

**A. Annual Meeting of YSDC**

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

**Ex-Officio in attendance:** *Josue Salmeron (arrived 4:45)*

**Staff in attendance:** *Lisa Abel*

**Guests in attendance:** *Ryan Carpe, Kevin McGruder*

**Excused Absence:** *Jeannamarie Cox, Jane Fernandes, Terri Holden*

1. **Van Ausdal called the meeting to order at 4:32 pm. No requested agenda updates.**
2. **2022 Year End Financials (Montgomery)**  
Montgomery noted that the 2022 annual finances were reviewed at our January meeting. The final 2022 statement shows an operating loss of \$5,878.
3. **Farewell and appreciation (Stokes, Van Ausdal)**  
Van Ausdal thanked Hannah Montgomery for her years of service as a trustee and treasurer, working in the background and keeping the financials on track. And Van Ausdal thanked Dorothee Bouquet, who was not in attendance, for her service as a trustee.
4. **Election of Officers (Stokes, Van Ausdal)**  
Van Ausdal nominated the following slate of officers who will serve until the annual meeting in February 2024. Motion was seconded by Hollister. Motion passed unanimously, 7-0.
  - President – Dino Pallotta
  - Vice President – Corrie Van Ausdal
  - Treasurer – Ryan Carpe
  - Secretary – Gary Zaremsky
5. **Ethics & Conflict of Interest Documents (Abel)**  
Abel requested that trustees and ex-officios complete and return to her the previously distributed ethics/conflict of interest documents by 2/17/23.
6. **Adjourn YSDC Annual Meeting (VanAusdal)**  
Magnus moved, Stokes seconded that the annual meeting be adjourned. Motion passed unanimously, 7-0.

## B. Monthly Meeting of YSDC

**Voting members in attendance:** Ryan Carpe, Don Hollister, Amy Magnus, Kevin McClurg, Dino Pallotta, Kevin Stokes, Corrie Van Ausdal, Gary Zaremsky

**Ex-Officio in attendance:** *Josue Salmeron, Terri Holden (arrived at 5:15)*

**Staff in attendance:** *Lisa Abel*

**Guests in attendance:** *Hannah Montgomery, Cheryl Durgans*

**Excused Absence:** *Jeannamarie Cox, Jane Fernandes*

### 1. Pallotta called the meeting to order at 5:00 pm. No requested agenda updates.

The board welcomed Kevin McGruder (Antioch College voting member) and Ryan Carpe (community at-large) to the meeting and to the board; all present introduced themselves. Abel said that, prior to the meeting, she spoke with Jane Fernandes, who clarified that Kevin McGruder is able to speak about the College on Jane's behalf, and Jane will attend meetings on a less frequent basis.

### 2. Treasurer's report (Carpe, Montgomery)

The January 2023 financials show approximately a \$90 loss. Invoices for dues were not sent out yet – need to be clear as to who gets the invoices, and how much. Van Ausdal suggested that this be sorted out during executive committee meeting; Pallotta agreed.

### 3. Consent Agenda

**Motion: Hollister moved/ Magnus seconded adopting the following:**

- a. To accept the minutes of the December 6<sup>th</sup>, 2022 YSDC meeting
- b. To accept the Treasurer's report as presented at today's meeting

Motion passed unanimously, 8-0.

### 4. Staff Report (Abel)

Abel noted that she officially started as YSDC's Encore Miller Fellow on February 1, although she began laying some groundwork in January. She has been doing a lot of background work, with meetings, research, and identifying priority actions for this year, and will provide a more detailed report at the March meeting. Magnus encouraged Abel to communicate YSDC and YSCFs role in advancing Village broadband access to businesses. Zaremsky asked that Abel meet with him on secretarial roles and responsibilities.

### 5. New Business (Pallotta)

- a. Updates from the Village (Salmeron):

Salmeron reviewed proposed utility rate increases that were introduced at Village Council last night. Annual increases include 3% electric rates, 5% sewer rates, and 8% water rates for the next five years. Council will provide final vote at next meeting, and the new rates go into effect on April 1, 2023.

