

Voting members: Ryan Carpe, Don Hollister, Amy Magnus, Kevin McGruder, Dino Pallotta, Corrie Van Ausdal

Ex-Officio: Jeannamarie Cox, Josue Salmeron, Terri Holden

Staff: Lisa Abel

Invited: Eric Henry, YS News reporter

Excused Absence: Kevin Stokes, Gary Zaremsky, Jane Fernandes

1. Call Meeting to Order, Meeting Agenda Review/Approval (Pallotta)

Pallotta called the meeting to order at 4:31 pm. There were no requests for agenda changes.

2. President's and YS Chamber report (Pallotta)

- a. Street Fair preparations are ramping up.
- b. At the next Chamber of Commerce meeting, Pallotta expects the board will begin discussion about a new executive director and the possibility of the position covering YSDC needs as well. Any search process will occur after a review of June Street Fair revenues.
- c. In response from Council to Pallotta's questions about YSDC's role and value, plans are underway for full, public work sessions with Council, then Township officials. Topics include establishing clear vision, set policy and regulatory framework, engage in planning process, clarifying roles and responsibilities, and identifying development opportunities. Lisa will work with Stokes and Salmeron to set the agenda and work session details.
- d. Township BZA meeting on May 3 to vote on a conditional use request regarding 15 new Chappelle shows this summer.
- e. Earth Rose building demolition is starting soon, includes sidewalk closure with pedestrian walkway into adjacent parking spaces.
- f. Executive team is scheduling with Cheryl Durgans for an interview about YSDC.

3. Treasurer's report (Carpe)

- a. Carpe and Cox worked with YS Credit Union to get dues checks deposited (hit a snag at the Credit Union this year).
- b. Carpe will check on status of dues paid and report out next month.
- c. Form 990 coming in the next month or so board to review before submittal.

4. Consent Agenda

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

- a. To accept the minutes of the April 4, 2023 YSDC meeting (edit to 4:32 start time)
- b. To accept the Treasurer's report as presented at today's meeting
- c. To accept minutes of the April 13 & April 20, 2023 YSDC executive team meetings

Motion passed 6-0

5. Staff Report (Abel)

- a. USDA RISE Grant

Application submitted, will learn if we receive it this fall. Could we do this workforce and business without the USDA grant? Possibly, may be more difficult to find \$500K from somewhere else for this larger effort. State has interest in ceramic additive processes.
- b. Federal IRA & BIL funding

Nonprofits and governments can get tax rebates on solar and other renewable energy support, infrastructure such as dedicated electrical lines, etc. Looking into other options for solar installation in Village. AMP is looking into submitting a proposal for members. EV (DC level 2) charging grant app due May 30. Locations could include cemetery and Bryan center parking lots, Gaunt park, library (dedicated line \$1M to CBE). Grant requires a match of 20%, charging is a fee then collected upon use or subscription.
- c. Economic development designation – discussions with partners

Covered above by Pallotta.
- d. Job description and search process

Covered above by Pallotta.
- e. Street Fair volunteers: Need 6 people, 12-2 on June 10

Ryan, Lisa, Terri, Holly, Kevin S, Gary? Corrie alternate for Stokes if needed, Don as back-up.

6. New Business

- a. Miami Township (Hollister)

Township trustees are asking their zoning commission to adopt standards for small scale solar. Kingwood project (1200 acre) is still working through appeal process with state supreme court. They still have lease options, could also come back with smaller scale project. Hollister is pushing for smaller scale solar that meets local needs. Still working on how to assess land for various soil uses. Hollister is part of an ad hoc Dayton area group on community solar planning.
- b. Village of Yellow Springs (Salmeron)

Stormwater project delayed on Winter St, ran into water line with outdated valves needing replacement. Water line projects break ground at the end of May. New project: repainting inside and outside of water towers, \$650K vs \$1M engineering estimate.

