

**Voting members present:** Lisa Abel (zoom), Alex Bieri, Shelly Blackman, Dorothee Bouquet, Don Hollister, Amy Magnus, Hannah Montgomery (zoom), Dino Pallotta, Kevin Stokes

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

**Community & Invited Attendees:** Piper Fernwey

**Excused Absence:** Corrie Van Ausdal, Gary Zaremsky

1. Bieri called the meeting to order at 4:38pm
2. **Treasurer's report** (Montgomery, 5 min) April and May reports are included in the packet. There is one outstanding invoices for dues (YS Chamber of Commerce per Pallotta). Normal expenses for the year including advertising, website maintenance, office supplies, bank fees, and attorney fees. There is anticipation of grant revenue but not much has come in presently and Montgomery recommended attention to grants to bring in additional revenue before the end of the year. Abel, Zaremsky, and Fernandes met to discuss grants. Abel reported that substantial projects would involve attorney fees and perhaps hiring a part-time person dedicated to move projects forward.
3. **Consent Agenda (5 min)**  
**Motion: ( Stokes moved/Bouquet seconded) adopting the following:**
  - a. To accept the minutes of the May 3rd, 2022 YSDC meeting
  - b. To accept the Treasurer's report as presented at today's meetingVoting yes: Abel, Bieri, Blackman, Bouquet, Hollister, Magnus, Montgomery, Pallotta, Stokes.  
Voting no: none. Abstain: none.  
**Motion Passes**
4. **Old Business (50 min)**
  - a. Projects in need of advancement – updates?
    - i. Commercial Property Survey: Bieri had a discussion with Westown and found their survey was specific architectural survey targeted to a revitalization of a downtown street. YSDC's interests are broader. Bieri also had a discussion with Denise Swinger who gave him a hard copy of a survey that was done by the village from 2001. Bieri provided this hardcopy to Magnus to scan and extract its contents. Zoning and land/property use. Bouquet: The intent of our survey is to focus on the use of commercial. We might want to hire someone to take on this responsibility. It will be helpful to look back but also forward. Magnus: Can we post a summary of the relevant 2001 survey. Are we going to do a needs analysis in terms of what businesses are looking for? It would be helpful to do intentional matchmaking. Hollister: We want to put out what spaces are available and what kind of spaces they are. The MVECA and the college both have thousands of square feet available. Bouquet: Westown used an architectural firm

- but we can do something Yellow Springs sized. Bieri: Assessing the potential out there includes expansion plans and renovation plans.
- ii. Tax Overview: Hollister: Village, Township and Schools are meeting July 11th to discuss the tax schedule shared at the last YSDC meeting.
  - b. Subcommittee: Grants for Businesses (Abel, 5 min) Abel: Subcommittee has been looking into grants for the development corporation and having discussions with Fairborn counterparts. The crafthouse project in Clifton has been under discussion with the crafthouse's board members and the YSDC subcommittee is getting to a place where the corporation can make recommendations
  - c. Economic/Community update, Village (Salmeron, 5 min) Salmeron: The village is discussing the tax budget and revenue for a report that is due to the county auditor. The village is seeing increases to labor, parts, and other contractual costs. An example of a contract on water well maintenance doubled year over year. Village is going to need more revenue for utilities and storm water management. Tax revenues do not increase with inflation. On business front, the village has seen job growth overall. Cresco is adding jobs in two areas, growing the project and processing the product. The business plans to grow three times in capacity. The sale of an additional 5 acres to Cresco is still pending. The village gets new revenue with growth but it's too early to know the impact of new developments. Nothing is as far along in development as Oberer appeared to be earlier this year. Stokes: The village has avoided increasing utility rates and establishing storm water fees but conversation should start. Salmeron: The village won a grant for \$1.2MM to replace water pipes with galvanized lines but the scope will need to be reduced due to increase material and labor costs. The safe routes to school project will soon be underway. The village has asked the contractor to start at the school to minimize impact now that school has adjourned for the summer.
  - d. Economic/Community update, YSCF (Cox, 5 min) Cox: Secured additional space at 108 Dayton for meeting room big enough for about 15 people; the space has village wifi (first pilot case!) and will have a copier by 1 July. Wifi is secure and stand alone. Groups can request time in the space via email. There is an emergency loan fund (low interest, delayed payment) available through the credit union. Cresco has excess office furniture for donation to whoever can use it and move it. There are two funds as part of Uplift Yellow Springs, a business rainy day fund (endowed) and a covid relief fund (spend down). One grant application is in to the foundation's committee and will be reviewed soon. The COVID relief fund has \$22K currently. The foundation is still receiving funds to plus up these funds...not as frequently as when the pandemic hit but at least 2-3 per quarter. Bieri/Salmeron/Cox: Are there additional pilot projects in broadband expansion that YSDC can facilitate? The foundation has been involved using a 5G router for a year now. A ideal use for funds is providing 5G router. There have been 6-8 locations identified. This investment will get to organizations into the system. There is clear value added in putting in the technology, training, plus free use while the system reliability is checked out. The foundation ran the village broadband in parallel with former service for 6 months. Magnus: There are certainly CDC that have helped communities develop businesses around high quality telecommunication. We need to convert the geek talk about services and equipment to business capabilities. This will give business access to competitive upload rates, correct? Salmeron: Yes, the system is symmetrical in terms of uploads and downloads which is gold. The village is developing policy such as net neutrality. The village would like time at a future YSDC meeting to discuss what the team has put together for businesses and residents. Magnus: Please have the team let us know what the information the village intends to collect during the pilot project.

