

**Yellow Springs Development Corporation Meeting, 2/8/2022, 4:30-6:00 pm
Annual and Regular Virtual Meetings via Zoom**

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

(as of 2/8/2022, Lisa Kreeger is no longer a YS Village voting representative on YSDC)

Attending Ex-Officio: Jeannamarie Cox, Jane Fernandes, Terri Holden

Community & Invited Attendees Eric Henry, YS News reporter Carol Simmons, Dorothee Bouquet, Amy Magnus, Gary Zaremsky, Evelyn LeMers, Anna Bellasari, Kathryn Hitchcock, Michael Slaughter

Excused Absence: Sarah Courtright, Josue Salmeron

A. Annual Meeting of YSDC

1. Abel called the Annual Meeting to order at 4:33, requesting any updates or changes to the agenda.
2. Montgomery presented the year-end financials as presented in the packet. Requested any questions or concerns, as there were none.

Motion was presented by Blackman with Stokes seconded to approve the Year End Financials from 2021, with no further comments Abel took a vote.

Bieri, Blackman, Hollister, Montgomery, Stokes, van Ausdal, Abel

Motion Passes

3. The newly appointed voting members to YSDC was reviewed by Abel and van Ausdal
 - a. Village Council rep: Gary Zaremsky
 - b. School board reps: Dorothee Bouquet, Amy Magnus
 - c. Farewell and appreciation to Lisa Kreeger, Steve Conn, Steve McQueen

Motion: Van Ausdal moved and Hollister seconded to approve the new voting members, with no further comments Abel took a vote.

Voting yes: Bieri, Blackman, Hollister, Montgomery, Stokes, van Ausdal, Abel. Voting no: none. Abstain: none.

Motion Passes

4. The election of 2022 Officers was presented by Abel

President – van Ausdal accepted, a new role for her

Motion: Abel moved and Stokes seconded to approve van Ausdal as the new president, with no further comments Abel took a vote.

Voting yes: Bieri, Blackman, Hollister, Montgomery, Stokes, van Ausdal, Magnus, Bouquet, Zaremsky, Abel (*with new members participating in the vote*). Voting no: none. Abstain: none.

Motion Passes

Vice President

Motion: Van Ausdal moved and Stokes seconded to approve Bieri as the new vice president, with no further comments Abel took a vote.

Voting yes: Blackman, Hollister, Montgomery, Stokes, van Ausdal, Magnus, Bouquet, Zaremsky, Abel. Voting no: none. Abstain: Bieri.

Motion Passes

Secretary – due to lack of acceptance by a member identifying this was postponed to a future meeting. Fernades and Magnus volunteered to take minutes for the future meetings. After further discussion a meeting was set for Fernades and Magnus to review the Secretary role.

5. Abel presented online with shared screen a document overviewing an Ethics & Conflict of Interest Documents. This will be included in the packet for the March meeting and each member will need to complete and return the form to the board secretary.

With the conclusion of annual business the Annual meeting was recommended to be adjourned by Abel at 4:45.

Motion: Magnus moved and Bouquet seconded to adjourn the YSDC Annual Meeting, with no further comments Abel took a vote.

Voting yes: Bieri, Blackman, Hollister, Montgomery, Stokes, van Ausdal, Magnus, Bouquet, Zaremsky, Abel. Voting no: none. Abstain: none.

Motion Passes

Annual Meeting adjourns at 4:49 pm

B. Regular Meeting of YSDC

1. Van Ausdal, as newly elected president, called the Meeting to Order at 4:50 and requested any adjustments to the agenda, there were none.
 - a. March meeting was confirmed for 3/8 as the first Tuesday is too close to the beginning of the month.
 - b. Van Ausdal provided an overview of the polite rules of meetings and zoom and offered a separate meeting for new members for an overview of the YSDC.

2. **Treasurer's report (Treasurer, 5 min)** - – Montgomery noted little activity in January 2022; there is nearly \$38,000 in our accounts, most of which is from proceeds of the fire station sale last year.

3. Consent Agenda (5 min)

Motion: Stokes moved and Blackman seconded adopting the following:

- a. To accept the minutes of the January 11, 2022 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting

Abel took the vote.

Voting yes: Bieri, Blackman, Hollister, Montgomery, Stokes, van Ausdal, Magnus, Bouquet, Zaremsky, Abel. Voting no: none. Abstain: none.

Motion Passes

4. New Business

- a. Variable fee structure for YSDC in 2022 was presented by Montgomery based on two overall sizes of YSDC representative organizations: some are over and most are under \$1M in operations budget. She proposed annual dues for smaller organizations of \$250 and larger organizations of \$750, based on the number of seats (ie, 2 seats from a larger organization would require dues of \$1500/year)

Opened to questions and comments.

Hollister asked why the change as some will get a greater charge. Holden asked about the increase but need to have an understanding on the value of the seat. Abel noted there

are only a few original members of the YSDC so she gave a background on how seats were determined. At that time the organizations represented made sense, maybe it is time to revisit which should be included.

