

**Yellow Springs Development Corporation Meeting, 6/8/2021, 4:30-6:00 pm
Virtual Meeting via Zoom**

Attending Voting members: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Don Hollister, Lisa Kreeger, Hannah Montgomery, Corrie van Ausdal, Sarah Courtright

Excused Absence: Steve McQueen

Attending Ex-Officio: Jeannamarie Cox, Terri Holden, Alex Scott, Maureen Lynch, and Josue Salmeron – arrived at 5:30

Attending Invited: Eric Henry, Carol Simmons (YS News), Dayton News reporter

Community At Large: Evelyn LaMers, Laura Curliss

1. Call Meeting to Order, Meeting Agenda Review/Approval (Kreeger)

The meeting was called to order at 4:32, a roll call was taken and Kreeger announced Marianne MacQueen had resigned from the YSDC effective immediately. Kreeger requested changes to the agenda; the following represent the changes: 3 new business topics were added: Topic of community event – van Ausdal; a new priority – Salmeron; Citizen Concerns – open.

Kreeger asked for any Citizen Concerns or Announcements: Scott noted she would be leaving the YS Chamber of Commerce moving to Home, Inc for Marketing and Outreach. She would be interested in continuing to support the Resilient YS Collaborative Project.

2. Treasurer’s report (Montgomery) Software glitch from the Foundation caused a delay in reporting so Montgomery gave a verbal report noting there was little movement in the account as the Fire Station transaction has not finalized.

3. Consent Agenda:

- a. **Motion: (Conn moved/Hollister seconded)** to accept the minutes of the May 4, 2021 YSDC meeting with the following changes: Bieri was absent and Courtright spelled without a “w”.

Kreeger asked for a group vote; all in favor, no one abstained; Motion passed.

- b. **Motion: (Blackman moved/Bieri seconded)** to accept the minutes of the May 24, 2021 special session YSDC meeting without changes.

Kreeger asked for a group vote: all in favor, no one abstained; Motion passed.

- c. **Motion: (Conn moved/Hollister seconded)** to accept the Treasurer’s report as presented at today’s meeting, which included approval of the forgiveness of the YS Chamber dues for 2021 due to hardship.

Kreeger requested a verbal vote : van Ausdal -yes, Montgomery-yes, Hollister-yes, Conn-yes, Blackman-yes, Bieri-yes, Abel-yes, Kreeger-yes, Courtright- recuse; Motion passed.

4. New Business

- a. **School Facilities: Holden** – Terri noted that she was here to ask the YSDC to help get to the facts of the school facility needs, as the YS Schools story is the story of the Village. The Schools facilities having been a topic of 5 years or greater, buildings do not get better with age. The Facilities Committee recommended a facilities master plan, which was approved by the School Board. Recommending a new K-12 on the Enon Road property. All details are available on the YS Schools website: Overview is \$35.596M; 108,00 sqft, overall same number of classrooms. How “we” design the space differently may give other options.

Ohio - 26% support based on using their formula. Dr Holden noted she couldn't ask for our vote as superintendent. Her ask is that the YSDC to understand the facts of the levy and the bigger picture. Provide education to ensure accurate information and for there to be collaboration from the Village and the YSDC. Noting the YS Schools have been collaborative: Agraria - bike path, Walnut Street transportation pilot project, sidewalk project on Limestone, Oberer development, providing Broadband funds both first phase and current plan phase. YS Schools are interested collaboration. As she sees it the Village has same issue as schools – lack of facts keeps us from having fruitful dialog. Property tax comparison and more information will be helpful. Terri's ask.... YSDC – get to the facts so we can share the truth in dialog with in our community.

Open for questions and comments:

- **Conn:** Ten years or more a study said, buildings were an issue. Nothing is better. Master planning process because it is required by the state of Ohio. All the steps taken are in a very specific order because this is the right thing to do and also they are required by the State. The Board is creating a plan that honors our kids for 30-40-50 years.
- **Bieri:** Support the effort as a parent and as a graduate of YS Schools. Bieri as Clifton representative, which is part of Miami Township. Question: has a design style been identified? The skyline counts, thinking of Mills lawn gym of an earlier design had light and beautiful hardwood floors, today's 90's design has failed every event. Think about the architecture as a benefit not a liability; a higher vision and inspiration. Response, Conn. The answer is not yet, a design style has not been identified at this point in the process. This said, buildings sing to us and currently, our school buildings do not give inspiration. We are in the process to get the funding first. Until it is funded we do not have the funds to work on the design now. LEED Certification as a minimum requirement. Holden confirmed this is not the right timing to work on design.
- **Holden:** It is very important to have the factual information to make a decision on.
- **Abel:** More detailed chart or calculator to determine how much everyone will be impacted on an individual basis.
- **Hollister:** Graphic presentation of our taxes as there are multiple taxes for our community members

- **Cox:** Can we have a project that finds the facts? Suggested we could use funds at the Foundation left over from the collaborative grant “educational district.”

Kreeger noted this was a good segue into the next topic before further conversation.

- b. YSDC Marketing for the Levy: Van Ausdal** – Can we do the marketing to understand the community and economic impact of YS Schools and take a protection? Can we have a committee look into this?

