YS Development Corporation

Meeting, 4/12/2022, 4:30-6:00 PM
Virtual Meeting Via Zoom

Attending voting members: Lisa Abel, Alex Bieri, Dorothee Bouquet, Don Hollister, Amy Magnus, Hannah Montgomery, Kevin Stokes, Corrie Van Ausdal, Gary Zaremsky
Ex-Officio: *Jeannamarie Cox, Jane Fernandes, Josue Salmeron*
Community & Invited Attendees*: Anna Bellisari, Eric Henry, Evelyn LaMers, Ellen Marshall, Mike Montgomery, Thor Sage, YS News reporter Carol Simmons*
Excused Absence: Shelly Blackman, *Terri Holden*, Dino Pallotta

1. Van Ausdal called the meeting to order at 4:34pm.

2. **Treasurer's report** (Montgomery, 5 min) Montgomery presented the treasurer's report. Invoices for annual dues will be going out the month of April. Financials are now reported in a new format; first quarter is complete with little activity. Expenditures include accounting. Abel - Asked about the line item labeled office materials. Cox - It's the conversion of the YSDC books into its own quickbooks; the cost overs quickbooks and the outside accountant who handled the conversion. Previously the YSDC books were intertwined with the YS Community Foundation.

3. **Consent Agenda (5 min)**
   Motion: Lisa Abel moved/Dorothee Bouquet seconded) adopting the following:

   a. To accept the minutes of the March 8, 2022 YSDC meeting
   b. To accept the Treasurer's report as presented at today's meeting
   Voting yes: Abel, Bieri, Bouquet, Hollister, Magnus, H. Montgomery, Stokes, Zaremsky, Van Ausdal. Voting no: none. Abstain: none.
   Motion Passes.

4. **New Business Discussion (30 min)**
   a. Shared Future Visioning – This year, we develop together a shared vision for town to get various organizations of the community on the same page and to inform each others' decision making on vital services. Van Ausdal is inviting stakeholders to give their perspective. At this meeting we look at elder care and telecommunications.
   b. Special Guests
      i. Mike Montgomery (10 min) has been invited to speak on future of elder care in the village. Montgomery is executive director of [Friends Care Community]. Been with the community forty years with Friends Care. The pandemic was the huge challenge for the past two years. The community had no covid until the Omicron wave but, when it arrived, it was no different from having the flu thanks to good compliance with vaccines. Now the main challenge is staffing and supply chain. Friends enjoys a great reputation, fantastic staff, and get lots of referrals but the nonprofit made the decision to not operate at full capacity and limit occupancy until they fully staffed. Measures taken to increase staff include increasing wages and attendance/recruitment bonuses. However, recruiting has

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fallen off; the nonprofit is not getting applications like it used to. Since the pandemic, people are nervous about working for nursing homes. In terms of the census, assisted living and long term care are at 100% occupancy. The census of the nursing home is dependent on the census of hospitals, and the census of area hospitals is down. The hospital census was up during peaks of pandemics but people are not getting elective surgeries like they used to and now those that do are increasingly convalescing and getting therapy at home. Home based recovery is less expensive and more people have been home to augment the care of their elders. When people do arrive in the nursing home they are coming in a lot later, with more comorbidities, and they are not staying as long. People are delaying coming to the nursing home. When the pandemic, Friends was positioning itself for an expansion: They cleared trees and were getting ready to add ten units for assisted living. They conducted focus group studies for what people want and found that people wanted more opportunity to get out and socialize in the community: They wanted more transportation services to go to restaurants, theater, and alpine outings. They want wifi. They want privacy. So instead of expanding, Friends is looking at its services and converting semi private rooms to private. Though people are delaying coming to nursing homes, there are more elderly in the demographics. Nursing homes are needed but what they will look different in ten years. As the baby boomers get older, who is going to be the caregivers.

