

**Yellow Springs Development Corporation Meeting Minutes, 1/11/2022, 4:30pm
Virtual Meeting via Zoom**

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

Ex-Officio in attendance: *Jane Fernandes*

Guests in attendance: *Carol Simmons (YS News), Gary Zaremsky, Dorothee Bouquet, Michael Slaughter, Evelyn LaMers, Kelly Carpe, Jennifer Boyd*

Excused Absence: *Jeannamarie Cox, Terri Holden, Josue Salmeron*

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

- a. February meeting will be 2/8/2022, 4:30 pm via Zoom, will include YSDC annual meeting & officer elections
- b. Abel welcomed Dr. Jane Fernandes as ex officio from the College

2. Treasurer's report & 2022 updated budget (Montgomery)

Montgomery shared the treasurer report that was included in the packet. December financials are delayed by accountant. Expenses are slated to be somewhat higher than forecast due to website costs. The fund-raising amount is increased up to adjust for that. Hollister suggest that the donated amount could be increased and that the good of the community should be a focus. Kreeger requests an accounting of the donations made to date to the YSDC from the various voting entities. Abel noted that funding sources are a priority for this year.

3. Consent Agenda

Motion: (_Blackman_ moved/_Stokes_ seconded) adopting the following:

- a. To accept the minutes of the December 7, 2021 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting
- c. To accept the 2022 updated budget

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

9 yes votes, 0 no votes, 0 abstains

Motion Passes

4. Old Business

- a. 2022 nominating committee, membership (van Ausdal, Kreeger, Cox)
The YSDC needs to appoint new President, VP, secretary, and likely treasurer. The township has reappointed Hollister and VanAusdal to YSDC; YS Schools will make a determination next Thursday. Goal is to finalize officers by 2/8 meeting as by that point we will know all participants. Abel pointed out that the YSDC will have an annual meeting on 2/8 that can include election of officers and a review of finances. Stokes offered to join the nominating committee as Lisa K. is stepping away.

b. Economic development values subcommittee (Stokes)

Subgroup included Stokes, Hollister, VanAusdal, Kreeger, Blackman, Abel. Stokes presented recent work focused on a selection criteria tool. The goal was to develop an evaluative tool based on criteria that mirror the values of the YSDC to review opportunities. Subgroup participants tested the tool on the Clifton Craffhouse opportunity as a 'test case' using the information that we had on hand. In future the tool allows for generate numeric scores that could be compared in the case of competing opportunities.

Discussion:

- Hollister expressed that this tool should not be a numeric measure that we are "stuck with". He sees this as a tool and that the YSDC creates more flexibility. He sees the tool as general guidance. Van Ausdal asked about scores that relate to multiple categories.
- Stokes indicated that each element stands on its own and that each element has equal weight. This might be reconsidered in the future.
- Kreeger commented that there is value to having a tool to support our decision making. It was noted that the criteria were updated from an early evaluation tool – it was not developed initially by this group.
- Stokes reiterated that this is a living document that can continue to evolve.
- Bieri asked if these would be public documents. Stokes recommend that we create a policy and process document to define.

c. Economic update, Yellow Springs (Stokes) – Village applied for a \$250,000 grant on behalf of WYSO from Greene County Community Investment Grant

d. Economic update, Miami Township (Hollister) – No report

e. Economic update, Clifton (Bieri)

- i. Clifton received a community development block grant (CDBG) of \$35 K related to the Craffhouse. CDBG is for parking and critical infrastructure which is not just for Craffhouse but will support the central business district including storm drainage and parking; hope to break ground in the spring.
- ii. The Craffhouse is still in fundraising stage. A community event was planned for 1/29 at the Opera House. Additional information will follow.
- iii. Fire station 82 came up for discussion as a potential space for a business incubator. It needs repairs. There is a plan between Cedarville and the Township to develop a joint training center so the potential for a business incubator in that space looks to be off the table. Fundraising will begin.
- iv. YS/Clifton connector bike trail: no updates. It seems that the federal RAISE grant was not approved. Meetings are scheduled with Brian Housh to discuss Greene County parks and trails funding for at least Phase 1, to get the work started.

f. Economic update, YS Schools (Holden) – No report

5. New Business

2022 priorities, areas of focus (Abel) – 8 people responded. Abel shared results. These will be included in the February packet. She created a weighting (most important =3, priority = 2, not very = 1, not at all = 0) and then a rank order. Results are shown below:

YSDC 2022 Priorities: Results per group survey						
	Most important	Priority	Not very important	Not at all	Weighted score	Rank
Seek funding sources	3	9	0	0	27	1
Support local foods & ag	2	8	2	0	24	2
Development of CBE	3	6	2	0	23	3
Business incubation, expansion, retention	2	7	3	0	23	3
Community education on taxes	3	4	5	0	22	4
Market local assets	1	6	3	0	18	5
Development of Railroad St property	1	5	5	0	18	5
Antioch College real estate	2	5	2	3	18	5
Regional economic development	1	4	6	1	17	6
Symposium on education	0	3	9	0	15	7
Community bread oven	0	4	6	2	14	8
Holiday Market	0	3	7	1	13	9
Housing development	1	2	2	5	9	10

Abel asks for small groups to do some exploratory work on 3 of 5 in preparation for the February meeting. Suggests funding sources, development of CBE, and business incubation for initial exploration. Groups will be convened by ex-officios.

Group 1, Funding sources: Holden, Bieri, Montgomery, Bouquet

Group 2, Development of CBE: Salmeron, Courtright, Kreeger, Stokes, Zaremsky

Group 3, Business incubation, expansion, and retention: Cox, Blackman, Hollister, Magnus, van Ausdal

The subgroups should make proposals along with a statement of who will do the work given that we are a volunteer working board.

Hollister points out that we have access to low interest bonds / tax exempt bond financing.

Courtright offered to propose the Holiday Market to the Chamber for Yellow Springs. She will champion with the Chamber.

6. Community Feedback

Abel pointed to a community feedback tool to take in comments/questions that can be used to create a response at the next meeting. This was done for the December, 2021 meeting. The process for guest participation was reviewed.

The meeting was opened for community feedback. There were no comments.

7. Future Agenda Planning (defer to Q2 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: (__Stokes__ moved/ __ van Ausdal__ seconded) meeting adjournment at 5:45 pm:

Wave Vote: all in favor

Motion Passes

YSDC Community Feedback and Response Document

#	Mtg Date	From	Question/ Comment	YSDC Response
	1/11/22	N/A	No comments	N/A

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.