Salmeron reported on the progress of broadband installation in businesses: 26 business locations have had the service installed. Need to ramp up capacity from installer team to meet a backlog of requests. Home-based businesses are also signing

up. At the current pace, should have the service to all requested businesses installed by end of March 2023. The initial grant application specified free installation to 30 businesses, then agreed to 40, Salmeron will work with the Foundation for grant partnership for beyond 40 installations. Spectrum One product introduced recently with a one-year low rate that matches the Village's offering. Alta Fiber is surveying and measuring for their installations; they need to pass their lines through Yellow Springs to get to Cedarville. Salmeron is encouraged by the increase in competition and choices for customers.

Salmeron provided an update on the Village-owned building that previously housed school board offices. An open house will be held February 16, 4:30-6 pm. An inspection report is available, and parties interested in the space are asked to submit request for proposals (RFPs). A straightforward path to occupying the space is no change of use, and minimal updates to building (current use is general office, education). Salmeron needs help with reviewing proposals and asked the board for volunteers. He would like to use the criteria YSDC created for fire station selection process and then refined; Stokes has the updated criteria and scoring grid. Van Ausdal asked if YSDC could run the process for the Village. Salmeron seemed interested in exploring this, and questions remained: if YSDC takes on the project, what does that look like? Flat fee, percent of rent, finder's fee, commissions? Salmeron will ask for permission from Council to pursue this arrangement. Van Ausdal and Abel will work with Salmeron on this.

Entrepreneur center: Salmeron noted that, during a meeting with several interested parties in late 2022, it was generally agreed not to use the prior school board building as an entrepreneur center. Salmeron said that Agraria is creating an entrepreneur center, and he is working with them on a grant application from USDA. Salmeron was not specific as to where such a center would be hosted. Abel and Magnus requested that they be added to Salmeron's group regarding regional entrepreneur centers.

Finally, Salmeron reported that Council approved Village goals at its meeting this week, with potential synergies to YSDC's goals. Examples from Salmeron included electrification, parking, EV charging stations, events (and, due to the sewer project, the Bryan Center lawn will be unavailable in 2023).

- b. Updates from the School Board (Magnus):  
Magnus reported that she worked with TJ Turner and Rebecca Potter on DoE grant request for the schools. She noted that we need a repository for grant requests and data inputs (Lisa work on this with Josue, and will ask Rebecca Potter for input).

## **6. Old Business**

- a. School Board Update (Holden)  
Holden noted that facilities listening sessions will continue, with three more scheduled: February 21, March 14, and April 5, all held 6-8 pm in the high school's media center. The board is very interested in community input and feedback on options. Holden said that TJ Turner's proposal for hybrid approach, along with a few other models, will be reviewed at the next facilities committee meeting. Also, OFCC numbers will be provided soon for additional input and comparison.

Holden reported that school board strategic planning process is underway; it is occurring monthly, with the expectation that the updated strategic plan will be presented to the school board for approval in May.

b. Village Wifi Update (Cox, Pallotta)

Covered in New Business, reference Salmeron's comments.

c. Other:

Stokes asked if we would continue with Zoom and the OWL set-up at our meetings.

Van Ausdal proposed that this be discussed at an executive committee meeting.

Hollister noted that Township may buy an OWL for the fire station meeting room. The question was posed as to whether this meeting room is YSDC's permanent meeting place? No issues from board to meet at fire station, but it's not clear if it is a truly public space, because of front entry access (must have key or permission to enter). An alternative location could be a meeting room in the Bryan Center.

**7. Community Feedback**

None received.

**8. Future Agenda Planning (Pallotta)**

a. Annual Meeting February – conducted today, 2/7/23

b. Projects in need of advancement

i. Commercial Property Survey + website updates (Abel to report in March 2023)

ii. Tax Overview

c. Fundraising

**9. Meeting Adjournment**

Magnus moved, Stokes seconded that the meeting be adjourned. Motion passed unanimously, 8-0. Meeting ended at 5:40 pm.

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.