

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

**Ex-Officio:** Josue Salmeron

**Staff:** Lisa Abel

**Invited:** Eric Henry, YS News reporter

**Excused Absence:** Don Hollister, Kevin Stokes, Gary Zaremsky, Jeannamarie Cox, Jane Fernandes, Terri Holden

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

- a. Pallotta called the meeting to order at 4:33 pm, with no requests for agenda changes.
- b. Van Ausdal moved, Magnus seconded to accept Gary Zaremsky's resignation from the board.

**Motion passed 5-0.**

## 2. President's report (Pallotta)

- a. Pallotta noted that Street Fair is Saturday and business owners are in full preparation mode.
- b. Pallotta applauded the school board for voting 5-0 in favor of a facility and levy plan that involved compromise and creativity.

## 3. Treasurer's report (Carpe)

- a. Nothing unusual to report this month, except that dues for three of the nine board seats have not yet been paid, and Carpe urged those accounts to be settled as soon as possible.

## 4. Consent Agenda

**Motion: McGruder moved/Magnus seconded) adopting the following:**

- a. To accept the Treasurer's report as presented at today's meeting
- b. To accept the minutes of the May 2, 2023 YSDC meeting
- c. To accept the minutes of the May 18, 2023 YSDC executive team meeting

**Motion passed 5-0.**

## 5. Staff Report (Abel)

- a. US DOE Prize application & appreciation  
Abel noted that we should hear about whether we've been selected for a phase 1 prize of up to \$100,000 by July, and she thanked those who contributed to the application (MacQueen, Moir, Salmeron) and the organizations who provided letters of support (Antioch College, YS Chamber, Miami Township, Village of Yellow Springs, YS Schools, and YS Community Foundation).
- b. Housing:  
Based on recent meetings, tours, presentations, and inquiries, there is an urgent and growing opportunity for an increase of thousands of new housing options for employees and suppliers of several new economic development projects coming to our region in the

next 2-5 years. Abel noted that the YSDC may need to pivot its attention to housing in the short term in order to meet the growing demand and more quickly increase the local tax base. The overall approach is to identify ways that YSDC can work with local and regional partners to prioritize housing development here that meets the identified needs and is in alignment with the Village's Housing Needs Assessment of 2017-2018 and its Comprehensive Land Use Plan of 2020.

Questions to consider in developing this project include:

- What kinds of housing needed?
- Are subsidies available on the development side?
- Are housing incentives for employees available from the businesses?
- What land is available for housing development?
- Will land need to be annexed from the township to meet the housing needs?
- Would a "major subdivision" strategy within the township be helpful? How is residential development zoned in the township?
- In addition to housing for Honda/LG and possibly Intel employees, what about housing for the large supplier networks that will locate in this region?
- Who else do we need to involve so there are not separate/competing efforts happening among local and regional groups? For example, Home Inc, Antioch College, Village of Yellow Springs, Miami Township, and the Village housing board.
- What are the specific and measurable goals and objectives of this project? How will we know when these are attained?

McGruder noted that Antioch College is interested in engaging with this process as they assess the current and future land and building needs of the College. Salmeron would like to have more planning around local and regional housing development.

Salmeron noted that 87 new houses will be added per the new Kinney Farm development, and the Village-owned Glass Farm has potential for more housing and diversity of housing. He also reported that the Village's housing board is reviewing the concept plan for Glass Farm and updating it to current conditions. McGruder noted that the Village's Housing Needs Assessment identified the number and types of housing needed *before* the influx of thousands of new jobs to this region, and the 10-year goals are far behind planned actions.

Abel reminded the Village (MacQueen) that YSDC could be involved in land transfer/ sale of Glass Farm properties as potential incentive with developers. She acknowledged that measurable goals and objectives need to be developed for this project, and should reference the aspirations of the Village's Housing Needs Assessment, Comprehensive Land Use Plan, updated Glass Farm concept plan, Antioch's land use plan, and the Township's Comprehensive Land Use Plan.

**McGruder moved, Magnus seconded that the YSDC pivot its attention to housing in the short term in order to meet growing demand and more quickly increase the local tax base.**

**Motion passed 5-0.**

c. Land bank:

YSDC received an inquiry from a community member who suggested that YSDC consider a role as a workforce and family housing land bank for Yellow Springs and Miami Township. One approach: purchase lower priced “fixer-uppers,” make needed updates, and then sell them under a land trust model that keeps the homes in a designated appreciation range over time. Van Ausdal noted that another approach could use a reverse mortgage model to acquire rental properties over a longer period of time. A third approach would be the creation of investment/private equity funds to make rental property investment and realize possibly modest gains over a long period of time (10 or more years).

