

**Yellow Springs Development Corporation Minutes, 10/5/2021
Virtual Meeting via Zoom**

Voting members: Lisa Abel, Alex Bieri, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger (*at 5:25*), Steve McQueen, Hannah Montgomery, Kevin Stokes, Corrie van Ausdal

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

Invited: Eric Henry, YS News reporter – Carol Simmons, Megan Bachman, Michele Burns, Piper Fernway

Excused Absence: Shelly Blackman, Terri Holden

1. Abel Called the Meeting to Order 4:33 pm

Abel noted that the meeting was being recorded to potentially post to the new website (ysdc.org). Abel requested any updates to the agenda; there were none.

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

Abel noted that when we initially voted to add Alex Bieri to the board, Clifton had not designated the YSDC, they now have, so we will re-vote. On another note, Clifton sits in Greene and Clark Counties and we are waiting to hear how the YSDC needs to operate with this in mind.

MOTION: Hollister motioned, Stokes second, to re-elect Bieri to the YSDC Board.

With no additional conversation.

Abel took a vote, Bieri – recused, Conn – Yes, Courtright – yes, Hollister – Yes, McQueen – Yes, Montgomery – Yes, Stokes – Yes, van Ausdal – Yes, Abel – Yes.

With 8 yes votes, one recused, Motion Passes

3. Treasurer’s report & audit results (Montgomery)

Montgomery noted the reports were in the packet and requested any questions. There were no questions.

Abel noted there is a little over \$9K in the forgivable loan program due to lack of applicants, at some time we can think about how to use these funds.

4. Abel presented the Consent Agenda with background on item “c” noted from the vote for Bieri in item 2 above.

Motion: (___ Conn ___ moved/ ___ Stokes ___ 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

With no additional conversation.

Abel took a vote, Bieri – recused, Conn – Yes, Courtright – yes, Hollister – Yes, McQueen – Yes, Montgomery – Yes, Stokes – Yes, van Ausdal – Yes, Abel – Yes

With 8 yes votes, one recusal; Motion Passes

Salmeron noted an update for those not aware of the circumstances; specifically a YS Council Member made an inquiry on the legality of and votes by Bieri. Conn asked if the specific council member would be covering YSDC legal fees. Abel noted that any future inquiry or concern should be directed to the Ohio Attorney General's Office; the YSDC's governing body.

5. New Business

- a. Guests Bachman, Burns, Fernway presented on "Local food as an economic development", power point reviewed, attached.

Opened for questions / comments:

-Bieri noted that there were multiple topics on school programs yet expects our current school facilities would not support these for storage, prep or distribution. Conn notes that yes the schools food facilities are not adequate and the School Board, has for a long time wanted to improve the food service to local but the government has many levels of regulations / red-tape. Fernway noted yes the YS Schools food facilities is an issue and why they did not focus first on our K-12 schools but there are ways to get this done, others have.

-Stokes noted North Carolina's percentage of local – what is a reasonable goal? Also, what about our current stores to engage or will this be only around farm markets? Fernway noted currently it's probably less than 6% and we have huge potential, a solid foundation and the resources. We have an opportunity. Secondly, yes the current businesses, catering and a broad net approach.

-Salmeron thinks it's great – what do we need to think about delivery – how do we help?

- van Ausdal – What is the distance of travel by the farmers at our Saturday market? Burns says mostly local (Greene & Clark) except for meat coming from Logan County. Second question – how do we bring in more options? Burns noted that we need more customers, and more variety to increase participation. Third question - what about nursing homes, other facilities? Fernway noted that many farmers are not planting what we can eat. Also the farmers often need to be in the institutions – eg, a buyers club to expand the need. Example the schools do not need an apple, they need apple slices; this opens a need for a micro processing plant. YSDC involvement – help communicate and establish local foods use with restaurants, stores, etc. in this region; connect farmers and buyers.

- Hollister notes – processing related to local food, which is value-added work for local and export consumption. This area has some agricultural technology already (greenhouses, water quality, maybe not as much in food processing). Think about the future of an agriculture value-added tech center here.

- b. Abel introduces Fernway to present on a new co-op partnership opportunity. Fernway made a presentation on the Clifton Craffhouse co-op.

Opened for questions and comments.

Abel asked what the intention was, is this an ask for funding from the YSDC? Fernway noted that it is not a funding ask "at this time." This is a request for partnership. Abel

noted that although this was first presented last month the committee to review this has not had time to meet yet.

