

Yellow Springs Development Corporation Meeting, 8/4/2020

Virtual Meeting via Zoom

Meeting Minutes (Approved 9/1/2020)

Voting Members: Lisa Abel, Don Hollister, Patrick Lake (arrived at 4:45), Marianne MacQueen, Steve McQueen, Hannah Montgomery, Corrie van Ausdal, Karen Wintrow. Ex officio Members: Josue Salmeron, Terri Holden. Community Guests: Brian Housh, Evelyn LaMers, Dan Carrigan, Megan Bachman (YS News). Excused Absence: Tom Manley, Steve Conn, Lisa Kreeger

1. The meeting was called to order by Abel at 4:39 pm and all meeting attendees were identified.

2. Meeting Agenda Review

Abel advised that there would not be an Executive Session as indicated on the agenda.

3. Treasurer's Report

Montgomery noted that July didn't show much activity with legal fees being the largest expenditure to date. A state audit is scheduled soon with a Senior Audit Manager.

4. Consent Agenda

- a. The minutes of the July 7, 2020 YSDC meeting
- b. The Treasurer's report as presented at today's meeting

M. MacQueen MOVED and S. McQueen SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. The MOTION PASSED 7-0 on a ROLL CALL VOTE (Lake not yet present).

5. Updates on Top Priorities

a. Tax Recovery Planning for Village, Township, Schools 2020-2021 & levy calendar

Wintrow presented a chart from the GC Auditor that included all local and county levies paid by YS and MT residents. The extensive chart included whether a levy is continuing or renewing with the years for renewal making it an excellent roadmap for future planning. There will be a VYS renewal in November 2020, some small GC renewals in 2021, with the next major renewals in 2024 with two school levies.

Per Holden, YS Schools are down 51% in income tax revenues for July. It was pointed out that many receiving unemployment benefits are likely not having taxes withheld. Per Salmeron, corporate net profits taxes are connected to federal income tax filing which have been delayed. Salmeron doesn't believe that VYS has such a large loss of income tax revenue but he doesn't have the July numbers yet.

Per Hollister, MT has received unexpected CARES funding, so their outlook is positive.

b. Education Commons Update

Holden reported that there would be a walk-thru of the property, including buildings and land, this week with the subcommittee, but she will not be able to attend. Lake entered the meeting at this time to report that there will be preliminary site studies prepared to present to the public before the formal agreement between the schools and YSDC moves forward. He also reported that there was a Phase I Environmental site Survey of the entire property done previously which would save time and money.

c. Fire Station Outreach Progress

VanAusdal reported that the marketing subcommittee has received inquiries from six entities expressing interest in the property. Four proposals have been received with two parties doing a walk-thru.

The subcommittee, including Roger Reynolds who has just joined, has spoken with the property owners adjacent to Kieth's Alley who appreciated the outreach and expressed a desire that it not be a late-night venue.

VanAusdal hopes to have a proposal for the YSDC to vote on for the September meeting. Hollister noted that the option on the property ended in September, so Abel suggested they pursue an extension.

VanAusdal believes that several interested parties have proposals that are too preliminary for that particular property, but they would present a future opportunity. Wintrow asked to be advised of those opportunities to connect for potential new businesses at other sites.

d. Economic Recovery

Wintrow and M. MacQueen reported that no work has been done. Wintrow did report that downtown businesses seem stable and she's received no information about business closures. Most are now open. There have been some relocations/openings so downtown property is not sitting vacant.

e. YSDC Operational Topics

Abel reported that Bing Design can create a website for the YSDC connected to the YSCF for \$1500. Wintrow supported this to make our work more transparent and documents easy for citizens to locate. M. MacQueen MOVED and S. McQueen SECONDED a MOTION TO APPROVE THE EXPENDITURE OF \$1500 FOR OUR WEBSITE. The MOTION PASSED 8-0 on a ROLL CALL VOTE.

Salmeron reported that the Village received a non-matching grant for \$1.6 million from ODOT safety funds to complete Active Transportation projects on Dayton Street.

At 5:14 pm, the meeting was ADJOURNED.

NEXT MEETING: September 1 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...)