

**Voting members:** Carmen Brown, Ryan Carpe, Don Hollister, Kevin McGruder, Kevin Stokes, Corrie Van Ausdal, Michael Slaughter

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

**Staff:** Lisa Abel

**Guests:** April Wolford

**Excused Absence:** Amy Magnus, Terri Holden

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

- a. Pallotta called the meeting to order at 4:32 pm, and then announced his resignation resigned from the board, effective immediately, citing time constraints and changes at the Chamber of Commerce. The Chamber will appoint a new member as their representative to the board. Van Ausdal (VP) stepped in to run the rest of the meeting.
- b. Accept Carmen Brown's appointment to the board (VYS seat)
- c. Approve Michael Slaughter's nomination to the board (community at-large)

**Hollister moved, McGruder seconded to accept the appointment of Carmen Brown and the nomination of Michael Slaughter to the YSDC board as voting members.**

**Motion passed unanimously, 5-0.**

**Brown and Slaughter were advised that they may participate in voting from this point forward.**

## 2. Treasurer's report (Carpe)

- a. Carpe reported no big issues to the June financials, with ongoing admin fees occurring.

## 3. Consent Agenda

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

- a. To accept the Treasurer's report as presented at today's meeting
- b. To accept the minutes of the June 6, 2023 YSDC meeting
- c. To accept the minutes of the June 14, 2023 YSDC executive team meeting
  - o Hollister asked what a "branded deck" is. It includes marketing materials that present a consistent message, consistent branding.
  - o Hollister questioned what authority the executive committee has beyond that of the full board? Acceptance of the minutes of the July 6, 2023 executive team meeting were removed from the consent agenda, pending further board discussion on the authority of the executive committee

**Motion passed unanimously 7-0.**

## 4. Staff Report (Abel)

- a. Reference report provided in the meeting packed for updates. Lisa is forming committees to start focusing on the growing list of projects that YSDC is getting involved with:

- i. Honda – seeking committee members to focus on this project
- ii. Intel – seeking committee members to focus on this project
- iii. Housing – seeking committee members to focus on this project.
- b. Funding YSDC – defer to a later meeting

#### **5. New Business (Van Ausdal)**

- a. Opportunity for board members to share relevant and pressing news; shortened due to time needed at the end of the meeting for executive session.
- b. Salmeron reported on groundbreaking of infrastructure work to support up to 90 new homes near Dayton Street. Fischer Homes will be the home builder; they are offering to build per at least 10 home layouts that range from 1700 to 3000 square feet.

#### **6. Community Feedback**

April Wolford stated that she is interested in the work of YSDC, wants to learn more and wants to be involved.

#### **7. Move to Adjourn to Executive Session (Van Ausdal)**

**Stokes moved, Slaughter seconded to adjourn to Executive Session for purposes of discussing a request for economic development assistance that includes confidential business information of the requestor; and potential purchase or sale of property related to the same requestor. Motion passed unanimously 7-0.**

#### **8. Move to Return from Executive Session (Van Ausdal)**

- a. **Carpe moved, Stokes seconded to return from Executive Session. Motion passed unanimously 7-0.**
- b. **Stokes moved, Hollister seconded to provide YSDC interim director/Encore Miller Fellow Lisa Abel and board Treasurer Ryan Carpe the authority to negotiate a contract with YSCF for YSDC to finance the purchase of the Project Goldfinch property, with the proposed final draft to be reviewed and voted upon by the full board prior to officer signature(s). Motion passed unanimously 7-0.**
- c. **Carpe moved, Stokes seconded to provide YSDC interim director/Encore Miller Fellow Lisa Abel the authority to negotiate a contract between YSDC and Project Goldfinch principals, for YSDC to purchase and sell the Project Goldfinch property, with the proposed final draft to be reviewed and voted upon by the full board prior to officer signature(s). Motion passed unanimously 7-0.**
- d. **Stokes moved, Hollister seconded to provide YSDC interim director/Encore Miller Fellow Lisa Abel the authority to negotiate and approve a contract, and authorize any downpayment as needed, for an outside firm to perform a title search of the Project Goldfinch property, not to exceed \$10,000. Motion passed unanimously 7-0.**
- e. **Stokes moved, Hollister seconded to provide YSDC interim director/Encore Miller Fellow Lisa Abel the authority to negotiate and approve a contract, and authorize any downpayment as**

**needed, for an outside firm to appraise the value of the Project Goldfinch property, not to exceed \$15,000.**

**Motion passed unanimously 7-0.**

- f. The board agreed to discuss the authority of the Executive Committee at the next YSDC meeting, and requested that the committee not conduct motions until after the full board discussion.

## **9. Meeting Adjournment**

**Carpe moved, McGruder seconded to adjourn the meeting at 6:05 pm.**

**Motion passed unanimously 7-0.**

## 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.