Bieri notes the building is in the Greene County part of Clifton. Abel asks if we should run this past the values ranking criteria as a way to test the process. Stokes to follow up.

Stokes left the meeting part way through the presentation (5:30).

Kreeger joined the meeting part way through the meeting (5:25).

6. Old Business

- a. **Motion: (___ van Ausdal ___ moved/ ___ Conn ___ seconded) to adjourn to executive session for the purposes of discussing real estate and business development.**

Abel took a vote, Bieri – yes, Conn – Yes, Courtright – yes, Hollister – Yes, McQueen – Yes, Montgomery – Yes, van Ausdal – Yes, Kreeger – Yes, Abel – Yes,

With 9 yes votes, no abstentions; Motion Passes: moved to executive session at 5:35 pm

- b. **Motion: (___ Kreeger ___ moved/ ___ Conn ___ seconded) to adjourn from executive session back to the regular meeting.**

Abel took a vote, Bieri – yes, Conn – Yes, Courtright – yes, Hollister – Yes, McQueen – Yes, Montgomery – Yes, van Ausdal – Yes, Kreeger – Yes, Abel – Yes,

With 9 yes votes, no abstentions; Motion Passes: 5:54 pm

Abel notes upon return that there is no vote from Executive Session.

- c. Wellness Center: Abel removes the update of the Wellness Center as there is not really an update and time needs to be saved.

- d. 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.

Motion: (___ Kreeger ___ moved/ ___ Conn ___ seconded) to continue to meet via zoom until the county levels drop below “high” and with enough time to advise and find a location.

Abel opens to questions; Conn wondered if we really need to act like a government body, Bieri asked about “legal” action of this request, Kreeger notes that it seems like we are in a legal limbo due to state law lagging, Conn noted what rules do we actually fit into.

Hollister notes he is willing to meet in person.

Abel took a vote, Bieri – no, Conn – Yes, Courtright – yes, Hollister – no, McQueen – Yes, Montgomery – Yes, van Ausdal – no, Kreeger – Yes, Abel – Yes.

With 6 yes votes, 3 no votes and 0 abstentions; Motion passes 6 to 3

Time check 6:00 pm; with additional items to cover.

- e. Abel notes there is a schedule regarding the community outreach on the Mills Lawn Exploration project, provided by Kent State. This project has received a lot of very negative feedback on facebook and in Village Council; what does the group think? Van Ausdal notes she is not aware of any of this and could Abel provide more detail. Abel noted the YSDC is taking a lot of heat and negative comments. Curliss has been a strong advocate of the green space of Mills Lawn, she inserted in a letter to the Council “chain saws and bulldozers;” Kreeger notes this is not the purpose of this meeting nor should we be rehashing this; there is a tremendous amount of miscommunication in our community.

Motion: (____Kreeger____ moved/____Hollister____ seconded) to hold community forum on Mills Lawn Exploration but after the election.

Abel opens up questions: Conn says the committee made this recommendation and Laura Curliss, Judith Hempfling and others who are public about their dislike should not be able to discredit the task; easier to tear down than build up ideas. The committee had been working with a consultant to enable the community to create a vision of what greenspace looks like, and what are potential re-uses of Mills Lawn if the levy passes.

Abel took a vote, Bieri – Yes, Conn – Yes, Courtright – Yes, Hollister – Yes, McQueen – No, Montgomery – Yes, van Ausdal – no, Kreeger – Yes, Abel – Yes.

With 7 yes votes, 2 no votes and 0 abstentions; Motion passes 7 to 2

Kreeger left the meeting after this vote (6:26).

- f. Economic development values subcommittee (Stokes, **10 min**) – no report
- g. Updates from Village (Salmeron, **15 min**)
- Cresco is moving forward with business expansion, \$40M investment, additional 140 jobs over a five-year period.
 - Village contract with rerouting storm sewer at Dayton/Railroad streets nearly ready.
 - Building department is up and running.
 - Workshop on Oberer development agreement happening 10/6/21.
 - Village looking at potential solar multipurpose array at Bryan Center (shelter under panel structure).
- 7. Future Agenda Planning (Abel, 5 min) – no updates**
- 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

Abel notes that the next meeting will likely move to November 9, due to elections on November 2. She will take a poll of members to confirm.

Hollister moved, van Ausdal seconded to adjourn the meeting. Motion passed unanimously.

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.