McGruder advised that any work on this project should involve Home Inc., as they have years of experience with land trust models. Carpe advised that the overall housing needs work identified above would take up plenty of time and resources, and Magnus suggested that this idea be reviewed in a year. No motion was made.

d. Funding YSDC: Executive committee continues to work on this. Van Ausdal asked about renewing/ requesting additional Encore funding for the position for now.

e. Street Fair beer pour volunteers: A team of six, representing YSDC, will be pouring beers at Street Fair from noon until 2:00. All tips collected during that time go to YSDC.

**6. New Business (Pallotta)**

a. Miami Township – no report (Hollister absent)

b. Village of Yellow Springs (Salmeron)

- i. Infrastructure work for new housing development has started and is going well.
- ii. Employers have been notified about the reciprocal income tax changes.
- iii. Council is holding a work session 6/15, 8:30-12:30, for strategic planning.
- iv. Sale of renewable energy credits will go toward EV charging infrastructure; applying for additional grants to build out several locations.
- v. Grant received to replace all water meters and update to remote read system.
- vi. Village water won top awards in Ohio, now competes for national award.
- vii. Planning is underway for Denise Swinger’s retirement party.

c. School Board (Magnus)

- i. 61 students graduated this year
- ii. Facilities plan (passed 5-0) includes grades 5-12 on Enon, preK-4 at Mills lawn. Demolition, rebuild, and renovation at Enon; some of the same at Mills Lawn. \$55M plan, up to 37-year bond, with a little more than half funded through income tax 1% raise, balance with property taxes.
- iii. Milage and language of the levy proposal will be voted on at June & July meetings.
- iv. There is opportunity to refinance bond as interest rates drop.
- v. Along with anticipated increase in enrollment (housing, open enrollment), preK will be needed as demand for childcare increases.
- vi. Community survey was helpful especially to 4 newer board members.

- d. Antioch College (McGruder)
  - i. College is creating learning hubs that can generate revenue (Foundry Theater, Wellness Center, etc.). A new social enterprise class is developing financial profiles for these hubs.
  - ii. Enrollment on track to be around same as last year (35 or so).
  - iii. Goal is to double admissions in a few years and increase retention rates.
  - iv. Dates: graduation June 25, reunion mid-July
- e. Chamber of Commerce – see President’s report above
- f. Community Foundation – no report (Cox absent)

## 7. Old Business

- a. School Board/Facility (Holden) – see above 6c
- b. Village Wifi Update (Salmeron)
  - i. Delivery of all fiber drops to be completed at end of week, then in-home terminations by August. Broadband expansion grant application will open in the fall; with demonstrated proof of concept, Village has good chance of winning the next grant.
  - ii. Training to increase capacity or back-up Dan B is not needed as termination will change from splicing to “plug & play.”
  - iii. The total build-out capacity with this first phase is 675 homes and businesses, or 1/3 of the Village.

## 8. Community Feedback

- a. Michael Slaughter is interested in what YSDC is doing to attract business to town. Encourages us to talk with Intel, Honda/LG, and their suppliers. Call their HR departments and ask to provide a presentation at the plant and to their suppliers – get face time with these folks. Michael is available to help with this and has some contacts in the semi-conductor world. Amy is interested in helping with the pitch and perhaps tying in some work done by 365 Project.
- b. What properties are available? Millworks and 888 Dayton are on Chamber website (commercial space). What about Midwest building (contact Michael Critzer). Ask reps at Greene County Breakfast on Friday. Incubator space possible at Antioch, CBE?
- c. Saul Greenberg was part of the Village’s economic sustainability commission and helped the group agree to hiatus in order for YSDC to form and move the work forward.

## 9. Future Agenda Planning (Pallotta)

- a. July board meeting – executive committee will review
- b. Projects in need of advancement
  - i. Tax Overview
- c. Fundraising

## 10. Meeting Adjournment

- a. Pallotta noted that the next meeting is Tuesday, July 11, 4:30 pm.
- b. Carpe moved, Magnus moved to adjourn at 6:16 pm. Motion passed 5-0.

## 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.