- e. Economic/Community update, Clifton (Bieri, 5 min) The board of the Crafhouse has several upcoming grant cycles in June and July; everyone will be excited to see funding roll into that project. The town of Clifton is working with the Crafhouse board on some infrastructure issues. Bridge resurfacing on Route 72 will happen later this summer and construction will cause traffic slow downs as Water Street will be partially closed. Clifton Mill does not expect to lose business but if the work has schedule overruns into late November this will cause problems when tens of thousands of motorists arrive for the Clifton Mill holiday lights. The Ohio Department of Transportation has placed a penalty of \$3000 a day past 15 November which hopefully will ensure that the work wraps up according to plan and doesn't affect the holiday season. The Clifton Music & Art Festival is scheduled for August 26 and 27, the weekend before Labor Day, and Clifton Gorge Music & Arts Council has a couple of banners made up. One was made up for Route 68 and one for State Route 343. The Council would like to work with the Yellow Springs village in interest of economic development to schedule the banner for a week before the festival. The festival is a fundraiser for Clifton.
- f. Economic/Community update, Antioch College (Fernandes, 5 min) The board has approved a short term strategic plan to get the college in better position. The amphitheater on campus has been sandblasted and covered in a very white base paint. It is ready for students to start a new mural. The amphitheater is not safe to sit in but with the new mural it will look better. Returning after many years, the alumni reunion is scheduled for July 14-17; around 250 alumni plan to attend. Additionally 40-60 alumni volunteers plan to participate in campus work projects. The volunteers will be staying in the West Hall. Commencement is June 25 at 10am at the horseshoe. YS Pride will begin at 11am at the Foundry Theater. The commencement speaker is Emmett Schelling from Transgender Education Network of Texas. Time Magazine named Schelling one of the most influential people of 2022. The hope is WYSO will interview him. Bieri: Grandmother is a 1949 graduate. She's in town and hopes to volunteer as an avid gardener.
- g. Economic/Community update, YS Schools (Holden, 5 min) Second facilities meeting has taken place to address facility needs. That effort will continue and we'll be discussing various levies to fund the work. At the work session in April the school board discussed school finance. The treasurer will lead public meetings about school finance and needs additional tax revenues for capital projects and operating funds. The school is in need of a strategic plan, and planning was discussed at the last school board meeting. It's been over ten years since the last strategic plan was approved so the school is over due. The school will be developing a plan for the next 3 to 5 years. The school just completed negotiations with the teachers' union, and the new contract will hopefully be approved at the June school board meeting. It was a highly collaborative process using interest based bargaining. The school will be negotiating next with staff union. The school is also taking a good long look at school security and safety to keep staff, faculty, and students safe. Bieri: The school musical was recently held at an auditorium at Central State University. That production brought up again that the township does not have a 300-500 seat theater. Fernandes: The college is talking about restoring [Kelly Hall](#) but currently there is no plan. Restoring Antioch Hall entirely is a major investment but restoring access to Kelly Hall has a lower threshold. The hall has incredible acoustics, would be a crown jewel if it could be restored. Bieri/Holden/Magnus: Many organizations would benefit from having a nearby asset of this caliber.
- h. Economic/Community update, Chamber of Commerce (Pallotta, 5 min) Chamber had first event on Buckeye Trails. It was nicely attended but moderately attended with music. The numbers aren't back yet but it looks like the event at least broke even. It was a good first event in the lead up to street fair. The chamber is working on street fair for 8 October

2022. Magnus: Have you thought about spreading out Street Fair. Pallotta: We are not reinventing the wheel. It is a daunting task but the hotel owners have graciously offered their event staff to plan the event. One of the biggest problem we have as we plan these events and projects is communication. Magnus: Cross communication is one of the things that YSDC can facilitate by sharing key contacts. Pallotta: The chamber president . We've all played the telephone game and we all know what happens to information the farther we get away from the original source. Salmeron: The chamber has a great dashboard and app that serves as a centralized repository for events and contact information.

- i. Economic/Community update, Township (Hollister, 5 min) The township works with the schools (gas) and the village of Yellow Springs and Clifton (street work) to achieve economy of scale. The township's last two biweekly reports on fire and rescue incidents were double average. More emergency calls. Several wrecks. Bieri: Greene County rural broadband plan is ambitious and funded. It's coming though not next year. Most of and the county hopes to achieve 99% coverage. Magnus: Please bring the timelines for expanding broadband services. Salmeron: All the municipalities got a one pager on the expansion program. It might be good to circulate.

**5. Community Feedback (10 min)** No comments.

**6. Future Agenda Planning (15 min):**

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

**7. Meeting Adjournment**

A recommendation for Adjourning YSDC March Meeting was made by Bieri.

**Motion: Hollister moved and Magnus seconded to adjourn the YSDC Regular Meeting at 6:12pm, with no further comments Bieri took a vote.**

Voting yes: Abel, Bieri, Blackman, Bouquet, Hollister, Magnus, Montgomery, Pallotta, Stokes.

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.