

Yellow Springs Development Corporation Meeting Minutes, 12/7/2021, 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: YS News reporter – Carol Simmons,

Attending Community Members: Dorothee Bouquet, Patti Dallas, Evelyn LaMers, Anna Bellisari, Michael Slaughter

Excused Absence: Steven Conn

1. Abel called the Meeting to Order 4:32, requested meeting agenda edits

- a. Suggested to move January meeting from 1/4 to 1/11, general thumbs up from group.
- b. Suggested an annual meeting, includes change over to new board members and officers at our February meeting.

2. **Treasurer's report & 2022 proposed budget** was presented by Montgomery, this is the first review. No increase in dues. Expenses overview is related to 2021 expenses. So how do we bring in the \$6,150 in revenue such as fund-raising? Salmeron mentions sharing grant writing support with Village and Miami Township. Kreeger: advertise for volunteer grant writers. Hollister: split deficit among larger YSDC members. Abel: identify work /goals for 2022 then request funding. Lynch asked, when do we talk about next year? Abel notes there is an agenda item under new business to address. Bieri suggests we provide "fiscal sponsor" support for fees, such as the Craffhouse. Abel noted this is within a CIC's powers and responsibilities. Van Ausdal prefers we find and give away funds vs fund-raising. Regarding the balance of the financial reports, Montgomery opened to questions. Abel noted there are funds in the Forgivable Loan Balance and Fire Station Sale proceeds.

What is the obligation/requirement of a CIC for annual fund-raising activities?

3. Consent Agenda

Motion: (_van Ausdal_ moved/_Kreeger__ seconded) adopting the following:

- a. To accept the minutes of the November 9, 2021 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting
- c. To accept the 2022 proposed budget

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

10 yes votes, 0 no votes, 0 abstains

Motion Passes

4. Old Business

a. 2022 nominating committee & membership:

Van Ausdal updated: the committee has met a few times and will hold until February to nominate new members. Want to pay attention to diversity that represents our community. Stokes asks "what are we missing?" Van Ausdal: age (no millennials and

students) and racially, minimum 30% nonwhite would be good. Lynch noted that Jane Fernandes is interested in taking the designee for Antioch. Abel notes possibility of a small or large business owner.

- b. Economic development values subcommittee (Stokes, **defer to January**)
- c. Economic update, Yellow Springs, provided by Salmeron:
Lawson place apartment building: delays will make the sale close early in 2022. Oberer development is through planning, it moves now to Council which has had one hearing and with complex agenda items, public hearings may move to early 2022. Broadband project has identified a pilot project of 400 location services area on a first come first serve basis. Stokes notes as a citizen there seems to confusion on the Oberer project and recommends a list Q&A that could be provided to the community. Salmeron notes a few benefits and items that could be include in a communication. A couple more items – Kieth’s Alley will become part of the village this week and the village continues to work with Cresco’s further development.
- d. Economic update, Miami Township was provided by Hollister: Tax base assessment is larger so the new fire station millage goes down, psychologically it is less millage from the tax payer to accomplish the same payoff.
- e. Economic update, Clifton was provided by Bieri: Clifton Crafhouse project is currently focused on the community of Clifton for the membership drive. The housing for the project is under evaluation due to its complexity. Village of Clifton owns a building with a long term lease with Miami Township to use yet with the new fire station there is space available, repurposing the space for the community or possibly light industrial/ business incubator space. Bieri notes the Clifton council election issues have been resolved.
- f. Economic update, YS Schools was provided by Holden: there is no economic report this month. She notes Mills Lawn will be closed tomorrow for boiler repair.

5. New Business

- a. Bylaws update (Abel)

Motion: (__Kreeger__ moved/ __McQueen__ seconded) adopting the provided updates to the bylaws, written to include the Village of Clifton in YSDC’s service area.

