueen was very impressed and has been following since. She inquired whether there was interest in participating in one of the academy opportunities. Hollister agreed to join and will report back if others should join.

Kreeger suggested that the next YSDC meeting take up the topic of recovery planning for Village, Township, Schools 2020-2021. Salmeron agreed as the village is already looking at reduced revenue; Holden recommends the School Treasurer report as that is her area of expertise. Conn as noted prior there was downtrend before COVID19 now expect even greater reductions. The timing for the July seems appropriate. On a Roll Call vote, there was unanimous agreement.

4. Adjourn to Executive Session:

Abel advises there are two topics of discussion for the Fire Station to move forward. The process for the Executive Session is to move participants to a second room, hold the session, vote to return, and then update as necessary after the session.

There was a motion by Wintrow seconded by Kreeger to go into Executive Session for the purpose of discussion of the sale or transfer of real estate. The roll call vote was as follows: Conn, Hollister, Kreeger, M. MacQueen, S. McQueen, Montgomery, van Ausdal all voted yes. Lake and Wintrow recused.

a. For the purposes of the sale or transfer of real estate (fire station)
Miami Township reps Hollister and van Ausdal reviewed the project and answered questions after which they recused themselves. A question will be asked of the attorney if we can negotiate even if we do not own the building. There was discussion about creating a committee to market the property.

There was a motion by M. MacQueen seconded by Conn to leave executive session. The roll call vote was as follows: Conn, Kreeger, M. MacQueen, S. McQueen, Montgomery, Abel voted yes.

In regular session, M. MacQueen made a motion seconded by Conn to accept the contract from Miami Township to purchase the fire station. The roll call vote was as follows: Conn, Kreeger, M. MacQueen, S. McQueen, Hannah Montgomery, Lisa Abel voted yes. Hollister, van Ausdal, Lake, Wintrow abstained.

M. MacQueen made a motion seconded by Conn to provide \$1000 in escrow toward the purchase of the fire station. The roll call vote was as follows: Conn, Kreeger, M. MacQueen, S. McQueen, Hannah Montgomery, Lisa Abel, Hollister, van Ausdal, Lake voted yes. Wintrow abstained.

A committee was formed to market the property consisting of Cox, van Ausdal, and Salmeron, plus potentially an outside realtor which was left to the committee to decide. Shelly Blackmore was recommended by Abel and Hollister as a realtor with local ties.

b. For the purposes of the sale or transfer of real estate (a new property)
There was a motion by Lake seconded by S. McQueen to go into executive session for the purpose of the sale or transfer of real estate. The roll call vote was as follows: Conn, Kreeger, M. MacQueen, S. McQueen, Hannah Montgomery, Abel, Wintrow, Lake, van Ausdal, Hollister all voted yes.

There was a motion by Kreeger seconded by Wintrow to leave executive session. The roll call vote was as follows: Conn, Kreeger, M. MacQueen, S. McQueen, Hannah Montgomery, Abel, Wintrow, Lake, van Ausdal, Hollister all voted yes.

5. Consent Agenda:

There was a motion by Conn, seconded by S. McQueen to accept the minutes of May 5, 2020 and to defer the Treasurer's Report for June until the July 7th meeting. The roll call vote was as follows: Conn, Kreeger, M. MacQueen, S. McQueen, Hannah Montgomery, Abel, Wintrow, Lake, van Ausdal, Hollister all voted yes.

There was a motion by Kreeger, seconded by Wintrow to adjourn at 6:40 pm with unanimous approval.

6. 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. Tax and income strategic discussion for all benefitting entities
- c. Records retention policy – Karen
- d. Education corridor project update – Terri, Tom
- e. Website (Bing) – Jeannamarie
- f. Municipal broadband/fiber network – Josue

- g. Levy calendar
- h. Economic incentive policy & other local economic attractors; county and state incentive programs; VYS Revolving Loan Fund; PACE/ESID board, policy, administration
- i. Financing options, such as impact investing with Foundation, local investors
- j. Administration of CBE infill; admin position for YSDC; administrative fees
- k. Grant writing and collaboration
- l. 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
- m. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)