ii. Thor Sage (10 min) is the executive director of [Miami Valley Educational Computer Association](MVECA) (MVECA). MVECA is a not-for- profit regional council of governments with ORC 167.03 powers and a provider of high quality shared services: internet, datacenter, network, voice over IP services, wireless, etc. One of 18 Information Technology Centers on the Ohio Education Computer Network, MVECA has been around for 41 years and serves eight counties: Greene, Clark, Montgomery, Clinton, Fayette, Highland, Madison, and Ross. Originally organized to provide services to K-12 schools, the information technology center expanded its services in 2012 to governments, higher education, public and private schools, and non-profits. Provides access to the state's fiber backbone and provide security services. MVECA provides hardware to its supported organizations through direct vendor partnership, a service that stablizes MVECA's fee structures and saves schools money. Growth in staffing and revenue has been growing sustainably over the past decade with no fee increases since 2011. MVECA provides a model of how to provide access to layered, high-quality information technology services; these services activate spaces for education and commerce while saving the population money. Yellow Springs has a lot of fiber resources and access to many telecommunication providers. MVECA has beefed up publicly owned fiber network and makes Yellow Springs and the counties in the region competitive. MVECA has launched a pilot project in "fiber to the home" services to 300 homes in the downtown area of the village to provide high-quality internet utility services in an efficient and affordable way. MVECA encourages local governments to establish a community-wide infrastructure modernization program, assess current assets, and learn how the broadband economy critical impacts the community's economic development. Understand your connectivity and network infrastructure, learn about your community's potential for telecommunication development and services, create a robust market empowered by broadband, seek efficiencies and revenue that will help the community grow.

iii. Discussion (10 min)

Friends Care Community - Bouquet: What kind of training is required of staff? Montgomery: Eighty percent of care is given by State Tested Nursing Assistants (STNA). Currently STNAs require [72-hour course](#) and are tested by the state for their competency. Nursing schools are not producing enough registered nurses (RNs) and licensed practical nurses (LPNs) to meet staffing demands but students do not see nursing as a career path. Friends is working with the high school to show students that the field of health care is booming and they can kick start career in nursing as an STNA and progress to LPN and RN. So training is not the obstacle but recruiting. Hollister: How many beds and how many rooms does the facility have? Montgomery: We have 66 beds with 9 rooms are semi private. Friends plans to build eight private rooms to keep the same number of beds; they completed land studies, utility assessment, architect blueprints but covid pandemic delayed the project. Stokes: When will you proceed? Montgomery: We have financing but Friends has to perform a new study to match the project to the current demand. Van Ausdel: Nursing homes and higher education are experiencing the same trends; people want more privacy, more independence, faster wifi. Montgomery: Elders want to be part of the community. They are looking for volunteer opportunities and classes. Now we need to give the best care and the best social experience. Bieri: What partnerships have you done to meet this demand? Montgomery: Yes, we work with the senior center especially and send people for their talks and potlucks; we send people on tours at Young's. Friends Care is looking to do more to connect residents with outside activities.

MVECA - Van Ausdel: Tell us about the new space! Sage: MVECA purchased 888 Dayton Street. There was established revenue from existing tenants; facility is right across the street from 100 miles of fiber. It was the most cost effective move that MVECA could make. MVECA needs help to monetize the excess capacity to hit the mark on the organization's bottom line. Has over 45,000 square feet that can support businesses that needs warehouse and light industrial production involving multiple employees. Bouquet: How many employees does MVECA have? How do you staff/recruit? Sage: MVECA has 40 employees and has [jobs posted](#). There is a [job fair](#) on Saturday 7 May 2022 from 10am to 2pm at the Bryan Center that MVECA will be participating in. Recruiting people to work in Yellow Springs is not so much the issue as recruiting people to work in the public sector. Working for the public sector is playing the long game. Though working in the private sector may be more lucrative, one can find more stability and longevity in the public sector as well as the satisfaction of providing a public service. Bieri: Is the MVECA workforce onsite or does it have remote employees? Sage: Most of MVECA workforce is onsite. Customers prefer face to face interactions in training and network services. MVECA offers over 200 live training activities in professional development per year and that requires an in-person touch. Several employees who provide software support work remotely and MVECA provides a lot of software application support for schools. Abel: Who is your competition? Sage: Most of our competition comes from other Information Technology Centers. It's a mix of competition and cooperation. MVECA tends to compete favorably as the organization offers more services and has a stable fee structure than other ITCs in the state. Stokes: MVECA is the managed service provider for Antioch College. One of MVECA's new employees is an Antioch College alumni. MVECA offers customer relationship as well as a competitive fee structure and services. Having a regional data-

