

Meeting, 7/05/2022, 4:30-6:00 PM

In person meeting at the Miami Township meeting room

**Voting members present:** Dino Pallotta, Don Hollister, Amy Magnus, Hannah Montgomery, Kevin Stokes, Corrie Van Ausdal, Gary Zaremsky

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

**Invited:** YS News reporter Cheryl Durgans

**Excused Absence:** Lisa Abel, Alex Bieri, Shelly Blackman, Dorothee Bouquet, Terri Holden

1. Van Ausdal called the meeting to order at 4:35pm
2. **Treasurer's report** (Montgomery, 5 min) Montgomery asked that, since YSDC meets the first Tuesday of each month, that the treasurer report be delayed by one month so there is enough time to gather its details. Thus, June's report will be presented at the August meeting.
3. **Consent Agenda (5 min)**  
**Motion: (Stokes moved/Pallotta seconded) adopting to accept the minutes of the June 7, 2022, YSDC meeting**

Voting yes: Hollister, Magnus, Montgomery, Pallotta, Stokes, Van Ausdal, Zaremsky.

Voting no: none. Abstain: none.

**Motion Passes**

4. **New Business Discussion (75 min)**
  - a. Shared Future Visioning – Special Guests
    - i. Dirk VanGorp (10 min)n VanGorp family are residents since 2014. VanGorp works as the grants manager for Clark County Department of Community of Economic Development responsible for working with communities to design, implement, and manage grant programing and public servicés including fair housing, community impact and preservation. He has a life long passion for affordable housing and is an advocate seeing core parts of the development corporation's vision. Though a huge advocate for home ownership, VanGorp also sees the need for diverse housing solutions especially under the current economic circumstances and rising housing prices. There is an opportunity to pursue stack financing in private partnerships and nonprofits to develop affordable rental property. St Mary's Development Corporation is pursuing stack financing for senior housing but the village needs housing for other demographics beyond seniors. VanGorp provided information on developers and advisors who specialize in community builds. If we look at the types of apartments that community builders such as TCB, Inc or TNH investments have done, these are good quality, modern, efficient, attractive, safe housing that families will want to live in. These need not have dedicated amenities in a community like Yellow Springs which has readily accessible parks and pools. The region is experiencing rent cost issues for low income

families. VanGorp provided information on fair market rent for various types of housing. The average rent in the village is between \$694 to \$1380, between studio to 3 bedroom. VanGorp suggested updating those averages and capturing how many rentals include utilities. He also suggested being pragmatic and look at developers that build high-occupancy housing complexes that accommodates mixed income. Urbana converted a historic hotel and two schools to housing in partnership with the county. The college and the village has land and some buildings that could be developed in similar ways. Preserving green spaces is a good value; a quarter of the land can be developed and place housing in a pleasant setting.

- ii. Discussion (10 min) Stokes: YS Home Inc is still working to develop the high occupancy senior housing project with 32 units near the firehouse. There will be more information soon on what kind of housing seniors prefer in the changing social environment. Salmeron: There is a municipal need for Stack financing, more housing. There is also business need for housing. We have an economic problem that the labor force is increasingly priced out of the community with housing prices, utilities, and taxes compared to the income that the workforce can demand in the community. VanGorp: There are a lot of younger working people who cannot afford to live here. When we lose those people, we lose steam in the economic engine. Salmeron: We have to think large scale. We can't build our way out of this problem one Home Inc home at the time. Zaremsky: Park Meadows developer was prepared to offer a range of housing types. People didn't want the modest versions. Durgans: Why is anti apartment a thing in this community? Zaremsky: It can be any type of housing: No matter what people propose, small housing or big housing; homes or apartment, affordable or not, there will always be pushback from villagers. Magnus: That's one advantage to mixed use housing. We can capture more of the communities interest with diverse housing developments instead of developments that are more of a singularity. VanGorp: Housing requires a constant effort. Pallotta: We should be building for everyone, mixed use. In Columbus there's no question about mixed use. We need to meet the need and the opposition to this has to understand what a big deal it is to bring in the workforce. Magnus: YS Home Inc is sold as an organization in making the leap from housing to rental. That transition was a big adjustment for the organization; the indicators they looked at for what will be beneficial had to be adjusted and that's not easy. But Home Inc has had a decade of thinking about this, and it's worth having a conversation with them about what the larger community needs. Pallotta: We should talk with different developers to hear what their model is. Different developers have different models. VanGorp: We should also talk about makes for quality of life difference for households: the schools, transportation. Magnus: St Mary's has good information about quality of life. Zaremsky: We have to get people excited about what could be, especially those people who are disappointed in what we have now. Getting funding is a long drawn out process we have to get on it and stay on it. Cox: Thank you for bringing this important topic.
- b. Collaboration Opportunity: Forgivable Loans, C-19 Relief Funds, Village Wifi (Cox, Salmeron 10 min) Put this off until August for time's sake.
- c. Shared Future Vision Action Opportunity
  - i. Jay Rothman (45 min) read in the paper about the future visioning that the development corporations has undertaken. He believes he can contribute and take member organizations through a visioning process that builds a methodology and a database for community action. Rothman has built a process from and for Yellow Springs. Number one, it's participatory. We capture "Who am I? Why do I care?" Collaboratively. We have an effective efficient way of making it work. Visioning before

