

Yellow Springs Development Corporation Meeting, 3/8/2022, 4:30-6:00 pm
Virtual Meetings via Zoom

Attending Voting members: Lisa Abel, Alex Bieri, Shelly Blackman, Dorothee Bouquet, Don Hollister, Amy Magnus, Hannah Montgomery, Kevin Stokes, Corrie Van Ausdal, Gary Zaremsky

Attending Ex-Officio: Jane Fernandes, Terri Holden, Josue Salmeron

Community & Invited Attendees: Evelyn LaMers, Ellen (Elly) Marshall, YS News reporter Carol Simmons

Excused Absence: Jeannamarie Cox, Dino Pallotta

1. Van Ausdal called the meeting to order at 4:34, requesting any updates or changes to the agenda.
 - a. April meeting was confirmed for Tuesday 12 April 4:30pm-6pm.
 - b. The membership discussed a new permanent meeting time and the likelihood of meeting in person after April. Bieri suggested conducting a doodle poll before the next meeting to hone in on a monthly day and time. Stokes asked that the venue be chosen with adequate infrastructure to accommodate members who must attend remotely.

Motion: Bieri moved and Bouquet seconded.

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

Motion Passes.

2. The election of 2022 Officers was presented by Van Ausdal

- a. Treasurer.

Motion: Abel moved and Magnus seconded to approve Montgomery as treasurer.

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

Motion Passes.

- b. Secretary.

Motion: Abel moved and Stokes seconded to approve Jane Fernandes and Amy Magnus as co-secretary.

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

Motion Passes.

3. **Treasurer's report** (Treasurer): Montgomery presented January and February 2022 financials. Over the first two months of the calendar year, there were \$20 in expenditures and a collection of \$500 in dues. Dues collection is low as invoices have not been sent out yet. To facilitate invoicing, Montgomery suggested keeping 2022 membership dues at the flat rate of \$500. Tabling the suggestion for present, Montgomery asked the membership to consider implementing a variable dues structure for 2023 to accommodate organizations with annual budgets under \$1MM.

4. **Consent Agenda (5 min)**

Motion: Bouquet moved and Stokes seconded adopting the following:

- a. To accept the minutes of the 2/8/2022 YSDC meeting
- b. To accept the Treasurer's report as presented at the 3/8/2022 meeting

Van Ausdal took the vote.

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

Motion Passes.

5. **New Business:** Van Ausdal kicked off a discussion on a shared vision. Van Ausdal suggested that the corporation widen its lens this year, taking into consideration climate change,

infrastructure needs, the future of work, and changing demographics. Cultural centers of the village have also shifted and there has been a drop off in volunteering. Abel: Update strategic plans. Consider scenario planning. Organize around vision of possible futures. Bieri: COVID has accelerated changes in work: We're experiencing a change of the guard as many people are retiring. More people are working from home. Retail is undergoing a shift. Magnus: To ease transition as we experience demographic shift and this "change of the guard", consider a mentorship program. Hollister: The corporation needs vision but it also needs focus. It's not a center of culture; our schools and churches fill that role. The corporation should focus on economic development. Stokes: Consider an effort to make volunteerism, or serving the community, more attractive. Create the expectation of contributing and be the change. Van Ausdal: Getting people involved and developing interconnectedness are critical to our health and well being. Bouquet: Let's look at where people congregate and where is energy now. Having a discussion on what CDCs do will inform our strategy. Van Ausdal: I plan to bring in experts to present what CDCs are doing in nearby communities over the next couple of months. Abel: On our website, there's space for job postings that we haven't activated; we have to figure out process for posting openings and taking them down. Holden: The school is hiring subs and bus drivers. Magnus: The facebook jobs board has active participants. It's interesting to see who emerges as organizers or leaders in our online forums.

6. Old Business

- a. Report from 2022 priorities teams: Blackman presented progress from the Business Focus team. Continuing conversations have organized around supporting existing businesses and projects through checklists, Impact investing, and connecting projects to state and county resources, A roadblock for Yellow Springs is the low density of available spaces for business. Picking a single project to learn from the set of issues that a project leaders might face, the team spoke with Patrick Lake about his project on Cliff Street. Magnus: Among county resource, let's remember the library and career center; they have both expressed interest in supporting businesses that take advantage of high-quality municipal broadband. Van Ausdal: Focus on connecting the community to funding opportunities. Abel: Looking at grant opportunities for the Clifton Craffhouse. Van Ausdal: Let's reform the teams and redistribute the elected officials among each team. One team will focus on talking with other CDCs.
- b. Tax Overview (Hollister): Hollister shared a comprehensive list from the county on all tax levies. We are in a period where not many levies will be expiring but new levies are being considered. One levy due to expire soon is the Yellow Springs Schools' Permanent Improvement Levy. Existing levies aren't the whole story. The village is looking at its 2023 budget. The township is considering a new levy for the fire department. The schools are considering a new levy for facilities. Van Ausdal: Let's boil down the county information just what's relevant locally. Holden: Timing is key as is context. We have to communicate context for the numbers. Magnus: Sameron has promised us information from the village, and the school treasurer presented a summary of school district taxes at the [special] school board meeting in February. The school treasurer broke down tax revenue by residents and businesses; solid economic development will positively impact the proceeds collected from businesses. Hollister: I will develop a simplified and interpreted version of the tax overview. Van Ausdal: Would you share a first revision with Holden and Salmeron before the April meeting? Hollister: I will do that. Bouquet: Provided a link to the school treasurer's report. [[https://go.boarddocs.com/oh/yellowev/Board.nsf/files/CBYSEZ6F0F72/\\$file/Property%20Tax%20Information.pdf](https://go.boarddocs.com/oh/yellowev/Board.nsf/files/CBYSEZ6F0F72/$file/Property%20Tax%20Information.pdf)] The school district is undergoing a planning process and doesn't know yet how that process will impact the levy up for renewal. Magnus: Looking at the income base information, we might calculate what it would take to increase the percentage of the commercial tax revenue contributed by one percentage point. Figure that out and we might give ourselves a carrot to work towards. Holden: Magnus is referring to the school treasurer's document comparing the property tax income base of Yellow Springs Schools District to Yellow Springs. A decision was made long ago to limit business development in the village; down the road we feel the