center in MVECA is a critical advantage to developing a municipal broadband utility. Bouquet: What do these two organizations need to grow and stay? Sage: There is no one answer but supporting the community at large and its efforts to modernize, to grow, and to develop meaningful economic initiatives. If there is interest in partnerships, we are interested in that especially in a job and employee development initiative. Montgomery: Anything to encourage workforce and career development would be much appreciated. Magnus: Both speakers spoke about studies. Could YSDC help organize meta studies or provide a clearing house to encourage meta analysis of work already performed. It seems there's crossover trends in education and healthcare in terms of customer expectations and demands. Are there recent studies that YSDC can provide augmentation or draw some macro information from if we combine them other sources. Montgomery: The village commissioned a demographic study three years ago, and Friends uses that a lot; in fact, the organization commissioned a tailored study from the same service. Resources we can share readily are the planners who conduct these studies. What Friends found particularly useful were the housing trends, where people are likely to live and where seniors are likely to live. Sage: We do annual surveys with customers to ensure we are meeting their needs. MVECA does appreciate the studies that the village has done about municipal broadband and infrastructure development. Magnus: What type of look forward would be helpful? Montgomery: We will likely be conducting focus groups with 10 to 12 individuals or couples…probably eight groups in all…to ask specifically what they want and to follow up with these individuals. A lot of people want the Taj Mahal but don't want to pay for it. We need to find the sweet spot. Van Ausdel: Thank you, and please drop in any time to discuss anything that YSDC can help or partner on.

5. **Old Business (30 min)**
   a. May Meeting – In person or Via Zoom (5 min) Magnus: Doodle poll has been created to select a time and date. Results are posted here. The Miami Township offices have capacity weekday evenings and suggested times of 4:30pm-6pm, 5pm-6:30pm, or 5:30pm-7pm based on the availability of the meeting room and previous discussion at the last two YSDC meetings. Van Ausdel: Is there a strong preference to continue on Zoom? Hollister: I am very enthusiastic about in-person meetings. Abel: We should set a standard about when we go back to Zoom. Previously, YSDC set the threshold of 100 cases in the county per 100,000. Secondly, if we go in-person, we need to make accommodations for individuals that cannot meet in person. Bouquet: Let us maintain a way for members to join remotely to accommodate anyone who is out of town or managing family illness. We may have to follow the ruling by the Secretary of State allowing governments to meet remotely sunsets as planned 30 June 2022. Abel: Yes, the YSDC is subject to that ruling according to our legal council. However, we can decide something differently if that is in our local interest but that could expose us to protests. Stokes: Is there a reason to start in May rather than wait until July? Van Ausdel: I'm thinking we should return to in person to work the transition before we have to. Let's appoint a covid canary who will raise a flag before the public notice of the next meeting is published.
   Motion: Abel moved and Bieri seconded to a motion to hold meetings in person with accommodations for members to join remotely. Magnus: Do we have the means to record? Van Ausdel: Yes, as we will be using Zoom for remote access and transcription. Bouquet: Channel 5 may have resources; Judith Hempfling has made the arrangement for the facilities committee. Salmeron: Township office is equipped for recording.

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

Volunteers
Bouquet will keep an eye on the case rate and contact Magnus.
Magnus will verify Recording & Connectivity capability at the township offices and make sure high quality masks are available for the meeting.

The meeting date will be verified when the doodle poll closes on Friday. The start time of 4:30pm is preferred regardless of date. The date of Tuesday 4 May 2022 is currently the most favored.

b. Subcommittee: Grants for Businesses (Abel, 5 min) Abel: Group had a meeting to talk about use of the Greene County grant-finder software and Zaremsky has agreed to do a deep dive. Where are the grant funds and which ones we might pursue? We met with Piper Fernwey, Board President of the Clifton Crafthouse Coop, and have asked for a project plan detailing each phase of the coop. It's a complex project so the plan will help the YSDC determine where to focus its effort in support of the project.