 **CLIFTON** 



CRAFTHOUSE
CO-OP

Clifton Crafthouse Co-op

Piper Fernwey
Board President & Project Manager
October 5, 2021



THE PROBLEM

Community Members

- Underutilized historic buildings, loss of cornerstone community gathering space
- Lack of community spaces & affordable housing leading to artists being priced out

Tourists

- Diversionary activities in Clifton but nowhere to eat and drink



THE SOLUTION

Phase 1:

- Revitalization of cornerstone building
- Creation of community spaces



Phase 2:

- Feasibility study on affordable artist housing
- Residency program including mentorship and trainings

Phase 3:

- Identified need for shared commercial kitchen
- Opportunities for hourly usage, pop-up restaurants, and connection to services





THE SOLUTION

Vision: A community where all members can live and thrive doing what we love, and where we can share our talents and crafts, thereby increasing our community's resilience, sustainability, affordability, diversity, and overall vitality.





SOCIAL IMPACT

“Crafting Community”

- Inclusion, diversity, equity and access
- Cooperative model
- Community revitalization

Economic Opportunity

- Affordable housing
- Rental spaces
- Healthcare

Environmental Sustainability

- Local sourcing
- Net zero & passive house design
- Circular economy



BOARD & PARTNERS

Other Board Members:

Jacqueline Radebaugh- VP

Tana Stanton- Treasurer

Alexandra Klug - Secretary

Alexandra Scott

Cheryl Durgans

Lela Klein

Margaret Neff

Marianne MacQueen

Minerva Bieri

Advisory Board:

Nate Cornett

Partner organizations:

Agraria

Co-op Dayton

Choose 2 Love

ECDI

Spark! Fairborn

Tecumpseh Land Trust

Yellow Springs Home Inc.

Village of Clifton



Questions?

