

**Yellow Springs Development Corporation Meeting, 7/7/2020**  
**Virtual Meeting via Zoom**  
**Meeting Minutes (Approved)**

Voting Members: Lisa Abel, Steven Conn, Don Hollister, Lisa Kreeger, Patrick Lake, Marianne MacQueen, Steve McQueen, Hannah Montgomery, Corrie van Ausdal, Karen Wintrow. Ex officio Members: Josue Salmeron, Jeannamarie Cox, Terri Holden. Invited Guests: Tammy Emrick (YS Schools treasurer), Joshua Mabra (pending YSCF Board Member), Melissa Heston, YSCF, Eric Henry (GCDOD). Community Guests: Brian Housh, Amy Magnus, Evelyn LaMers, Megan Bachman. Excused Absence: Tom Manley

1. The meeting was called to order by Abel at 4:30 pm and all meeting attendees were identified.

2. Meeting Agenda Review/Approval

Abel requested the addition of an agenda item about Public Records and Executive Session. She then reviewed information from the YSDC attorney and the Ohio Revised Code pertaining to what is a public record and when is Executive Session permitted, noting that there was a misinterpretation when the Executive Session was called at the May 5 YSDC meeting to discuss the grant proposal for Education Commons. Abel will share the documents with YSDC members.

Abel recommended that the YSDC assign a Communications Officer to handle public records requests. Wintrow volunteered given her role as YSDC Secretary along with her familiarity with the process. Kreeger MOVED and M. MacQueen SECONDED a MOTION TO APPOINT KAREN WINTROW AS THE COMMUNICATIONS OFFICER. The MOTION PASSED 10-0 on a ROLL CALL VOTE.

3. Treasurer's Report

Montgomery noted that June was a slow month and the report stands as submitted. Abel notes that we YSDC is working through YSCU with YSCF to move the \$1,000 in escrow for the Fire Station. This will be on the July Financials along with information on the YSDC Revolving Loan Fund.

4. Consent Agenda:

- a. The minutes of the June 2, 2020 YSDC meeting
- b. The Treasurer's report as presented at today's meeting

MacQueen MOVED and Lake SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. The MOTION PASSED 10-0 on a ROLL CALL VOTE.

5. Updates on Top Priorities

- a. Tax recovery planning for Village, Township, Schools 2020-2021 & levy calendar

Salmeron gave an overview of the financial situation for the Village reporting an expected \$360,000 revenue loss from income, lodging, and fuel taxes plus reduced Local Government Funds. The decrease in revenues has already been balanced with a decrease in expenditures proposed by Village staff. The Village has received \$130,000 in CARES Act funding that they can use to cover costs associated with COVID-19 such as hand sanitizer, increased labor, and potentially funding for small business grants although the spending has yet to be approved by Council. Abel asks if the YSDC could be leveraged to aid with the grants which Salmeron will consider. The 2021 tax budget was presented to Village Council at their July 6 meeting showing a slight increase in both revenues and expenses. The Property Tax Levy will be on the ballot in November which is a renewal of the existing 8.4 mil levy.

Hollister reported that the Miami Township fiscal situation is positive because their primary funding source is property tax which appears stable.

Emrick reported that the schools had a reduction of \$140,000 from the State of Ohio late in the last fiscal year (ending June 30). Many school districts are expecting 10% decrease, last year it was down 5%. Holden notes that the Schools did get an additional \$60,000 from the State for COVID-19 expenses

but there are rapidly mounting expenses for safety protocol. Conn noted that it is unknown how COVID-19 will impact DOE programs and funding. van Ausdal inquired about the safety expenses required for the schools. Holden noted they are providing the following: hand sanitizer at every door and in every room; bathrooms cleaned every two hours; and air cleaning devices in every room at \$80 each. It would also be desirable to replace old furniture. Abel asks about shared resources between the Village and Township and Holden noted that it hasn't been explored but there are other shared services being utilized and explored. Kreeger inquired about furniture at Antioch Midwest; Holden and YSHS Principal Jack Hatert are meeting with AUM to explore shared facility and furniture options.

Upcoming Levy Calendar: VYS property tax renewal is on the November 2020 ballot. There are no upcoming levies for Miami Township or YS Schools. Holden notes that the schools have been discussing a bond issue in fall 2021. Wintrow noted the document in the packet detailing all levies impacting property tax in Greene County and suggested updating it to include the renewal dates. Each of the parties agrees to provide their data and Wintrow will add the county levy schedule. Salmeron notes that it is always a good idea to coordinate levies among various taxing agencies.

Hollister suggests the YSDC consider the total infrastructure serving the town over the next 20-50 years. Perhaps there are projects or buildings that should be abandoned if there is not the funding or will to maintain. Abel agrees but suggests deferring the discussion until there is more time for preparation and discussion and COVID-19 situation is more stable and predictable.

#### b. YSDC Operational Topics

Cox reported that the YSDC owns a website and can add email. Per YSCF web consultant Bing Design, we can have the site for \$2500. Per Montgomery, those funds have been budgeted for 2020.

#### c. Education Commons Update

Lake noted that the Collaborative Grant Request to the YSCF was successful with \$15,000 awarded for the exploratory phase of the project addressing site selection and community feedback. He also recommends the appointment of a subcommittee to complete the work.

M. MacQueen asked for more information on the timeline of the project. Lake noted that the schedule is slightly behind, but he will be scheduling a meeting of the subcommittee, engaging an attorney, and beginning site review and community outreach. Lake gave a brief overview of his thoughts on the project which includes construction of a new K-12 building perhaps on the Antioch "golf course" and the utilization of existing Antioch College buildings for shared purposes.

