

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

Ex-Officio: Jeannamarie Cox, Josue Salmeron

Via Zoom: Hannah Montgomery

Invited: Ryan Carpe

Excused Absence: Jane Fernandes, Terri Holden

1. Van Ausdal called the meeting to order at 4:37pm. No requested agenda updates.

2. Treasurer's report (Montgomery)

December financials were included in the packet. The development corporation operated with a net loss for December 2022 in the amount of \$893, mainly website fees. In 2022, we had expenses of a little over \$10k and revenue of \$4500. Together we had a loss of \$5800 for the year. The corporation finished the year with \$41,140 in assets. Abel: Do we still have \$9,000 that is restricted? Montgomery: Yes, in the statement of financial position, there is a line, the YS credit union special share \$9811. Van Ausdal: Is that the revolving loan fund? Abel: As I remember, that is part of the forgivable loan fund. We haven't voted to do something different with it, so it's restricted to that use until we decide to do something different. Abel: Is the budget for Year 2023 similar to last year? Montgomery: So far yes but there may be changes due to our new initiatives. I don't have a proposal to bring to the group yet but we will. Magnus: I offer my grant writing skills. Abel: Salmeron is working on a grant for economic development.

3. Consent Agenda

Motion: (Pallotta moved/Magnus seconded) adopting the following: To accept the Treasurer's report as presented at today's meeting.

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

Voting no: none. Abstain: Bouquet.

Motion Passes

4. New Business (Van Ausdal)

Introduction of Ryan Carpe to the board

Carpe: I am a financial advisor and small business owner in town. I transitioned my office from Greenville and have an office at CoActive for about a year. Van Ausdal invited me for coffee and to ask if I'd be interested in helping. The corporation sounds like a great organization. I reviewed the job description; there are some restrictions on what our compliance department can approve with my position as a financial advisor. Magnus: What do you see doing in the position? Carpe: What the organization is looking for is financial oversight. I hope to assist developing a long term plan for sustaining the development corporation. [Carpe exits.]

5. Executive Session

Motion: (Stokes moved/Magnus seconded) to go into executive session to consider the employment or compensation of a public employee or official.

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

Voting no: none. Abstain: none.

Motion Passes

The meeting entered executive session at 4:50pm and exited executive session at 5:19pm.

6. Old Business (Van Ausdal)

a. Part Time and Interim Positions

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

To delay filling the position voted on in December 2022 and create an interim position funded using Encore Miller Fellowship funding for up to five months starting in February 2023. The interim position will have the following responsibilities:

- i. Develop the permanent position voted on in December 2022,
- ii. Reestablish and strengthen regional partners in economic development,
- iii. Develop an economic development service for growing businesses and new businesses with focus on women owned businesses, minority owned businesses, food co-ops, agriculture initiatives, and businesses whose values and operations that fit with this community, and
- iv. Record minutes of the YSDC regular and annual meetings.

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

Motion Passes

b. Board Nominations (Van Ausdal, Stokes)

We will move forward with a couple of new trustee nominations and have everything set for the annual meeting in terms of bringing in new members and updating the bylaws. Cox: As he alluded to earlier in this meeting, Carpe won't be responsible for managing the books as the Community Foundation has that responsibility. The corporation does not invest with Edward Jones so there is no conflict of interest. If YSDC as a CIC was to put together a bond initiative, Carpe wouldn't be able to raise a bond.

7. School Board Update (Bouquet)

The board will have its reorganizational meeting on Thursday 12 January 2023 starting at 5:30pm. The superintendent will have an update on facilities to give in February 2023. At the board's regular meeting, we will get a briefing about enforcement of HB140 which regulates election procedures, affecting new and renewal municipal levies. Ahead of the organizational meeting, I have a couple of questions for clarification. What is the status of the proposal to reorganize the YSDC board? What is the status of the proposal to increase dues? Should school board members serve? Can they serve as an ex-officio member? Abel: Both proposals were tabled. There was pushback on raising dues. Van Ausdal: We can have as many ex-officios as we want. Abel: We need a ratio of 40% elected officials. Currently we have four voting members representing elected officials so the maximum size of the board is 10 members. If

Clifton sends a representative to the board, the maximum size increases to 12. We talked about a minimum size of the board but did not pursue reducing the board. Cox: Having a voting member helps to drive direction. Magnus: As a school board member, I feel the value of being a voting member on the YSDC board. I especially feel the value when we talk about these messaging tools that will be developed under the guidance of the Encore Miller Fellow. Education has got to be a huge part of our economic profile. Van Ausdal: Thank you for saying that. In any kind of economic profile, we need to amplify Yellow Springs as a place for world class liberal education. Magnus: Some of this work will be funneled into the village's ecosystem development initiatives but also some work will be funneled into housing and recruiting new residents.

8. Village Wifi/Broadband Update (Salmeron)

We had 19 people connected and tested. We've had good performance. We had our first experience installing a security patch last week. We planned for a 15 minute outage; we got the patch done in two minutes. We know what the usage trends are so we are able to schedule patches that will be the least disruptive. We send email to all customers as a heads up for planned outages. We are hiring contractors for installation and onsite technical support. We have a plan for scaling up support services. Van Ausdal: How is the service being advertised to businesses? Pallotta: Mark Heise is pumping the new service at the chamber's events regularly. Salmeron: We were able to splice enough connections for everyone in the pilot area so we have enough infrastructure to serve 410 customers. Once we reach 250 customers, we will understand our revenue from the new utility. I'm not concerned where we are now. With the signups that we have, we can keep Dan Badger busy with new installation. We have committed to between 10 to 20 installations per week. He's been able to expand his business and recruit people who specialize in handiwork. Van Ausdal: That seems slow. Salmeron: We've committed to pay for up to two hours per installation. He is incentivized to work through the installations as quickly as possible. Van Ausdal: I'm interested in getting an update next month. Salmeron: We've been sending a data report to the Community Foundation and others and that covers how many unique users and utilization of the downtown WiFi service. We have a report that covers street fair. We have good utilization. We are going to explore providing private networks to existing customers.

9. Village update (Salmeron)

We are reviewing our revenue and expense structure. We are presenting a five year plan on Wednesday 11 January, and council will have a public hearing on rate increases. All rates will be phased in over two to five years. The rate increases will affect electricity, sewer, and water and help the village keep pace with inflation. We need to expand our customer base. The first phase of the Kinney project will break ground in Spring 2023.

10. Township update (Hollister)

The township had its organization meeting and appointed Van Ausdal and Hollister as voting members to the YSDC board. Marilan Moir has been elected Chair of the Township Board of Trustees.

11. Community Feedback

None received.

12. Future Agenda Planning (Van Ausdal)

Annual Meeting February

We'll include approval of the December 2022 minutes in the agenda. The public notice for the 07 February 2023 meeting must include an announcement of both the annual meeting and regular meeting.

13. Meeting Adjournment

Magnus moved and Zaremsky seconded to adjourn the YSDC Regular Meeting at 6:12pm.

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

No: none. Abstain: none.

Motion Passes.

YSDC Community Feedback and Response Document

#	Mtg Date	From	Question/ Comment	YSDC Response

YSDC Guidance for Community Feedback

- Any community guest to the meeting must be identified when they arrive (sign in if in person, on- screen name if via Zoom).
- 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/>).
- Community comments session will be identified on the YSCF agenda, which will be made available at YSDC.org prior to scheduled meetings.
- 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.
- 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.
- Response from YSDC:
 - If an immediate and factual response can be provided, and in consideration of time constraints, the board chair or their designee will respond.
 - 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.