

Yellow Springs Development Corporation Meeting, 9/1/2020

Virtual Meeting via Zoom

Meeting Minutes (Approved 10/6/2020)

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: Jeannamarie Cox, Josue Salmeron, Terri Holden. Invited Guests: Denise Swinger, Aaron Sorrell. Community Guests: Evelyn LaMers, Dan Carrigan, Kay Reimers, Bette Kelley, Wayne Gulden, Cathy Jones, Bruce Jones, Carol Simmons (YS News). Excused Absence: Tom Manley

1. The meeting was called to order by Abel at 4:36 pm and all meeting attendees were identified.

2. Meeting Agenda Review
Reviewed and approved.

3. Treasurer's Report
Abel advised that there would not be a Treasurer's Report since the month just closed.

4. August Meeting Minutes
Abel asked for an amendment to the minutes regarding the fire station outreach to remove the item regarding the potential sale of a home in the area. The minutes of the August 4, 2020 YSDC meeting were approved as amended. M. MacQueen MOVED and Hollister SECONDED a MOTION TO APPROVE THE August minutes. The MOTION PASSED 10-0 on a ROLL CALL VOTE.

5. Updates on Top Priorities

a. Comprehensive Land Use Plan Review & Input

Abel introduced the discussion by appreciating the plan but indicating that some items were not in line with YSDC understanding of future projects; i.e. potential residential development of YS Schools property and the possible downsizing of Antioch College were not indicated and there seemed to be excessive potential office space shown for future needs. Salmeron responded that while concept plans were explored for alternatives for YS Schools campuses, it was decided not to include them in the CLUP because of the exploratory nature of the discussion.

Salmeron then introduced CLUP consultant Aaron Sorrell and Village Planner Denise Swinger to respond to Lisa's questions and review the plan. In further response to Abel's questions, they clarified that YSHS is zoned R-C so residential development there would be possible, and Antioch College is Education District zoning which also allowed housing as a permitted use.

Hollister expressed concern about stormwater management issues increasing in severity and Sorrell indicated that more detail would be added regarding stormwater and I&I issues.

Wintrow asked for a review of what was included in the Economic Development section. Per Sorrell, he reviewed existing village documents including the 2010 YS/MT Vision Plan, other pertinent documents, and used input from focus groups and the community to form the basis for the section. He summarized that Downtown is the economic engine for Yellow Springs with the most jobs and activity so a primary focus of the CLUP is to strengthen and secure downtown using the following recommendations: 1. Streamline the process for new business zoning approval; 2. Reduce parking requirements for downtown businesses; 3. Create a Designated Outdoor Refreshment Area (DORA); 4. Explore new build opportunities; 5. Expand Central Business District zoning north to Fairfield; 6. Keep retail downtown while creating new jobs outside downtown. Other focuses included increasing economic diversity, increasing income for residents, and increasing the diversity of the business base.

Wintrow expressed concern from downtown businesses with the parking situation because of the complaints they hear that villagers can't find parking on the weekends, exacerbating anti-visitor feelings which are often directed against the downtown businesses. She also pointed out that known and proposed new development including the firehouse, nail salon, and Railroad St. parking lot will increase the need for parking while eliminating existing parking. Swinger and Sorrell pointed out that they've heard community resistance to adding parking lots and have received very little input from the community that parking is a problem.

Conn asked how to encourage commercial property owners to make underutilized lots available for public parking. Sorrell described two strategies; the stick which involves a vacant property assessment or the carrot where the village would partner with property owners to facilitate upgrades for parking at their locations.

b. Education Commons Update

Lake reported that the packet materials were a good summary of where things stand which show the area encompassing the Union and Spalt Hall, and the golf course as the spaces for a K-12 facility. The next step is to get an estimate on the demo of the Union and Spalt. Abel suggested USDA grants would be a potential source of funding. Lake concurred saying he has previous experience with those grants.

c. Fire Station Outreach Progress

Cox reported on behalf of Committee Chair van Ausdal that the outreach for proposals ended Monday, August 31 with three proposals submitted. The committee will be ready to make a recommendation to the YSDC by mid-September. Abel advised that a Special Meeting of the YSDC to approve a proposal for the fire station will be held either September 15 or 22 at 4:30. She will advise the YSDC when that has been decided.

Per Abel, a certified letter was sent to the Miami Township Trustees requesting an extension of the option on the property to October 1. Hollister will advise when that is received.

d. Economic Recovery

Wintrow and M. MacQueen reported that no work has been done. Wintrow reported on a proposal from the YS Chamber to the YSCF to provide grants to local businesses for the installation of devices to improve indoor air quality. She's working with local contractors on three different options.

6. Agenda Planning

- a. Kreeger asked for an agenda item regarding the appointment of additional members.
- b. Salmeron asked to have agenda items added regarding annexation and the wireless mesh project.
- c. M. MacQueen asked for an agenda item regarding the YSDC role in housing development

7. Executive Session

M. MacQueen MOVED and S. McQueen SECONDED a MOTION TO MOVE TO EXECUTIVE SESSION FOR THE PURPOSE OF THE SALE OR PURCHASE OF REAL ESTATE. The MOTION PASSED 7-0 on a ROLL CALL VOTE with Wintrow, Lake, and Hollister ABSTAINING from the vote and RECUSING from the Executive Session. There will be no report after Executive Session. After entering Executive Session, Kreeger, MacQueen, and Salmeron recused themselves because the discussion of real estate sale or purchase presented a conflict of interest.

At 6:25 pm, the meeting was ADJOURNED.

NEXT REGULAR MEETING: October 6 at 4:30 pm

8. Future Agenda Items
 - 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...)