Discussion: no discussion was requested

Vote:, Alex Bieri – Abstains, Shelly Blackman, Sarah Courtright, Don Hollister, Lisa Kreeger, Steve McQueen, Kevin Stokes, Corrie van Ausdal, Lisa Abel

9 yes votes, 0 no votes, 1 abstains

Motion Passes

- b. 2022 priorities, areas of focus: Abel offers the list from 2021 and then opens up some for other ideas for 2022 (eg, tax factsheet & timeline; business incubation space).
For reference, 2021 goals were:

- i. CBE and Railroad St development
- ii. Economic funding sources, PACE, bonds, grants, etc.
- iii. Regional economic development

Van Ausdal notes two ideas: Symposium on education capitalizing on our key strengths and provide grant dollars for a start-up. Community bread oven (like pottery shop).

Stokes asks for an update about the Downtown Business Association - DBA, membership requirement for being the business owner and located downtown. They are in development of their organization. Abel agrees there is continued development of the organization and how they can connect with the Chamber.

Kreeger is interested in understanding opportunities at AC for real estate that could be used as economic development. Montgomery requests this be tabled until Dr Fernandes is available to be part of the discussions. Lynch adds that the College will update its strategic plan, and land/ building use may be addressed to some extent.

Bieri wonders what the impact of the new development (Lumber yard market) on the farmer's market; additional, local foods to economy. More business is good business for all. Abel will send a survey to prioritize ideas and to identify which each trustee will work on.

6. **Community Feedback** – Abel kicks off this very first feedback session for YSDC, there are guidelines which are attached to the minutes.

Bouquet: Fund-raising for YSDC operating funds should include “proof” of the organization’s value; one low-hanging fruit for YSDC – creation of a tax primer, this is information the community needs to know; for economic development – create a Holiday Market similar to European Holiday Markets; Housing – Clarify if housing development is part of YSDC’s mission, and if so, is there a place for Home Inc at the table?

Dallas: Thank you for all the work. What is the plan for economic development? Is it just work space or can it also be marketing? Marketing experts could help to sell the YS story and build economic development. YS / MT has wonderful assets....if we could get more marketing.

Abel notes we will respond in writing as part of next meeting’s agenda document.

With no other community members interested in providing feedback Abel moves to item 8 on the agenda; meeting adjournment.

7. **Future Agenda Planning** (defer to 2022):

- a. Impact investing (Abel)
- b. Tax and income strategic discussion for all benefitting entities
- c. Records policy and other required policies
- d. Administration of CBE infill; admin position for YSDC (and PACE); administrative fees
- e. Perspectives/guests from other communities (Fairborn, Hamilton, Springfield, Dayton...)

8. Meeting Adjournment

Motion: (__Bieri__ moved/ __Stokes__ seconded) meeting adjournment at 5:52 pm:

Wave Vote: all in favor

Motion Passes

Addendum to 12/7/21 meeting minutes, per item 6, Community Feedback

YSDC Guidance for Community Feedback

1. Any community guest to the meeting must be identified when they arrive (sign in if in person, on-screen name if via Zoom).
2. Community guests are responsible for muting their audio (if Zoom) upon arrival. They are then responsible for unmuting themselves if they want to participate in the community comments session. (Find Zoom training links here: <https://www.yscf.org/zoom-support/>).
3. Community comments session will be identified on the YSCF agenda, which will be made available at YSDC.org prior to scheduled meetings.
4. Community guests must signify their interest in participating in the community comments session when it comes up. Via Zoom, they may raise their hand (action icon) or show a raised hand with video on, or write a note to chat. In person, they may raise their hand.
5. Chair will recognize one speaker at a time. Each speaker gets one 2-minute interval to make a comment or ask a question. Board VP is the timekeeper.
6. Response from YSDC:
 - a. If an immediate and factual response can be provided, and in consideration of time constraints, the board chair or their designee will respond.
 - b. Otherwise, the comment or question, along with a response from YSDC, will be provided as an addendum to the agenda of the next regularly scheduled YSDC meeting.