

**Yellow Springs Development Corporation Meeting, 10/5/2021, 4:30-6:00 pm
Virtual Meeting via Zoom**

Voting members: Lisa Abel, Alex Bieri, Steven Conn, Sarah Courtright, Don Hollister, Steve McQueen, Hannah Montgomery, Kevin Stokes, Corrie van Ausdal

Ex-Officio: Jeannamarie Cox, Terri Holden, Maureen Lynch, Josue Salmeron

Invited: Eric Henry, YS News reporter, Dayton News reporter, Megan Bachman, Michele Burns, Piper Fernway

Excused Absence: Shelly Blackman, Lisa Kreeger

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

2. Re-elect Alex Bieri to YSDC board (Abel)

3. Treasurer's report & audit results (Montgomery, 5 min)

4. Consent Agenda (5 min)

Motion: (_____ moved/ _____ seconded) adopting the following:

- a. To accept the minutes of the September 14, 2021 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting
- c. To re-approve the list of motions previously approved by the board (addendum 1) and, in effect, strike Alex Bieri's original vote in those motions

5. New Business

- a. Local food and economic development (Bachman, Burns, Fernway, **20 min**)
- b. Request for co-op partnership (Abel, **10 min**)

6. Old Business

- a. Adjourn to executive session for the purposes of discussing real estate and business development.
- b. Wellness Center update (Abel, **10 min**)
- c. Virtual vs. in-person meetings (Abel, **5 min**)

Comment: There are at least 14 of us when we are all together. We are not anywhere near to being out of the pandemic and we need to be very cautious. We prefer, for the safety of board members and guests, to continue to meet remotely until we can ensure that all individuals attending are safe. Zoom meetings have provided a means for members of the community to attend our meetings. Criteria for moving to in-person meetings: 1. Greene County COVID-19 levels below High (greater than 100 cases per 100,000), and 2. There is enough time available after the county level drop below High to arrange meeting time, location, and public notice.

- d. Mills Lawn exploration process update (Abel, **10 min**)
- e. Economic development values subcommittee (Stokes, **10 min**)
- f. Updates from Village (Salmeron, **15 min**)

7. Future Agenda Planning (Abel, 5 min):

- a. Impact investing subcommittee (Abel)
- b. 2021 goals – subcommittee reports:
 - i. CBE and Railroad St development (Kreeger, Salmeron, Abel, Blackman, Hollister)
 - ii. Economic funding sources, PACE, bonds, grants, etc. (Salmeron, Cox)
 - iii. Regional economic development (Abel, Montgomery, Kreeger, Bieri)
- c. Economic recovery scenario planning of essential businesses/ those with strong value propositions & financial acumen
- d. Tax and income strategic discussion for all benefitting entities
- e. Records policy and other required policies
- f. Administration of CBE infill; admin position for YSDC (and PACE); administrative fees
- g. Potential projects:
 - i. Antioch College excess assets – Montgomery
- h. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)

8. Meeting Adjournment

Addendum 1 – Past motions for re-approval.

NOTE: These items were approved by the YSDC board during meetings in which Alex Bieri was acting as a voting member of the board. Due to a lack of designation of YSDC by the Village of Clifton from the time Alex started attending meetings (April 6, 2021) until a Clifton designation vote on September 20, 2021, the motions during that time need to be re-approved by the YSDC board.

#	Meeting date	Motion
1	4/6/21	To accept the minutes of the 3/2/21 YSDC meeting.
2	4/6/21	To adopt changes to the bylaws: <i>increase up to 15 members from 10; diversity statement; Clifton Appointed Director; respective Boards may appoint an ex-officio if the stated position is unavailable; term changes for Clifton and At large vote to two year; meeting update to monthly; relaxed place of meeting; updated how we notice meetings; and the bylaws change date.</i>
3	4/6/21	To adjourn the 4/6/21 meeting.
4	5/14/21	To adjourn to executive session for the purposes of discussing real estate & business development.
5	5/14/21	To adjourn from executive session.
6	5/14/21	To identify a subcommittee that will explore the formation of an LLC for business development purposes. Legal and other expenses associated with this exploration are not to exceed \$3,000.
7	5/14/21	To adjourn the 5/14/21 meeting.
8	6/8/21	To accept the minutes of the 5/4/21 & 5/24/21 meetings, and the treasurer's report from today's (6/8/21) meeting.
9	6/8/21	To move forward with as-needed services from an architect, not to initially exceed \$1,500 (500 retainer plus \$1,000 in hourly fees).
10	6/8/21	To support the McKee Group request for a cost of living survey for \$1,000.
11	6/8/21	To adjourn the 6/8/21 meeting.
12	7/13/21	To accept the minutes of the 6/8/21 meeting, and the treasurer's report from today's (7/13/21) meeting.

13	7/13/21	To begin work on an impact investing process with and request funds from the YS Community Foundation.
14	7/13/21	To petition the YSCF for \$500,000 to seed the impact investing program.
15	7/13/21	To create a subcommittee to bring together the values as included in YSDC projects and confirm these are included as our values, with a scoring guide for the projects.
16	7/13/21	To adjourn to executive session for the purposes of discussing real estate & business development
17	7/13/21	To adjourn from executive session and from today's (7/13/21) meeting.
18	7/23/21	To adjourn to executive session for the purposes of discussing real estate & business development.
19	7/23/21	To adjourn executive session and go back to the regular meeting session.
20	7/23/21	To create a team that will take the necessary steps to work toward a collaborative agreement with Antioch College to reopen the Wellness Center.
21	7/23/21	To adjourn the 7/23/21 meeting.
22	8/10/21	To accept the minutes of the 7/13/21 & 7/23/21 meetings, and the treasurer's report from today's (8/10/21) meeting.
23	8/10/21	To allocate up to \$5,000 on the Wellness Center project due diligence, not including legal fees.
24	8/10/21	To move to a Zoom meeting for the YSDC September 14 meeting
25	8/10/21	To adjourn to Executive Session for the purposes of discussing real estate & business development.
26	8/10/21	To return from Executive Session with no action to vote on.
27	8/10/21	To adjourn the 8/10/21 meeting.
28	9/2/21	To adjourn to Executive Session for the purposes of discussing real estate & business development.
29	9/2/21	To return from Executive Session.
30	9/2/21	To accept a request from the Yellow Springs School District for the YSDC to provide assistance to the school district in exploring options for the Mills Lawn Elementary School building and site at 200 S. Walnut Street.
31	9/2/21	To accept a directed grant from the YS Community Foundation that will cover the costs of the Mills Lawn project, including fees for project management, consulting, administrative costs, and legal assistance
32	9/2/21	To create a team for the purposes of managing the Mills Lawn project, including hiring consultants as needed.
33	9/2/21	To adjourn the 9/2/21 meeting.