Piper Fernwey
Board President & Project Manager
cliftoncraffthousecoop@gmail.com

Local Food as an Economic Development Strategy

Megan Bachman
Asst. Executive Director
Agraria



Michele Burns
Executive Director
Tecumseh Land Trust

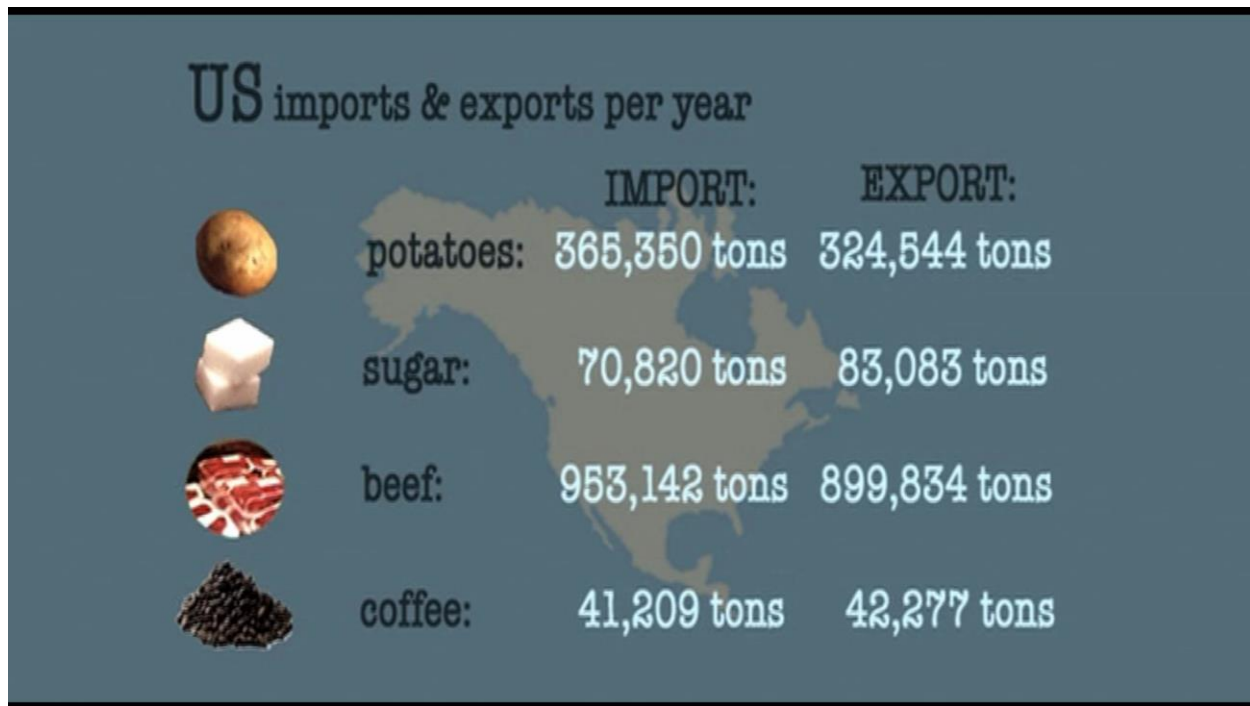


Piper Fernwey
CASP Coordinator
Village of Yellow Springs





The problem with our globalized economy



Climate Action & Sustainability Plan implications:

- Wasted resources
- Loss of biodiversity
- Environmental justice issues

Focus on local food to provide community resiliency & food security.

From the documentary “The Economics of Happiness”



Potential for a local food economy in Yellow Springs

- Geographic situation
- Huge impact potential - Oberlin – 6% food locally of \$1.9 billion industry across 6 county food shed
- Lots of area for growth – jobs, new businesses, supporting existing
- Existing foundation



Local food as an economic development strategy capitalizes on Yellow Springs' strengths and fits with our values.

Strengths

- Tourism draw: visitors come here for a unique cultural experience
- Existing food enterprises: farm-to-table restaurants like the Winds, Young's, Yellow Springs Brewery, home-based food businesses, food trucks; new: Yellow Springs Bakery
- Existing markets: Farmer's market, Peifer's; new: Lumber Co. Market & Eatery, Agraria farm store
- Others assets: Clem & Thyme nutrition consulting/cooking classes, new culinary school, Cresco, Agraria



Opportunities

- Small, rural community that has historically valued arts & crafts and the environment
- Surrounded by farmland and a commitment to greenspace & conservation
- Thriving downtown business district with documented need for more food offerings
- Entrepreneurial opportunities for new food-based businesses
- Institutional purchasing at local schools, area colleges, hospital systems
- Nutraceuticals and other natural healing products
- Branding and promotion of the local food economy (e.g. Athens' 30-mile meal)
- New or revived events tied to harvest celebration/local foods



Agraria's role

- Mission: Regeneration of land and community
- Host experiential learning for all ages at Agraria farm
- Support SNAP program at farmer's market
- Regenerative Farmer Fellowship & farmer incubator program
- Land trust role to address land access
- Support to area farmers: research and pilot projects for organic transition, perennial grain trials, rotational grazing, cooperative models & markets
- Agritourism: bike path & trail development, farm store, field days, community celebrations
- Southwest Ohio Regional Food System Partnership development



Tecumseh Land Trust and Local Foods

- Since 2009 we have focused on local foods as both an economic driver and tool for farmland preservation
- Areas of focus have included:
 - Business incubator with shared used kitchen
 - Extending the growing season
 - Food preservation for increased institutional buying
 - Increased processing/butchering
 - Farm to School
 - Food Hubs
 - Food insecurity

Communities around the country are establishing local food councils and multistakeholder campaigns to provide:

- advocacy for policy to expand opportunities and eliminate obstacles
- partner promotion via interactive local foods map & multi-media strategies
- outreach and education via food system sector programming & community events
- producer/buyer networking and value-chain development
- online local foods data tracking dashboard

Wide-ranging benefits:

- “furthered the county’s economic development, health and environmental initiatives”



How to pull it all together

Examples:

- NC 10% Campaign
- Oberlin – 70% localization strategy

CASP:

- Local Food Domain team and Sustainability Champions local food inventory
- Pull together existing stakeholder organizations, builds upon past and current efforts of non-profits, businesses

Focus on local food as an economic development strategy for a stronger, more resilient & sustainable economy.

10%
BUILDING NORTH CAROLINA'S LOCAL FOOD ECONOMY
Toward To Fork
www.nc10percent.com

NC 10% Campaign
Make the Choice. Make a Difference. Make it Local.
DONATE

Home About the Campaign Find Local Food Get Involved Resources Media Contact

Grow with Us
Help us build North Carolina's local food economy by joining the campaign and encouraging your family, friends and neighbors to do the same.
8286 people
and **1248** businesses
spent **\$71,568,078** locally
Since July 2010.

Home Delivery
CSAs, CSFs, & Food Box Delivery
Buy Local from Home Delivery Services
Find a Home Delivery Near You



Questions?