

Yellow Springs Development Corporation Meeting Minutes, 11/9/2021, 4:30-6:00 pm Virtual Meeting via Zoom

Attending Voting members: Lisa Abel, Alex Bieri, Shelly Blackman, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Hannah Montgomery, Kevin Stokes, Corrie van Ausdal

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

Attending Invited: Eric Henry, Carol Simmons (YSNews), E McClory (Dayton Daily News)

Attending Community Members: Dorothea Bouquet, Connie O'Brien, Evelyn LaMers

Excused Absence: Steve Conn

1. **Call Meeting to Order (Abel)** at 4:31, Requested Meeting Agenda Review/Approval
Abel added President's report at the beginning of the meeting; review of update to bylaws and a request for a YSDC rep on a new Foundation Grant committee under New Business. Kreeger requested secretary process to ensure the minutes and community discussion added to the agenda; both added under New Business.

2. **President's report (Abel)**

Abel started a compilation of decades of community choices, actions, and consequences regarding impacts on economic development and cost of living, especially in the Village of YS (a preview of this timeline will be provided at a later date). She suggested that YSDC needs to think more about business incubation and focus on creation, retention, and expansion of living wage jobs.

Hollister notes that there is an hour's or more worth of discussion; the incubator was at Antioch College, then multiple start-ups left the area due to lack of space.

Stokes noted MEVECA has space at 888 Dayton Street.

Van Ausdal asked for clarity for living wage and what do other CDC's do – better to narrow scope rather than try to fix everything – Abel responded that it may be time to look at inviting guests from other communities to our meetings. Link to a living wage calculator:

<https://livingwage.mit.edu/states/39>

3. **Treasurer's report & audit results (Montgomery)**

Having no additional comments other than planning for 2022 budget and tied to topics of President's report. Abel asked for a rough budget for December meeting and formalize January. Montgomery noted revenue and expenses in draft for December.

4. **Consent Agenda for acceptance**

Motion: (___ Kreeger _____ moved/ ___ Stokes _____ seconded) adopting the following:

- a. To accept the minutes of the October 5, 2021 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting

Bieri - yes, Blackman - yes, Courtright - yes, Hollister - yes, Kreeger - yes, McQueen - yes, Montgomery – yes, Stokes - yes, Van Ausdal - yes, Abel - yes

10 yes votes, no abstentions; Motion Passes

5. Old Business

a. Wellness Center update

Abel advised that a subgroup met with the College and having the College resume re-opening and management of the Wellness Center seemed the best option; Lynch noted thanks for the efforts, Hollister noted pleased, Van Ausdal noted the learning opportunity of working on the project

b. Economic development values subcommittee

Stokes presented a document shared in the packet, an updated to previously provided documents. To test the Clifton Craffhouse request for partnership, it reviewed using the criteria. Seems to be working, will need more interaction with project team. Abel asked if there was enough information created from the criteria. Bieri notes the criteria does not ask if it is a fit / good project for the YSDC? Stokes notes this was not considered but a good question. Courtright notes we need to remember jobs and job creation with a laser focus. Kreeger notes laser focus is critical that helps us stay in alignment with our community. As a scoring criteria development Kreeger notes we need to continue to refine this tool. Holden notes tighter definitions are needed (for example, what does “fit with current culture” mean? Hollister notes tool is not deciding factor but guidance. Van Ausdal - we need to have tools to stay on track but need to be able to respond as needed. Stokes says it needs some clean-up for clarity, then ready to go – review at next meeting.

c. Abel presented a request for Clifton Craffhouse Co-op partnership

Abel asked Bieri how Clifton is accepting this and backing it? Bieri noted there is support but also some concern due to alcohol and parking and potentially under-capitalized. The business plan is heavily weighted to real estate and fundraising; is it feasible. There are three phases and any one that is reached will be a benefit.

Motion: (___Stokes_____ moved/___Hollister_____ seconded) to support the Clifton Craffhouse; not a money ask.

Abel asks for discussion; Stokes asked for description of the YSDC “support.” Abel notes that we will be listed in marketing when fundraising gets going; giving our good name. Abel notes will be asked to participate and could be asked for funding which will be a different ask / vote.

