

Yellow Springs Development Corporation Meeting Minutes, 8/10/2021, 4:30-6:00 pm Bryan Center Rooms A&B

Attending Voting members: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Hannah Montgomery (by phone), Corrie van Ausdal

Attending Ex-Officio: Jeannamarie Cox, Terri Holden, Josue Salmeron

Excused Absence: Kevin Stokes, Maureen Lynch

Attending Invited: Carol Simmons (YSNews)

Attending Community Members: Mary Margaret La Visra, Carol Young, Michael Slaughter, Mary Eby, Ellen Marshall, Dorothy Bouquet, Richard Zopf

1. The meeting Called to Order at 4:32 pm by Abel. Abel requested agenda review and updates

Kreeger requested an agenda item to return to Zoom meetings, Abel confirmed to add under “new business” in the agenda.

2. Treasurer’s report presented by Abel as Montgomery is on the phone

The report does not include the Fire Station sale proceeds, as this was not updated in the accounts prior to July month end close. Abel opened it up for questions.

Alex asked for better descriptions. Abel noted that the costs are broken down to identify project expenses such as legal fees. Additionally there are no other assets such as real estate. Kreeger noted the unrestricted Pooled Endowment seems high at ~\$20K, Abel agreed and Hannah said it would be looked into and reported next month.

(Post meeting notation – the Unrestricted Pooled Endowment is a fund of the Foundation for purposes of downtown business economic development and will not be included in future balance sheet reports.)

3. Consent Agenda (5 min)

Motion: Blackman moved/Kreeger seconded adopting the following:

- a. To accept the minutes of the July 13, 2021 YSDC meeting
- b. To accept the minutes of the July 23, 2021 YSDC meeting
- c. To accept the Treasurer’s report as presented at today’s meeting

Roll call, Yes votes: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Hannah Montgomery, Corrie van Ausdal (Steve McQueen joined after the vote)

Nine yes votes, No one abstains; Motion passes

4. Old Business

- a. Economic development values subcommittee presented by Kreeger.

A report was provided, see addendum at the end of this document. Key scoring was aligned closely on various categories within the committee. Recommend providing YSDC direction or template on Quality of Business Plan. Kreeger opens up for questions:

Conn notes there is bundling of more subjective items mixed with objective, measurable items. The Business Plan question is a yes or no yet there are value questions, which are

subjective. Salmeron notes the original planning group always intended to provide this back to the Board for approval. Kreeger noted & agrees there is bundling, some items may be a checklist item which is answered in the business plan. More work can be done on how to score this, creating visibility of differences per specific issue. Hollister sees this as a tool to develop learning from experience and expressing the view of the current board creating a shifting grid. Abel asked if this is the product or is there more work? Kreeger offered examples can be used to test this, Bieri agreed with testing the values and their ranking. Kreeger noted the fire station example can be used to test the scoring. Abel noted the Wellness Center can also be used. Holden notes that this needs clearly defined terms; in example when we are working on scoring “*diversity* means this...” Hollister notes that a previous discussion on the CBE there was a rejection of anything that describes industry, and with this example, we need to find the words to describe industry such as jobs. Van Ausdal notes keeping “squish” is good as this is where the culture change occurs.

- b. Impact investing subcommittee: Abel notes the group did not have time to meet. They will meet in the next few weeks. There is a document which was created by the YSCF which will be used as a starting point. This committee will be convened in conjunction with the YSCF.
- c. Community picnic: van Ausdal noted it was rained out. We have a great list of local groups and club contacts that we can use in the future.

5. New Business

- a. Wellness Center updates: Abel notes there is a search process, which is moving more deliberately; the preference is that the committee would be the “new” Board for the Wellness Center. Steve McQueen and Don Hollister will be on the search committee and will serve as one or both ex-officio on the Wellness Center Board. Search committee should not be someone who could want to run a business in or be employed by/contracted with the Wellness Center.

Motion: Courtright moved/Conn seconded to allocate up to \$5,000 on the Wellness Center project due diligence, not including legal fees.

Roll call: Yes votes: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Hannah Montgomery, Corrie van Ausdal

Ten yes votes, No one abstains; Motion passes

- b. Updates from Village: Salmeron updates on the following:
YS Building department, which is ready to go except for fee schedule and contract services; this could be in motion September 1st. Working on workflow and believe it will be better than the county building department. It will be less expensive.

Broadband: With work from schools, Village, Township and Foundation received a grant of \$300,000 for Broadband. Schools are helping to ensure students are covered. Also,

perusing \$4Million grant from the government. The Township is supporting this so Miami Township will be connected, too.

Oberer Development, the heavy lift is now in front of us. Three wins: more housing, expanded tax base, water system efficiency. Conn asks will Oberer be required to come to Village with plan? Salmeron notes they can build up to 6 homes per acre, which is zoning code, and how this is not what Oberer is planning. Oberer is looking to create a mixed use plan. With their proposed plan there will be zoning and planning hearings. Planning Commission is an opportunity for Community input.

Dayton St. sewer line: the old concept drawings for Railroad Street mixed use were found and the documents were passed around. The 4 units proposed years ago are not of interest today but a concept is good place to start. The effort is to look at future use, and also make sure it is a “dig once” scenario. Hollister challenges to not build out of the cost structure renters can afford.

- c. Return to Zoom Meetings: Bylaws update for phone-in participation: Abel notes this was considered for update prior to talking to council During the pandemic. The Governor created a state of emergency and meeting via Zoom was permitted. At the lifting of the state of emergency the Village took the home rule by adding an ordinance that the location of meetings be updated per COVID data. Kreeger notes she is making a recommendation to not meet in person, Delta variant is serious and breaking through the vaccination. Blackman prefers Zoom as we can see each other and more flexible. Hollister notes he is unclear are we really a quasi government organization, are we really under sunshine laws, he would like more clarity of our obligations. Abel will provide case study for the Board and will clarify with our attorney. We cannot vote on by-laws as this must be made public in advance. We can however follow the Village’s lead as their designated entity.

