

Voting members: Jason Bailey, Carmen Brown, Ryan Carpe, Don Hollister, Amy Magnus, Kevin McGruder, Michael Slaughter, Kevin Stokes, Corrie Van Ausdal

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

Staff: Lisa Abel

Invited: Eric Henry, YS News reporter

Excused Absence: Jane Fernandes

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

- a. Van Ausdal called the meeting to order at 4:04 pm; all present except Carpe.
- b. Stokes moved, Magnus seconded to accept Dino Pallotta's resignation from the board on 7/11/23 as the Chamber of Commerce representative and YSDC President.

Motion passed 7-0.

- c. Stokes moved, Brown seconded to accept Jason Bailey's appointment to the board as the Chamber of Commerce representative.

Motion passed 7-0. Bailey is now a voting member of the board.

2. Move to Adjourn to Executive Session (Van Ausdal)

Magnus moved, Brown 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 8-0. Stokes & McGruder recused themselves from the session due to conflict of interest. Carpe arrived a few minutes after the executive session started.

3. Move to Return from Executive Session (Van Ausdal)

- a. Magnus moved, Brown seconded to return from executive session.

Motion passed 6-0 (Hollister left before end of executive session).

- b. Magnus moved, Slaughter seconded that YSDC request a meeting with senior management of Project Goldfinch to understand the bigger picture of Project Goldfinch and how we can strategically help; communicate that Project Goldfinch's requested veto power of final buyer is a non-starter for YSDC; offer the options for YSDC to purchase property from Project Goldfinch outright, instead of as an option to purchase while a final buyer is identified; appraised value of property offered must be at least 125% of loan, interest, fees, closing costs (ie, loan will only secure 80% of full appraised value of the property).

Motion passed with 7 yes, 1 abstention, 0 no votes (McGruder abstained). Bailey left the meeting after this vote.

4. Treasurer's report (Carpe)

Carpe acknowledged expenses being paid due to work on Project Goldfinch. Cox asked that she and Carpe meet to review that the correct YSDC accounts are being utilized for these project expenses.

5. Consent Agenda

Motion: Magnus moved, Stokes seconded adopting the following:

- a. To accept the Treasurer's report as presented at today's meeting
- b. To accept the minutes of the July 11, 2023 YSDC meeting

Motion passed 7-0.

6. Staff Report (Abel)

- a. Community solar project: US Department of Energy awarded YSDC \$100,000 for a community solar feasibility project. Project will begin in September 2023 and will involve Miami Township & Yellow Springs community members, elected officials, staff, planning & zoning, etc. The funds will be used for project management (YSDC), technical assistance, and facilitation/ educational outreach. Lisa will send to the board a line item budget and timeline for this project. Phase 2 funds will be available for application in June 2024.
- b. Slide deck and trifold marketing pieces: Council will review a draft of the slides at its August 21 meeting. Carpe volunteered to roll these up and send to Judy Kitner by Thursday, 8/17 noon.
- c. Housing – collaborative approach: Marianne MacQueen has identified a year-long process for engaging collaboratively across several organizations to achieve what no organization can achieve on its own, and housing seems like a good topic to apply to this process. Abel asked if anyone had interest in attending the first session, 8/17/23. Brown, Slaughter, Van Ausdal, and McGruder said they would like to participate (Abel will be absent for that session). Brown has notes regarding income-based housing that could apply to our community and will share more information with the board.

7. New Business (Van Ausdal)

- a. Magnus attended a July 27 meeting with the Dayton Foundation on community-based broadband in Ohio, which includes educational outreach to inform communities of the opportunities. Magnus will continue to attend these sessions. Stokes expressed interest in participating.
- b. The board thanked Josue for his help with YSDC's work and providing support to us, and wished him well in his new position.
- c. Discuss and agree on executive committee decision-making powers – Corrie recommended moving this to our next meeting. No objections from those present.

8. Community Feedback – N/A

9. Meeting Adjournment

Magnus moved, McGruder seconded to adjourn the meeting at 5:32 pm.

Motion passed 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.