Kreeger: Confirming Van Ausdal is asking for support for the YS Schools and the bigger community economic benefit issue. Van Ausdal does anyone want to help a tackle some of these questions. Van Ausdal: we will get some community members along with Cox and Abel. Kreeger: Maybe we can bring in one person each to the group and support each other. Bring in one person to ask to get involved. It will show YSDC has interest in the facts.

- c. Request for an architect retainer - Lisa Abel:** The executive committee has discussed issues regarding the speed to development of the Fire Station and the reported issues Iron Table Holding is having with the Greene Co. building department. We would expect to have a review panel of experts for projects as we grow our development capacity. Earl Reeder Associates has been contacted and willing to be on retainer. ERA would be available at YSDC request for a fee. \$500 Retainer; \$175 hourly, with request to approve up to \$1,000 of hourly work at this time.

Motion: (Abel moved/Kreeger seconded) to move forward for an architect, not to initially exceed \$1,500 (500 retainer plus \$1,000 in hourly fees): Kreeger called for questions: Van Ausdal – when would we use this? Abel noted by project basis; Maureen Lynch asked for what specific services? Abel noted to review and provide counsel.

Kreeger asked for a group vote: all in favor, no one abstained; Motion passed.

- d. Group Cost of Living Survey – Abel:** Abel noted that Jerry Sutton requested financial support from the YSDC for a 2020 Cost of Living survey that has been completed by the McKee group after the last two census events (2000, 2010). The YSDC Executive Committee discussed and would recommend funding \$1K. Conn asked if we fund can we be made aware of the process to ensure data quality of the project. Hollister noted appeals have gone out to multiple local organizations. Courtright noted she has used the data before for grant applications and finds the survey a good document, which gets used and is good for 10 years. Conn asked, do you think this as overlap to the Tax discussion? Van Ausdal noted this is complementary.

Motion: (Abel moved/Conn seconded) to support the cost of living survey for \$1,000. Kreeger asked for a group vote: all in favor, no one abstained; Motion passed.

- e. Impact Investing – Abel:** Several Foundation Members and several YSDC Members have been approached to initiate impact investing opportunities for economic development. The Foundation has done some work and has a policy yet has not yet had an actual opportunity until now. Does anyone want to join the Foundation in this discovery?

Kreeger, Blackman are willing to join Abel to explore further. Hollister recommended meeting with the Tony Walls foundation in Columbus. Lynch recommended talking to the Dayton Foundation as they are doing some impact investing.

- f. Meeting Time and if in person:** Kreeger do we want to meet in person? Courtright noted that both ways work, Van Ausdal noted either way works, Hollister prefers to meet the next time via Zoom unless legal requires otherwise. Abel noted we will plan to meet via zoom the next meeting unless the attorney's view notes differently.
- g. Picnic: Van Ausdal** believes it is time to convene the community, some from YSDC have already signed up to support the effort, additional volunteers at the meeting; Scott, Holden, Courtright. Van Ausdal will set the meeting and plan in motion.

h. Kreeger calls for a review of the Top Priorities:

1. Housing – Blackman have not met, not sure what the focus is for the YSDC.
2. CBE / Railroad Street – Salmeron, have secured funding for the storm sewer. Nothing at CBE yet the Village is engaged in a new opportunity.
3. Economic funding sources, PACE, bonds, grants, etc - Salmeron, Cox – noting more understanding of what we are funding. In the meantime we need to build a library of the relevant materials so we are ready when a project is in front of us.
4. Economic needs survey (Scott, Hollister, van Ausdal) – No update
5. Regional economic development (Abel, Montgomery, Kreeger) - No Report

- i. Housing Development Agreement – Salmeron:** Village has received the agreement from Oberer, meetings have been internal along with the agreement document; the article in the newspaper contained errors about the process.

- j. Village proposing its own Building Department – Salmeron:** Josue notes this is not something new was how it was done in the 1970's. Council meeting on the 7th of June the proposal was presented "creating a building department as a law." Abel – have you outlined the unintended consequences of adding this? Salmeron for sure more process, more work, but he opined that there is favoritism at Greene Co and if you are not in then getting a permit is difficult. We may use Greene Co in the future but they will have to preform to our standards to keep the job for YS. Kreeger: we can add this to the next agenda.

- k. Kreeger: Next meeting agenda** – bring today's new business items to the July agenda; and would like to add back the values discussion in July as pressing matters today bumped this off the agenda topics.

5. **Motion to Adjourn: (Abel moved/Blackman seconded)** to conclude the meeting with no further business at 6:13. All approved, no one abstains. Motion passes, meeting concludes.

6. **Future Agenda Planning:**
 - a. Community economic development values discussion.
 - b. Economic recovery scenario planning of essential businesses/ those with strong value propositions & financial acumen
 - c. Tax and income strategic discussion for all benefitting entities
 - d. Records policy and other required policies
 - e. Grant writer position, grant writing and collaborations
 - f. Administration of CBE infill; admin position for YSDC (and PACE); administrative fees
 - g. Potential projects (reference zoning map):
 - i. Antioch College excess assets – Montgomery, Neuhardt
 - ii. Retention updates – Salmeron
 - h. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)

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