

Meeting, 5/03/2022, 4:30-6:00 PM

In person meeting at the Miami Township meeting room

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

Ex-Officio: Jeannamarie Cox, Jane Fernandes, Josue Salmeron

Community & Invited Attendees: Bob Brecha, Michael Slaughter, Johanna Schultz-Herman, YS News reporter Carol Simmons, Interpreter Jennifer Boyd and Interpreter MiKalya Davis

Excused Absence: Shelly Blackman, Terri Holden

1. Van Ausdal called the meeting to order at 4:35pm
2. **Treasurer's report** (Montgomery, 5 min) Montgomery asked to defer the presentation of the treasurer report until the June meeting. Approval of the treasurer's May report was removed from the consent agenda.

3. Consent Agenda (5 min)

Motion: (Abel moved/Stokes seconded) adopting the following:

- a. To accept the minutes of the April 12, 2022 YSDC meeting

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

Motion Passes

4. New Business Discussion (30 min)

- a. Shared Future Visioning – Special Guests

Van Ausdal: Climate Change is going to affect everything. We should talk about it more and it will be helpful for organizations to have this information and incorporate into their decision making processes.

- i. Johanna Schultz-Herman (10 min)

Climate refugee from California, family of three, husband from Beavercreek. The number of wild fires have exploded in California. Starting in 2013, fire season has become more intense annually. Trees are dying in unprecedented numbers adding fuel for the fire. Air quality inside and outside is poor. Previous years family has gotten in the car and drove to a green dot where they could breath. One the day of the orange sky, there was nowhere to go. This event motivated the family to move to Yellow Springs.

The drought is changing the climate. Previous years had a season of fog, but lately there's been no fog. The drought has been contributing to tree mortality. Water must be desalinated. California farmers are losing access to water putting pressure on farmers in other states. There's competition for farmland. Across the nation, land is being converted from farm to other purposes putting further pressure on agriculture.

A community like Yellow Springs is positioned to invest in the green economy. Yellow Springs' environment is one of its biggest assets. Preserving land and watershed serves a

regional agricultural economy organized around food and textiles. A recent study of 16 counties in NW Ohio demonstrated shifting 25% of agriculture to local production would increase jobs & tax revenue significantly while contributing positively to food security.

ii. Bob Brecha (10 min)

Funded by the European Union to look into sustainable economies for developing countries. What can we do in Yellow Springs? How do we want to create jobs and how do we construct a framework to organize around? To meet the Paris Accord goals, everything that uses power must be electric, and all electricity must be generated by renewables. This shift to renewable electric use less energy, create more jobs, and reduce emissions. Another key question: How do we enable a just transition? In the past, energy use was opportunistic: We found fuel; we burned it. Now we must be more intentional. Part of our challenge in that intention and any high level intervention is to be fair and equitable as we transition to renewables. A just transition lowers barriers to renewable energy.

iii. Discussion (10 min)

Bouquet/Stokes: Village Council made a commitment to American Municipal Power (AMP) who acquires power from multiple sources: solar, hydro, wind, etc. Village is pursuing more industrial production of solar energy. Village is using renewable energy and has been accumulating credits. This source of revenue has funded a sustainability coordinator and the Glen Helen project to remove the old power plant along the bike path. AMP representatives will be at the next council meeting to do a deeper dive into additional village initiatives. Salmeron: The 1Megawatt system provides about 5% of village power. There has been fluctuation in the demand for power and that has impacted cost. The shutdown reduced demand but people staying home helped offset the reduced demand from shuttered downtown businesses. Van Ausdal: Is it reasonable to recruit a couple of businesses in town? Is it only big businesses or is there room for small startup companies? Brecha: There is huge amount of space for startups. There is demand for skills associated with sustainability and universities like University of Dayton have new programs to educate students in relevant skills. Managing energy sources for cities like Dayton is an emerging skill; we are learning what skills are needed to support sustainability efforts. Salmeron: The village pays for renewable energy investments; it trades Renewable Energy Credits and has bought and sold RECs. Brecha: Students get it; they want to fill roles in renewable energy economy and to define what these roles require. Bieri: There's a complexity spiral here. The divide between who supports renewables and who isn't ready is surprising. The solar farm proposal met with surprising sources of support and resistance. Brecha: The social piece is really important and key to progress. Hollister/Van Ausdal: This is where YSDC can have an impact...recruiting, expanding, supporting, incubating businesses new and existing to contribute to the sustainability as an ecosystem. Magnus: Part of this solution is a co-creation design process and we might think about expanding/building businesses that specialize in design as part of this effort. Also, there is a startup nonprofit [Creative Crisis Leadership](#) that uses multiplayer gaming to help communities prepare for disasters that they will have to manage using only immediate resources. The nonprofit is responding to situations in California where the threat of a fire may be so near that there is no time for first responders to arrive on scene; residents must act with all they have immediately available at hand. Their mission is like the [National Center for Medical Readiness](#) located in Fairborn Ohio but more community based, more focused on preparing neighborhood by neighborhood. Bouquet/Salmeron: Would it help to have more solar panels in the village? The village needs more solar and more storage. Van Ausdal/Salmeron: What about a biodigester? It costs \$50k to send trash to the landfill; we could get energy from it but we'd have to invest more to get the right technology in place. Our higher priority is more energy so we can be ready for Cresco as the company is

