

**Yellow Springs Development Corporation Meeting, 9/14/2021, 4:30-6:00 pm
Virtual Meeting via Zoom**

Attending Voting members: Lisa Abel, Shelly Blackman, Steven Conn, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Hannah Montgomery, Kevin Stokes,

Attending Ex-Officio: Jeannamarie Cox, Maureen Lynch, Josue Salmeron, Alex Bieri

Attending Invited: Eric Henry, Carol Simons YS News reporter, Piper Fernway

Attending Community: Michael Slaughter, Mary Eby, Matthew Kirk

Excused Absence: Corrie van Ausdal, Terri Holden, Maureen Lynch, Kreeger attending until 5 pm

1. **Abel called the meeting to order at 4:33** on Zoom requesting edits to the agenda. Abel added an executive session to discuss business development if there was time. Abel noted, Alex Bieri – will recuse himself from voting and will stay as ex-officio for this meeting until the Village of Clifton designates the YSDC as sponsor.
2. **Treasurer’s report was presented by Montgomery as included in the packet.** The fire station project has concluded and financials have been completed.
3. **Consent Agenda Motion: (___ Conn _____ moved/ _____ McQueen _____ seconded) adopting the following:**
 - a. To accept the minutes of the August 10, 2021 YSDC meeting
 - b. To accept the minutes of the September 2, 2021 YSDC meeting
 - c. To accept the Treasurer’s report as presented at today’s meeting

Abel completed a role call vote:

**Blackman, Conn, Courtright, Hollister, Kreeger, McQueen, Montgomery, Stokes
(abstaining from August 10 meeting adoption), Abel
9 yes votes, 1 abstaining from item a.**

Motion Passes

4. Old Business

- a. Economic development values subcommittee: Stokes presented a spreadsheet on screen showing the progress on the selection criteria. The next meeting will be to determine the ranking of each criterion. Kreeger adds, the YSDC membership was interested in completing the ranking using the Fire Station and Revolving Loan Fund applications to test the new process. Stokes offers to other to participate: Abel will join the committee. With no further questions meeting moves on in the agenda.
- b. Wellness Center updates: Abel notes that teams have been created. Director Search team has hired Joanne Lakomski who has begun facilitating these meetings; Due Diligence team has completed their work; the negotiation team will be meeting this week to begin the final agreement negotiations with Antioch College. Next is Business Plan team with expectation of creating multiple P&L models. Abel opens to other questions and suggestions. Cox mentions reviewing the plan with previous wellness center members in

due diligence. Courtright recommends Trent Fisher for Business Plan team, Kreeger mentions Matt Cole, CPA who works with nonprofits. With no further questions meeting moves on in the agenda.

5. New Business

- a. Village Climate Action & Sustainability Plan was presented by guest Piper Fernway, Village of YS. Fernway is picking up with information from the work done in 2015. This is a community approach. CAP plan is normal for most communities – Climate Action Plan which is carbon footprint. The Village is completing a CASP Committee - Climate Action and Sustainability Plan - so we are looking at a broader and longer term view.

A steering committee will be formed with the leaders from the multiple domains of previous work. Asking for YSDC participation on the Steering Committee and commitment for partnering on a Green Revolving Fund (GRF) – impacting investment funds and donations with a payback period in Grants for Sustainability.

Open for Questions: Conn would like an example of value of a Green Revolving Fund grant. Piper notes a restaurant wanting to move to LED lights would be hundreds of dollars vs a school upgrading which would thousand of dollars.

Abel notes PACE has also come up, what is the difference between these. Salmeron notes that PACE is an energy improvement through property value and property tax abatement. Abel asks why have we not moved on this model; Salmeron notes there has not been a first project which is needed to proceed. Abel suggest Piper add this to the project and the YSDC has impact investment program bones like PACE, until there is a actual project the final work can not be completed. Piper asks who would be the representative of the YSDC, Abel notes Conn. Salmeron noted that Home, Inc has secured \$200K for home improvements that include energy efficiency projects. Stokes notes the Utility Round-up 2.0 looks at sustainability. Abel notes YSDC's Economic Development criteria may want to look at this in work of CASP. With no further questions meeting moves on in the agenda.

- b. "Home Rule" meeting plan: Abel would like an official motion, YSDC is meeting on ZOOM under the Village resolution 2021-32.

Motion: (___Stokes___ moved/___Blackman___ seconded) adopting the YS Village resolution 2021-32 for Zoom meetings under the "Home Rule."

Opened up for questions; Hollister says we are not a government organization so we can add how to meet to our code of regulations. We should ask legal council if we are or are not a government body. Abel has these questions with our Legal Council who has noted that currently we have said we committed to Open Meetings so we need to vote Zoom as our meeting methodology. There were concerns that YSDC cannot follow the Village home rule.

Able conducts a roll call vote:

Blackman, Conn, Courtright, Hollister (abstain), McQueen, Montgomery, Stokes, Abel (Kreeger temporarily out of meeting)

8 yes votes, 1 abstaining

Motion Passes

- c. Updates from Village: Salmeron updates on multiple topics: the YS Building Department has been approved and has Ohio Government approval and fees will result in lower cost and better service. Broadband vote 4 / 1 of council; partnership YS Village, YS Schools, MEVCA, YSCF to accept funds for pilot residential / business 300 locations in the project. Second reading will be September 20. Village is discussing the pricing and value add, net neutrality and privacy (safety measures). Cresco is looking at purchasing 5 acres for future expansion; this would add 120 jobs for the village. Village looking at buying the Keith Alley entrance. With no further questions meeting moves on in the agenda.

6. Future Agenda Planning:

Abel notes Agriculture will be on the October agenda as an economic tool with guests from this industry in the discussion.

With no further questions meeting moves on in the agenda.

7. Abel request an executive session to discuss business development.

Motion: (___Conn___ moved/___Stokes___ seconded) move to Executive Session for discussions regarding Business Development. With no questions.

Able conducts a roll call vote:

Blackman, Conn, Courtright, Hollister, McQueen, Montgomery, Stokes, Abel (Kreeger temporarily left meeting)

8 yes votes

Motion Passes

Motion: (___Stokes___ moved/___Kreeger___ seconded) to move from Executive Session. With no questions.

Able conducts a roll call vote:

Blackman, Conn, Courtright, Hollister, Kreeger, McQueen, Montgomery, Stokes, Abel

9 yes votes

Motion Passes

8. With no business to discuss or vote to make from executive session, meeting is moved to adjourn. **Motion: (___McQueen___ moved/___Stokes___ seconded) to Adjourn the meeting at 6:30 pm**

Abel conducts a wave call vote:

Blackman, Conn, Courtright, Hollister, Kreeger, McQueen, Montgomery, Stokes, Abel

9 yes votes

Motion Passes

9. Future Agenda Not Covered in the September 9-14-21 Meeting:

- 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, Neuhardt
- h. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)