planning. Then we need concrete action moving from visioning into planning. We then implement the plan, we monitor it so we can adapt. Data are important as we change based on what we learn. So we gather complex qualitative data and then organize it in very simplistic actionable ways. systems and simplify it. In Cincinnati, we talked to multiple communities about policing reform youth being the most important followed by the African American, business and education communities and so forth. Each community told us this is what we want, this is what matters to us. In talking with 3500 people, we captured 10,000 qualitative records and then reduced it down to five goals. We gave these goals to the federal court and implemented with \$15MM in Cincinnati the top goal being moved from enforcement based policing to problem based policing. We'd like to develop database with and for the development corporation to populate and maintain for Yellow Springs. Yellow Springs is a dynamical system. It is propel by vicious cycles and virtuous cycles. Once they get started they keep going. The drivers are going to push be farther. How we produce and correct these cycles is where we have agency. Who does it serve? Bob Dylan asked why, what and how does it serve them? These are key of communitarian democracy in which community life is valued and individual voice is prized. That balance is core. Rothman offers this collaborative visioning and planning methodology, also referred to as Action in Evaluation and RSV3 in updated and adapted form to the village through Yellow Springs Development Corporation. YSDC can use this resource to compile a living database for the community that can inform strategic planning and align organizations within the village to support a common vision. Rothman's company ARIA Group will retain ownership and intellectual property of the tool and grant YSDC unlimited license for use of and access to the software and data in service of Yellow Springs' organizations. There are clusters or communities of organizations in the village. So for example Tecumseh Land Trust organization is one of five organizations that works on environmental development. Those five or so organizations form a cluster or club that more generally represents environmental develop and together represent the communities interest and empowerment in that quarter. Each organization would say what are our purposes, what are our values, what are our purposes using this process that YSDC helps them apply. Each would become a more power and coherent organization as networking makes collaborating and coordinating easier. How much competition is there, how much coordination is there, how much communication is there? Currently not enough. Once we load the individual values, we can look at what we can do interactively. Now we have this cluster of organizations that figure out what they do individually and what they should do collaboratively. Then we do the same thing with other clusters. And we build the larger system with intention so it's not so much data driven but story driven. We learn why we are here, why we care despite all the problems of being here. We discover what we all share and what each contributes. YSDC becomes a community provider of capacity building. We constantly monitor, refine, and adapt the visioning and strategic planning and we use it and change it dynamically. Now, assuming the organization commits to go with this, we'll start the process with YSDC and its member organizations. I will take you through the first of three two hour workshops. It's basically a six hour process; at its end you will have defined your vision of Yellow Springs for the next decade. The most important thing is your experience with the process. Ideally you all become owners and advocates of the process. The point of the exercise is your use of it, your ownership. Before the next workshop, we take these individual narratives and see where our passions and commitments synergize. It's amazing that they do. When you give people a chance to share their narratives, their visions and their passions...right, left, center, race, religion,