Motion: (Kreeger moved/ Blackman seconded) moving to a Zoom meeting for the September meeting.

Comments – McQueen asks if can we just make a decision to stay in Zoom. Abel notes this is under consideration.

Roll call: Yes votes: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Hannah Montgomery, Corrie van Ausdal (Steve McQueen rejoined after the vote)

Nine Yes Votes, No one abstains, Motion passes

6. Abel asks the public attending if they would like to make any comments. Conn says with public meeting we would need to be a time for public comment, Courtright asks for a sign in sheet to be passed around for confirmation of who is attending. Dorothy Bouquet asks for a video of the Zoom session for usage. Hollister notes acknowledging a hand up is okay by him rather than the formal protocol to address the Board.

Abel confirmed to explore YSDC obligations under Sunshine laws for public comment, state auditing, etc.

7. Future Agenda Planning: Abel asks how will the YSDC look at these subcommittees through the rest of the year. Van Ausdal notes time and resources are limited.

- a. 2021 goals – subcommittee reports:
 - ~~i. Housing (Blackman, van Ausdal)~~
 - ii. CBE and Railroad St development (Kreeger, Salmeron, Abel, Blackman, Hollister)
 - iii. Economic funding sources, PACE, bonds, grants, etc. (Salmeron, Cox)
 - ~~iv. Economic needs survey (Hollister, van Ausdal)~~
 - v. Regional economic development (Abel, Montgomery, Kreeger) – MacQueen is no longer on this committee; Bieri agrees to join
- 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. Administration of CBE infill; admin position for YSDC (and PACE); administrative fees
- f. Potential projects:
 - i. Antioch College excess assets – Montgomery, Neuhardt
- g. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)

8. Motion: Kreeger moved/McQueen seconded adopting moving to Executive Session for the purposes of discussing real estate & business development at 5:52

Roll call: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Hannah Montgomery, Corrie van Ausdal

Ten yes votes, no abstentions; motion passes

The group took at wellness break and returned at 5:57

9. Motion: Kreeger moved/ Blackman seconded adopting Return from Executive Session with no action to vote on.

Roll call: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Hannah Montgomery, Corrie van Ausdal

Ten yes votes, no abstentions; motion passes

10. Motion: Conn moved/McQueen seconded adopting Meeting Adjournment at 6:36 pm

Roll call: Lisa Abel, Alex Bieri, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Hannah Montgomery, Corrie van Ausdal

Eleven yes votes, no abstentions; motion passes

Addendum: Values team subcommittee report, 8/8/21

Participants:

Kevin Stokes
Don Hollister
Shelly Blackmon
Lisa Kreeger

The subcommittee met on Thursday, August 5, to discuss the opportunity selection criteria.

We discussed:

- All selection criteria are important and are accurate expressions of the YSDC values.
- Possibility of splitting job creation and economic diversity – ultimately decided against this as economic diversity was defined as having a range of economic job types (range of salaries)
- Desirability of having a scoring system
- Importance of a solid business plan and the likelihood that we would need to provide a list of contents / template to clarify expectations
- Establishing a process expectation for proposing entities:
 - score themselves on the criteria
 - deliver a ‘live’ presentation to the YSDC

We decided to individually rank order the criteria with ‘1’ being the most critical. The results are shown in the table. We discussed the possibility that our rankings would be very different and agreed, if that were the case, that we’d need to reconvene to discuss the variance. However, it is notable that we had strong alignment in our respective rankings.

An illustrative scoring system is presented in the far right column to align with the rank order, could be applied to proposals.

- 5 points = score < 10
- 3 points = score =/< 20
- 1 point = score > 20

Recommendations:

- Validate multi-voting by asking all YSDC members to participate in rank order activity. Discuss notable variance in perspectives. Update point system.
- Test scoring system on past proposals and any currently under review
- Develop business plan description / template

Rank				Multi Vote	Selection Criteria	Definition Description	POINTS
1	1	1	2	5	Quality of Business Plan	Is business plan sound and complete? <i>NOTE: YSDC should provide direction/optional template</i>	5
2	2	2	1	7	Local Impact	Will the proposal have a positive impact: schools, neighborhood? Are negative impacts addressed (e.g. utilities, traffic, parking)? Does the proposal fill a need for products/ services?	5
3	3	3	5	14	Jobs Creation/Economic Diversity	What types of jobs would be created? Hourly/salaried? Part time/full time? Number of new jobs? Will proposal help residents stay-in Village, or attract residents-to the Village? Will the proposal lead to revenue being diverted to outside of the local economy?	3
4	5	4	4	17	Profit / Wages / Taxes	Review analysis of the proposal’s tax revenues as a benefit to the community at large	3
6	4	5	4	19	Social Diversity	Does the proposal include plans for a racially and ethnically diverse business?	3
5	6	8	8	27	People / Culture	How well would the proposal fit with the current culture of Yellow Springs?	1
7	8	6	7	28	Environmental Impact	Does the proposal account for its impact on the environment? Does it have an operational sustainability plan? Has the proposal considered the environmental impact of its building plans?	1
9	7	7	6	29	Economic Leakage- (proposed)	Will the proposal lead to revenue being diverted to outside of the local economy	
9	9	9	9	36	Other (Covid-19 considerations)	oes the proposal make sense given the uncertainty of the COVID-19 progression? Are COVID-related health and safety considerations incorporated in the proposal?	1