Cox noted that when the YSDC was being formed there were overlapping priorities and projects by organizations in the Village & Township; the YSDC was an opportunity to share, be aware and collaborate. Hannah noted this proposed change in dues was not to develop more revenue but more equitable based on organizations size / operating budgets. Eric Henry, from the Greene County Development Department, suggested pricing was in alignment and maybe a visit with Fairborn's active development corporation would help in the understanding of value.

5. Old Business

a. Report from 2022 priorities teams led by Holden, Salmeron and Cox

1) Holden noted that her committee on "Funding Opportunities" did not meet due to COVID related delays;

2) Stokes represented Salmeron's committee on "CBE" which met, discussed working on Marketing 1st and had a discussion on grant applications. Discussion ensued; van Ausdal asked if there was really a space for the YSDC funding. Eric Henry gave an overview of funding from Greene Co DoD and how funding was created for their grants. There is a grant database which Henry will provide access to find a grant(s) for help with funding.

3) Cox represented Business Focus – "Identify needs and space for living wage business incubation, expansion, and retention". The group has met a few times reviewing the listed questions and will continue to meet. One idea was to solicit the community for input on the priorities. Not to reopen the discussion but to engage the community and have their input included. Discussion ensued; Abel noted the three priorities came from 10 – 15 by the YSDC members who represent the community from a variety of angles. This said, time is very limited with all of our individual responsibilities outside of the YSDC so can we actually accomplish one priority let alone three? van Ausdal noted that sometimes three small groups can accomplish more. Bieri noted that when we are working in teams vs monthly meetings this will be beneficial and more valuable. Blackman noted a single focus could be beneficial. Hollister notes we may want to focus more when there is a particular need vs a fulltime focused overview of what the community needs.

van Ausdal offers a few options such as simplify our organization and plan to ramp up when needed or push forward to build our readiness. Let's think about this.

The community update is to share what we are doing and potential collaborations.

b. Economic/Community update, Yellow Springs, as presented by Stokes in Salmeron's absence. Stokes accepted the liaison role to the Chamber of Commerce so could help when Courtright is not available; Oberer PUD zoning request failed last night so it will be up to Oberer to determine how to plan the housing in its default zoning; the purchase of Lawson Place is complete; Police Chief search is still in place, received funding for a large water line replacement program. van Ausdal asked where is the water project – Stokes will provide a map of the project.

c. Economic/Community update, Miami Township as presented by Hollister; planning is in process for creating the plan for road surfacing, this is done with the county engineer.

d. Economic/Community update, Village of Clifton as presented by Bieri noted the road work by Miami Township is important for the village; the training facility for MT Fire and

rescue is back to work and an opportunity for collaborations for Greene Co township, creating full-time jobs; van Ausdal asks if it could be a revenue source. Bieri noted the building is owned by the village of Clifton. Hollister noted previously there was revenue generated even without the special equipment for the training center. Bike Trail Connector: the Clean Ohio Grant for transportation from COVID funds has yet to be communicated and hoping to also leverage local dollars, and the Glen Helen Association (GHA) Rt 343 parking lot at the Outdoor Education Center (OEC) will be helpful as phase 1; Zaremsky asked if the Clean Ohio Grant is for phase 1, yes, \$500K to do the section from the Train station through to the OEC new parking lot; Clifton Craffhouse is moving forward.

- e. Economic/Community update, YS Schools as presented by Holden: the schools have 4 new board members, the new facilities committee will be discussed at this week's Board Meeting Thursday; additionally the schools have a new treasurer. Bieri noted a water main break had schools closed last week in addition to snow days, Holden noted there have been two such "facilities" days this school year thus far. van Ausdal asked if there was a place for the YSDC on the Facilities committee – Holden noted we need to wait and see but seems sure there will be an opportunity.
6. Community Feedback was noted as next on the agenda by van Ausdal, Abel reviewed the process for community feedback prior to starting. van Ausdal opened the floor. With no one showing interest in presenting the agenda item was closed.
7. Van Ausdal made closing remarks; Backman noted a thank you for Abel's time and commitment; all agreed.

A recommendation for Adjourning YSDC Regular February Meeting was made by van Ausdal.

Motion: Bieri moved and Stokes seconded to adjourn the YSDC Regular Meeting at 6:03, with no further comments van Ausdal took a vote.

Voting yes: Bieri, Blackman, Hollister, Montgomery, Stokes, van Ausdal, Magnus, Bouquet, Zaremsky, Abel. Voting no: none. Abstain: none.

Motion Passes

8. **Future Agenda Planning** (defer to Q2 2022):
 - a. Impact investing
 - 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...)

YSDC Community Feedback and Response Document

#	Mtg Date	From	Question/ Comment	YSDC Response
1	1/11/2021	N/A	None received	N/A
2	2/8/2022	N/A	None received	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.