Bieri - yes, Blackman - yes, Courtright - yes, Hollister - yes, Kreeger - yes, McQueen - yes, Montgomery – yes, Stokes - yes, Van Ausdal - yes, Abel - yes

10 yes votes, no abstentions; Motion Passes

d. Hollister presented an Economic update of Miami Township, nothing pressing. The current fire/rescue levy will expire 2024 and potential to be on the ballot in Spring of 2023. A role of YSDC is to look at tax patterns and make the information understandable for the community. In 2023, Township will determine levy renewal or increase. [note, Hollister left the meeting for another at 5:30]

e. Salmeron presented an Economic update of Yellow Springs, noting it is time to talk about the levy mosaic as the community needs to know early. Oberer is being reviewed this evening at planning commission. Josue is setting up for available grants including

potentially using contract grant writers. Broadband project awards from the government this month. Build Back Better Bill has infrastructure and we want to ensure a share. Breaking news: negotiations for preserving affordable housing units; this will be in the paper tomorrow.

- f. Bieri presented the Economic update for Clifton; Bieri noted he has been working for years on a connector from YS and Clifton. The path: YS train station, Glen Helen, through John Bryan and into Clifton Gorge to Clifton. Signed on the RAISE Grant project (federal/ODOT) across Greene County. This project is not only economic development but quality of life for residents who do not have transportation. Crafthouse is also on the radar as discussed above. Town hall/Fire House in Clifton is under-utilized with the new Miami Township Fire Station; starting a process to investigate use and maintenance of the building.
- g. Holden presented the Economic update for the YS Schools as the elephant in the room: levy was a disappointing defeat and with new board members, discussions will start again in January. With the facilities still in disrepair we will need to do something and is for the new board to determine. Costs are rising and how to manage through this. Abel notes the plan to cancel the contracts on the Mills Lawn Exploration Project, no one disagrees.
- h. Abel noted Bylaws to be updated, per advice from attorney, to cover Clifton's inclusion in YSDC. Lisa will send the redline for review and approval of the changes will be public noticed. This concludes the legal questions – for now.

6. New Business

- a. Kreeger notes it is time to look at 2022 board membership and officers via the nominating committee, especially with completed elections. Abel notes she is will not seek another term as President; McQueen may not continue as board Secretary, depending on how the new School Board chooses to be represented; Montgomery may not be able to continue as Treasurer if we go back to in person meetings. Abel noted having a planned rotation for the President role might mitigate an appearance that any one entity is in charge of the Board. McQueen notes a thumbs up to this concept and has seen this work in other boards. Abel asked the committee to proceed.
- b. 2022 budget preparation was presented under the Treasurers report.
- c. Abel notes the YSCF has funds available for business grant process and needs a YSDC rep to meet with reps from Downtown Business Association & YSCF. Van Ausdal volunteered to represent the YSDC.
- d. Abel notes Kreeger requested at the beginning of the meeting to add community comments as an item on future agendas (as well as an improved process for distributing approved meeting minutes; Steve McQueen said he will send these to J. Kitner).

Motion: (___Kreeger_____ moved/___Stokes_____ seconded) adding a section for community comments concerns:

Bieri - yes, Blackman - yes, Courtright - yes, Kreeger - yes, McQueen - yes, Montgomery – yes, Stokes - yes, Van Ausdal - yes, Abel - yes

9 yes votes, no abstentions; Motion Passes

7. Meeting Adjournment

Abel asked if the community attending had any questions or comments; there were none.

Abel noted there was not a video recording of the meeting, as she forgot to set it up. With no further questions or topics Abel requested a motion to adjourn.

Motion: (___Bieri_____ moved/___Kreeger_____ seconded) adjourning the meeting at 6:04 pm:

9 wave yes votes, no abstentions; Motion Passes, meeting adjourns

8. Future Agenda Planning:

- a. Impact investing (Abel)
- b. 2021 goals:
 - 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. 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. Antioch College excess assets – Montgomery
- g. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)