impact of that decision. Hollister: We would say in our organizational goals is we want to expand the commercial tax base. Van Ausdal: Another way to say this is we want the future version of Yellow Springs that we are orienting towards to have more business tax revenue for infrastructure. Magnus: The revenue contributed from employers has changed over the past decade. The question is “How has the profile of our tax base changed as we’ve experience job growth/loss?” A second question is “Where are our opportunities to grow jobs and businesses?” For example, what is the opportunity posed by municipal broadband? Stokes: From a practical stand point, let’s consider where we have more control. Can we get there by growing our current businesses in town or by definition do we need more businesses? Let’s apply some math and understand where we have control and where we have growth potential. Van Ausdal: So if we invest money in the town, where will its investment produce 10-fold growth? Abel: This boils down to jobs that generate the taxes and job that take care what people need to live and work here. There are types of industries that we might attract. The Greene County Department of Development has identified our niche. There’s a lot of potential in the businesses we can embrace. We can help new ventures or help existing ventures grow larger. But the bigger question is “Does this community want to intentionally do something about economic development?” Van Ausdal: There’s not a clear string to follow from where we want to be and what it takes to get there. A role for the corporation is to help draw that roadmap and we’re even starting to do that in this conversation. Is it jobs or is it businesses? Abel: It’s income tax from jobs, property tax from brick & mortar businesses, and sales tax.

- c. Economic/Community Update, Yellow Springs (Salmeron): The village helped secure a \$25K grant to relocate WYSO’s headquarters to the old school house on Dayton Street. Additionally the village received a verbal acknowledgement an award from the state, a \$100K grant to demolish the former student union building on Antioch College. Thought the Oberer PUD application did not pass, the development is going forward and the village is looking forward to the increase in utility and tax revenue. The village has not adjusted rates on utilities since 2020 and will factor in anticipated revenues from new developments into financial projections. Budget planning for 2023 begins now in preparation for key milestones this summer. Cresco has a project that will be on the agenda at the next planning commission meeting. A storm water rerouting project on Dayton Street has begun and will continue for a couple months. The village has started the engineering for a \$1.2MM water project. The village is preparing a state grant proposal to maintain the water tower inside and out over the next 5 years; this project will require \$1MM in funding. Additionally, the village is looking for funding to upgrade water and electric meters to advanced metering systems. There will be a decision coming on hiring the police chief at the end of the week, and they will start negotiations. An announcement of the hire is expected on or around 21 March 2022.
 - d. Economic/Community Update, YS Schools (Holden): As of the February special school board meeting, the district established a new facilities committee headed by board members Hempfling and Bouquet. The findings of that committee will influence YS Schools’ next ask from the community. In addition to facilities, the school district will also need to address operating expenses.
 - e. Economic/Community Update, Yellow Springs Community Foundation (Abel): The foundation has set up collateral for a new loan program through the credit union. Individuals, nonprofits and businesses of the Miami Township may apply for a low barrier, low interest loan of up to \$2500. Payments and interest deferred for 180 days; loan payoff is within two years. The loan approval process is handled by the credit union but the foundation backs the loan.
7. **Community Feedback:** Van Ausdal opened the floor. Ellen Brooker Marshall, YS busker and member of the class of 73, stated she is a curious, committed individual and expressed her interest to contribute. She spoke to her credentials (a masters in management organization development from Antioch London) and her involvement on the national council for

independent living engaged on two subcommittees (employment, mental health). Marshall shared there is a community-based public/private alliance with FEMA to increase diversity and address mental health in response to the pandemic and climate change. It involves a lot of volunteer organizations and churches. Marshall is involved with the Clifton Crafthouse. Marshall is active and communicating in the community. She like to have a jobs or catchment program for displaced people who are homed or un-homed. Van Ausdal will reach out to Marshall.

8. Future Agenda Planning

Impact investing - For consideration for the committee looking into funding opportunities.
 Shared appreciation investment model from NY Times article; potential income
 Conflict of Interest Forms

9. Closing

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

Motion: Motion: Blackman moved and Bieri seconded to adjourn the YSDC Regular Meeting at 6:00pm, with no further comments Van Ausdal took a vote.

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

Motion Passes.

APPROVED

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
3	3/8/2022	Ellen Marshall	Expressed interest in a jobs or catchment program with attention to both homed and unhomed.	

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.