Opportunity: Honda EV plant, 2300 jobs, Fayette County; suppliers and housing needed. City managers coordinating Greene County effort – Eric Henry appointed to lead. Jamestown is planning to add 300 homes, Cedarville, YS are other towns most likely impacted. Josue coordinating discussion, will include Lisa. We're 32 minutes away from the new Honda job site, whose workers are incentivized to live within a 30-minute radius. Suppliers must be beyond 15 miles from plant. What is the housing need for Honda? Shortage of labor within state means attracting from outside Ohio. How much housing will Washington Courthouse provide? How much total housing is needed? The group requested that Josue include Lisa, Dino, Corrie, Don, and a Council member in planning discussions. Invite a Honda HR and

development person to our meeting – Amy and Dino are connected with a local Honda engineer.

Groundbreaking on 88-house project off Dayton St. on May 15, phase 1 for infrastructure. Phase 1 to be done by end 2023 with two model homes built. Developer is likely to sell all lots to a builder for housing. Glass farm housing: exploring concepts with housing board and Aaron Sorrell. Will get clarity from Council at May 15 meeting on priorities.

PUD requests for The Lumber Company and Bushworks are at Planning Commission this month.

- c. School Board
See below.
- d. Antioch College (McGruder)
Revenue generation planning ongoing for galleries, Wellness Center, Coretta Scott King Center, library, etc. Does the College have space now or in the near future for housing, work sites? Land & buildings: facilities committee of the board working on an updated campus master plan, to align land and buildings with needs of the College. Look for opportunities to lease or sell what's not core to the college operations.
- e. Chamber of Commerce
See Pallotta's report above.
- f. Community Foundation (Cox)
Annual report will be mailed next week. Most scholarships are closed for this school year; still have 2 scholarships for Antioch College open. Survey for community input on school facilities: Ohio State has pulled out of the project, and the link in last week's News is not correct. Link to corrected survey is on the YSCF website and in the News this week; postcards to be mailed this weekend, with survey access by Monday May 8 at latest. Would like input from as many stakeholders as possible. Results will go to school board mid-May.

7. Old Business

- a. School Board/Facility (Holden)
School board has decision to make on May 22 to narrow from 4 to 1 option. Majority vote required in May; and at least 4-1 majority at June and July meetings to place the issue to the November ballot. What goes on the ballot will impact economic development plans.

Per State of Ohio, we cannot be an elementary-only district. Carpe asked if we could join another school district if needed. Holden responded that there would be a lot of work and public input before moving to merge, and a contiguous district would have to be willing. If a school district is in financial straits per its 5-year forecast, state can identify and require a merger. Income tax with a merger stays on the books; it doesn't alleviate school tax.

Van Ausdal mentioned plan X, a new hybrid approach, provides space in Mills Lawn building for board offices vs. renting at MVECA, and space for education-based partnership in the

future, eg, STEM for kids, workforce development, etc. Now is the opportunity to find these partnerships. Is there something we as a body need to do?

Magnus noted that the remaining four plans all need washed through prior to May 22 regarding renovations, costs, etc. Other school districts are focusing on STEM for all education. How to get the narrative out as tied to school levy possibilities? Most careers are now requiring at least some STEM knowledge.

b. Village Wifi Update (Salmeron)

Fiber termination has been a bottleneck, so now Dan Badger will be trained to do this, to help move installations along more quickly. Can Dan train others on how to do this? 60 properties are now connected, 16 businesses (48 signed up). Village is adding another private wifi network to speed up accessibility to downtown businesses; this is not in place of fiber but provides the high-speed service until fiber is ready. Next: apply for additional broadband funds from State of Ohio before end of year. End of year, expect 410 installed. First milestone, 250 installs.

8. Community Feedback – N/A

9. Future Agenda Planning (Pallotta)

- a. June board meeting – cover at executive team meeting 5/11/23.
- b. Projects in need of advancement
 - i. Tax Overview
- c. Fundraising

10. Meeting Adjournment

Pallotta moved, Van Ausdal seconded to adjourn at 6:17.

Motion passed 6-0.

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.