gender, everything....everyone finds their narratives synergize. In the second workshop, we'll come together to discuss our organizational goals. Part three, we discuss how we do something about these goals. We spend a lot of time upfront on our WHYs and our WHATs so that we can get to our actionable HOWs. Our HOWs almost write themselves. There is a book by Peter Block, a management theorist consultant who lives in Cincinnati: The Answer to How is Yes. If we align our WHATs and WHYs, the HOWs will synergize. Go slow to go fast. We get clarity through a process called consent. Consent, or socio-ocracy, is how we combine democracy with socialism. Consensus is everybody agrees. Democracy is most people agree. Consent is everybody agrees except for the people who disagree and with whom we agree to disagree. Consent combines the energy of those who say "I'll go with it because I'm excited about it." with those who say "I'm not excited about it; it will have to change. Since there is a commitment to change to accommodate my goals, I'll go with it too." We set up a dynamic where people have heard other people's WHYs, they are on board of other people's WHATs, so then they are pretty cooperative with each other. It creates a momentum where people see the big picture and their better angels arise. After the three part workshop, we'll meet and make a go/no go decision. If it's a good fit and a worthy investment, we'll update the database. And the YSDC will take on the role of facilitating beta testing the database with pilot communities of interest.

- ii. Discussion (10 min) Magnus: What you are describing is a system that has mobile data. It moves. In the analytics industry, people talk about big data. What we're finding particularly in healthcare is it doesn't matter that you have big data if it doesn't move. We can have small data as long as the community keeps using it. Rothman: And feels ownership over it. Magnus: Exactly, we have something living, breathing, and useful. Rothman: And interactive. It's datasets interacting with other datasets, not siloed. Magnus: Mobility and interaction are very empowering. You speak a lot about agency. Rothman: I'm from here! Magnus: The voice of activism is exactly why I'm here in Yellow Springs. I work in an industry that likes to pretend, like the pretending in Alan Turing's imitation game, in artificial intelligence but what you're talking about is real and substantial. It's capacity building. Rothman: YSDC's job is to support. This could be a way to empower and support organizations in Yellow Springs, for profit and non profit. Magnus: It's great that you bring this proposal because I've often thought that Yellow Springs could build a great local area network, a great experiment in building a local knowledge-driven network. Rothman: Yes, Van Ausdal and I have talked about something along that line. I continue to think global and work locally; not to get too grandiose but this work could be a model for other communities, large and small, to get their acts together. And we need to do a lot these days to get our acts together. Magnus: I love local computing. Van Ausdal: What I like about this is that makes Yellow Springs the system and we're not competing with each other for scarce resources. The whole point of this group and what makes it successful is open communication and interconnectedness. That's what this proposed project is. Hollister: Our goals would be practical. Improved roads, emergency services, cemeteries. The village also has infrastructure goals. The school may have more grandiose goals beyond their infrastructure needs. Van Ausdal: This exercise asks each person to represent their perspective as group, self, system (Yellow Springs). Magnus: And the ten years lifts the perspective a bit to make it more general. Infrastructure and maintenance has immediate concerns but also long term goals. Rothman: The way we decided to pilot this project is to focus the big system Yellow Springs, not around YSDC. Magnus: When we do surveys and collect qualitative information, we find that there are some things that are super easy to articulate. People can get these ideas across in one to four

words. Other things are difficult convey but people care about them enough that they put in the effort; The dedication required for that effort is meaningful. Hard versus Easy is one of the dicotomies used to organize qualitative data. Stokes: This might be a broad generalization but in similar efforts within other organizations we always seem to miss one of the WHY, WHAT, and HOW. Rothman: And it's usually the WHY. In York PA, the community had a project organized around the future of the city. They liked the quote: The best way to predict the future is to create it. Van Ausdal: We were going to go into executive session but we'll have to postpone that session until August. Magnus: Can we get case studies? Fernandez: Do we have an example of a project? Hollister: I would like to read all twenty case studies. Rothman: Stepped through the survey. We collect the Why? Then we'll present it to you and have a discussion. We'll repeat the process with What and How. We will go through a consent process. Van Ausdal: We could eclipse our monthly meeting if we dedicate our regular meeting to it. So we may want to consider a retreat. Cox: How will we get people who are absent up to speed? Van Ausdal: Rothman and I will reach out to those people absent and on zoom for make up sessions. Stokes: This sounds worth doing. If not us, who?

#### 5. Community Feedback (10 min)

#### 6. Meeting Adjournment

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

**Motion: Magnus moved and Hollister seconded to adjourn the YSDC Regular Meeting at 6:15pm, with no further comments Van Ausdal took a vote.**

Voting yes: Hollister, Magnus, Montgomery, Pallotta, Stokes, Van Ausdal, Zaremsky.

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.