M. MacQueen noted that her understanding was that the multiple existing buildings on campus would be utilized in lieu of new construction. She also recommended community input early, before an LLC is established and site determined.

Holden noted that she has been superintendent for one year and realizes that 2018 was a difficult situation for everyone. She has been very clear that "OUR CHILDREN need better facilities; OUR COMMUNITY needs better facilities". She noted that state funding is only available for a K-12 facility. She and the School Board recognizes that NO ONE wants to spend more money. With Antioch College willing to collaborate on property and facility usage, it opens the opportunity for the schools to sell their properties to help off-set the cost of the project. Bottom line, this is something we need to explore.

Per M. MacQueen, the community is not aware of the Education Commons project so and this would need to be fleshed out in order to get community support.

Wintrow asked if there are other sites at Antioch College being considered and whether the Village was engaged in discussions regarding infrastructure. Holden noted that no site has been decided upon.

Conn noted that the grant funding from the YSCF is for initial discovery and site review and if there is not an appropriate site it could be over quickly. It is all about asking questions like “What might be possible?” He concurred with Holden that the logic of a K-12 facility is becoming clearer every day. State funding is critical to keep the project affordable although there are concerns about funding availability post-COVID19 which underscores the need to collaborate and look at every conceivable option.

Van Ausdal is pleased Lake has the energy and enthusiasm for this project noting that the willingness to try is so important. She sees it as an exciting project that will need broad support and big thinking. Lake noted using the Block-Party contacts and forums via virtual meetings to engage the community.

Montgomery noted that Antioch College must stay focused on Antioch College Works and this collaboration is exciting for everyone and will support those efforts.

Kreeger MOVED and M. MacQueen SECONDED a MOTION to APPOINT A SUBCOMMITTEE consisting of Lake, Holden, Manley, Kreeger, and Cox or designees. The MOTION PASSED 9-0 on a ROLL CALL VOTE with Abel abstaining because of her dual role on the YSDC and YSCF.

d. Fire station outreach progress

Van Ausdal reviewed the work of the subcommittee consisting of herself, Salmeron, and Cox to facilitate the sale of the Miami Township Fire Station. To secure public parking, the Village would like to purchase the parking area that is part of the MT property. Wintrow pointed out that parking would be critical to support whatever use went into that facility and questioned eliminating all onsite parking for that business. Per Salmeron, the existing parking would not be adequate for any use at that site so other alternatives including variances would need to be explored.

Van Ausdal MOVED and Kreeger SECONDED a MOTION TO SELL THE PARKING AREA OWNED BY MIAMI TOWNSHIP TO THE VILLAGE. The MOTION PASSED 8-0 on a ROLL CALL VOTE with Wintrow abstaining and Hollister disconnected from the Zoom meeting.

Conn MOVED and M. MacQueen SECONDED a MOTION TO PERMIT THE FIRE STATION SUBCOMMITTEE TO PROCEED WITH NEGOTIATIONS TO SELL THE PROPERTY. The MOTION PASSED 8-0 on a ROLL CALL VOTE with Wintrow abstaining and Hollister disconnected from the Zoom meeting.

Hollister reconnected and Holden disconnected from the Zoom meeting.

e. Update on forgivable loans & YSCF grant use and distribution

Kreeger provided updates on the forgivable loan funds and Cox provided updates on Emergency Grant funds recognizing that all the money is not being granted now as the COVID-19 crisis is far from over. Wintrow asked for an update on the UPLIFTYellowSprings business relief campaign. Per Cox, it isn't very active currently, but funds have been distributed. She expressed an interest in rolling this into a Shop Local campaign and Wintrow noted that she has begun preparing a proposal for just such a program.

f. Continued planning for economic recovery/re-emergence

MacQueen explained that she, Hollister, and Wintrow are interested in pursuing StrongTowns research and had begun looking at available online instruction.

Wintrow indicated her focus has been on more immediate needs so she has not been able to consider future planning strategies. She announced that Cresco had been successful in acquiring their processing license and would double in size. She also inquired about the status of the Village Comprehensive Plan as she sees that as the beginning of business growth discussions, especially focusing on the CBE.

g. USDA Rural Grants (Abel)

Abel noted that she has received several recommendations for grants for which the YSDC could apply but has not had the opportunity to follow up. Kreeger identified the importance of a grant writer to moving this effort forward. Local citizen Cindy Sieck was identified as an academic grant writer among others. Cox noted this is one of our biggest needs as there are great ideas and much need. With a collaborative approach, we could pool resources to bring outside funds into our community.

At 6:17 pm, Wintrow MOVED and M. MacQueen SECONDED a MOTION TO ADJOURN THE MEETING. The MOTION PASSED UNANIMOUSLY on a VOICE VOTE.

NEXT MEETING; AUGUST 4 at 4:30 pm

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 – Wintrow
- d. Education corridor project update – Holden, Manley
- e. Municipal broadband/fiber network – Salmeron
- f. Economic incentive policy & other local economic attractors; county and state incentive programs; VYS Revolving Loan Fund; PACE/ESID board, policy, administration
- g. Financing options, such as impact investing with Foundation, local investors
- h. Administration of CBE infill; admin position for YSDC; administrative fees
- i. Grant writing and collaboration
- j. Potential projects (reference zoning map):
  - i. Housing projects coordination – Schools & VYS
  - ii. Antioch College excess assets – Montgomery, Manley
  - iii. Active transportation impacts – Housh, Salmeron
  - iv. Retention updates – Wintrow, Salmeron
  - v. 102 Dayton St
  - vi. WYSO
  - vii. Union School House
  - viii. CBE infill
- k. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)