doubling its energy needs. There is a lot of growth in “Energy As A Service” where each home serves as producer/consumer. Last year, Salmeron had a conversation with a representative from AMP about a community in Colorado that implemented producer/consumer model in each home. Brecha: Yellow Springs can be a laboratory for Energy As A Service. Abel: There are lots of jobs here...energy production & storage, installations, retrofitting and maintaining appliances, instruments & battery production, installation, and maintenance. We are surrounded by farms that produce corn, soybeans, hay for animals in China. What can we do to incentivize farmers to produce bio for local and regional energy? What could be incubated at MEVCA, a natural partner for smart energy solutions. Stokes/Salmeron: Can we use our rooftops? A industry or utility grade project will achieve economy of scale. A 1-Megwatt project achieves that scale and hits a target price that gets a ROI. Smaller projects have higher installation, maintenance, and transmission costs. Brecha: Cornett believes village roofs wouldn’t work; there’s so many trees that the project would lack efficiency. Salmeron: Solar projects can get tax credits. A partner could take on the risk and take advantage of the tax credits. The village could then rent those resources.

5. Old Business (30 min)

- a. Aligning expectations for communication and participation outside monthly meetings
There’s wasted energy in how we are planning meetings.
 - i. Workflows: Considering different asynchronous communications systems like Slack. We can leave notes in dedicated space. People can contribute in their own time. Stokes: Any system can work if we work the system. We have to raise our level of expectation in terms of timely response. Magnus: Prefer working meetings. Hollister: Working groups use text messages. Bieri/Salmeron: We have to consider who has capacity and finding the go getters. Van Ausdal: A survey will update contact information. Hollister: Be sure to ask if people prefer text or prefer not to text.
 - ii. Projects in need of advancement
 1. Commercial Property Survey: Van Ausdal: Erik Henry jumped up and down about this. Let’s follow through. Bieri: Started with Denise Swinger. Swinger says there is a lot going on! She’d be happy to be involved but won’t be able to take charge. Let’s not reinvent the wheel. We might get estimates to contract out the survey rather than bootstrap. Bouquet: Reach out to Westtown CDC and ask about the comprehensive survey of existing building conditions of commercial properties they used to develop the [Lorain Avenue Master Plan](#). Abel: We could get a grant if we can get a quote. It would be a good investment to have a quality survey. Bieri: This goes beyond zoning. We are looking for what commercial properties are under utilized. The county wants to do a comprehensive survey of commercial properties and Henry would like to have insight into how our survey would focus on.
 2. Tax Overview: Hollister: Has prepared a sheet of property tax levels. Does not include income tax. The key information is what is going to expire and what renewals need to be voted on soon. Use this as reference document. Salmeron, Holden, and Hollister will be working further. Most taxes including the inside millage are permanent and are not included in the list. Bouquet: Effective education of the school district on taxes and the need for new revenue is a priority. Salmeron: The village has an easy time justifying its millage rate. The village struggles with its utility rates. Hollister: We have ongoing capital and development cost. The John Bryan Community Center has been rebuilt three times. Van Ausdal: There is a benefit in joint projects...like a solar project at the school. Joint projects demonstrate what we can do together. Magnus: Other communities are struggling to communicate these complex topics and we might look at who has been

successful and how. We will do ourselves a great favor by making sure we are on the same page as the county auditor as we communicate how much a tax will cost and how much revenue it will generate. Bouquet: We need to be transparent with the community about the village's taxes and timelines. The school projects three votes on levies over the next five years. A webpage would be helpful to summarize the choices the village, township and schools are making on taxes and what votes they project ahead. Both the Township and School District are discussing adding additional millage, no decision has been made yet. Hollister: A group tax. Van Ausdal: Or consider having biweekly meetings to keep each other abreast of plans. Slaughter: There are a lot of things that need to be done. There are going to be a ton of engineers who are going to be attracted to this area because of the new Intel plant. That facility is going to bring a lot of people and businesses to Ohio and we can attract people to Yellow Springs. It's close. Magnus: We're on the road between the plant and the Air Force base. People love to come to Yellow Springs so the intel facility definitely represents a meaningful opportunity. Van Ausdal/Slaughter: Would you consider heading up a recruiting effort? Will look at schedule and consider.

- b. Subcommittee: Grants for Businesses (Abel, 5 min) Reports in the packet.
- c. Economic/Community update, YS Chamber of Commerce (Pallotta, 5 min)
Looking out for additional funding for a director. Putting together a new membership management program...something more interactive, deeper interactions, and more responsive. National Trail Days is June 4th and is our first revenue generating event of the year with beer sales. Other events coming up are YS Job Fair; Juneteenth, YS Pride, YS Community July 4th, Yellow Springs Porch Fest, and October's Street Fair. Magnus: Think about YSDC having a presence at Porch Fest and Street Fair. Pallotta: Job Fair on Saturday is problematic; the next one should be during the week when more people are likely to participate.

6. Community Feedback (10 min)

7. Future Agenda Planning (15 min): Bieri will preside at June meeting.

- a. Volunteer matchmaking
- b. Impact investing?
- c. Shared appreciation model – income engine for YSDC
- d. Records policy and other required policies (Abel)

8. Meeting Adjournment

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

Motion: Abel moved and Bouquet seconded to adjourn the YSDC Regular Meeting at 6:35pm, with no further comments Van Ausdal took a vote.

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

Motion Passes.

YSDC Community Feedback and Response Document

#	Mtg Date	From	Question/ Comment	YSDC Response

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.

Approved