c. Subcommittee: What is a CDC (Bouquet, 5 min) Bouquet personally looked into what a development corporation can do in the state of Ohio. The Cleveland CDCs manage afford-able housing for 330 units, run the LGBTQI theater , senior assistance, weatherization. Stokes, Bieri and Bouquet discussed conducting a comprehensive survey of the commer-cial and mixed use facilities in town. This survey would provide us the information needed to recruit new businesses and tenants, to work with facility owners to find incentives to help them renovate and revitalize their space. Henry: The resources for this survey will help the county to funnel projects to Yellow Springs. No one else is doing this so the coun-ty would look to encourage other entities in the county to collect the same information. Abel: Be sure to encompass the township and Clifton in the survey and include the avail-able land in addition to the available facilities. Henry: The greenspaces available for devel-opment would be the place to prioritize. Bouquet: Yes, and the underutilized facilities should be part of that prioritization. Let's make it a rolling survey. We should track avail-ability actively. Henry: The county put money forward to make site shovel ready or other-wise more attractive such as taking down trees or adding a utility line. Magnus: Along that line, we might consider hosting events with food to increase awareness about what is available and to foster conversations about what each site requires to make it shovel ready. The more connections that we can start making, the more momentum we can achieve. Van Ausdel: What happens next? Bouquet: We'd want to connect the dots be-tween the survey findings and our effort in identifying/pursuing grants for businesses. We need someone to take the lead on this survey, preferably someone with the proper exper-tise; the first task of that person is to take a look at examples of comprehensive surveys that have been produced by other CDCs. Bieri: The committee needs to reorganize a group to design and execute the survey. The focus is on commercial properties but there is over-lap with properties zoned for mixed use. Bouquet: The school did a PBL project on acces-sibility in public and commercial space; a refresh on that project would be another item for this reorganized group take on. Stokes: We may wish to partner with appropriate agen-cies such as the DBA group or the Chamber of Commerce with a long term charter in this space. Henry: I have seen this type of project undertaken by chambers across the county. CDCs have more resources and power to leverage this type of effort so it makes sense to partner with the Chamber. Hollister: Similar to the theme of impact investing, there are people who would invest directly or through industrial revenue bonds. Such a survey might also help leverage local capital. Bieri: First step for the comprehensive survey was to

present the idea and, since the response seems favorable, the subcommittee will forge ahead and pull in people with the expertise to get this done. Van Ausdel: I will work with Bieri to reorganize an effort around the comprehensive survey on underutilized properties and land in the Miami Township.

d. Economic/Community update, YS Schools (Holden, 5 min) The first facilities committee meeting was held and can be viewed here. YS News reported on the meeting here.

e. Economic/Community update, YS Community Foundation (Cox, 5 min) The foundation announced a new fund for diversity equity inclusion individual fund and focuses around those people in our community who have unmet needs for food and housing. We have a donor that has committed $500k for a match from the foundation and the community to build the fund at $1.5MM as a starting place. Working how people can apply and funds put into the community. The foundation is considering a universal basic income, provided for 6 months to a year. The village has a homeless problem that has been exacerbated by the pandemic; this fund will address gaps in services.

f. Economic/Community update, Yellow Springs Village (Salmeron) The planning commission is hearing a proposed subdivision of the Kinney property for 89 units. The Oberer property has been transferred to a new LLC. The village is starting to work on the July tax budget to send to the state and county. There have been no rate adjustments for two years; there will likely be an increase in rates. The village had made economic projects based on Oberer development that might have prevented an increase in rates but there is no indication currently that any of the project is moving forward. The Dayton Street storm reroute project hit more bedrock than expected. A new contractor needs to be brought in and approved by village council to resume that project. The village was able secure the necessary materials needed for the storm reroute project, so that proactive expenditure prevents further cost growth due to the delay.

6. **Community Feedback (10 min)** Ellen Marshell volunteered to develop internship and job shadowing program and Van Ausdel will reach out via email.

7. **Future Agenda Planning (15 min):**
   a. Special Guests – Shared Future Vision for the community
   b. Aligning expectations for communication and participation outside monthly meetings
   c. Impact investing?
   d. Shared appreciation model – income engine for YSDC
   e. Records policy and other required policies (Abel)

8. **Closing**
   A recommendation for Adjourning YSDC March Meeting was made by Van Ausdal.
   Motion: Abel moved and Hollister seconded to adjourn the YSDC Regular Meeting at 6:13pm, with no further comments Van Ausdal took a vote.
   Voting yes: Abel, Bieri, Bouquet, Hollister, Magnus, Montgomery, Stokes, Zaremsky, Van Ausdal. Voting no: none. Abstain: none.
   Motion Passes.

YSDC Community Feedback and Response Document

#	Mtg Date	From	Question/ Comment	YSDC Response
1	4/12/2022	Ellen Marshall	Expressed interest in developing an internship or job shadow program	Van Ausdal is following up with Marshall directly.

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.