

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

Ex-Officio: Jeannamarie Cox, Johnnie Burns, Terri Holden

Staff: Lisa Abel

Community: Jerry Sutton

Excused Absence: Carmen Brown, Amy Magnus, Jane Fernandes

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

Van Ausdal called the meeting to order at 4:30 pm.

2. Treasurer's report (Carpe)

There were no questions from the board about activity in the September statements. Ryan is working with YSCF to process the \$100,000 DOE grant into our statements. Audit update (State of Ohio): The audit is low severity, and the fire station sale of a few years ago brought YSDC into a different level of oversight. Reporting of financials needs to be updated to conform with specific government standards; Kentner Sellers will update our statements and resubmit to the state auditor.

3. Consent Agenda

Motion: Stokes moved, Slaughter seconded adopting the following:

- a. To accept the Treasurer's report as presented at today's meeting
- b. To accept the minutes of the September 5, 2023 YSDC meeting as modified

Motion passed 7-0.

4. School Levy (Van Ausdal)

YS Chamber asked YSDC to join them on an endorsement letter for the school levy. After review with YSDC council, village solicitor, and village clerk, we are discouraged from taking a stand regarding an election issue.

Action: Lisa will write a letter to the YS News explaining YSDC's position on the levy and why we are not taking a stand, while reiterating our focus on economic development. If we speak about the levy we are representing ourselves as private citizens, not as YSDC. List YSDC members as the authors of the letter.

5. Staff Report (Abel)

- a. Street fair volunteering – tips from the beer truck are not valued as a fundraising effort by those who participated last year (we netted \$48 for about 10-12 hours of work). Could the nonprofit proceeds be a percent of sales instead? Other nonprofits may find benefit in volunteering at the beer truck to get more exposure, not necessarily for the tips.
- b. Community solar project – A kick-off meeting on community solar will be held Thursday, October 12, 6:30 pm at Sr Center. Organizers are seeking input, questions, concerns, etc.

Our mission is to support, incentivize, and attract economic development in Yellow Springs & Miami Township.

- c. Marketing – Cox, Slaughter, and Bailey volunteered to help with these efforts. Does the Village have incentives for attracting and retaining businesses? Yes, Stokes and Abel can send a summary of the offers created to try to retain Enviroflight’s R&D in town.
- d. 2024 goals – After board review and input, the highest priority goals for YSDC in 2024 are:

Goal 1: Develop a marketing strategy by Q2 2024 for economic development that demonstrates measurable increases in the number of good paying jobs¹ from the creation of new, the retention of, or the growth of businesses to Yellow Springs. This will result in:

- a) Increase the number of good paying jobs¹ in Yellow Springs by ___% by ___(year).
What are the numbers now? How to get the data to measure? SIC codes, number of jobs, annual revenue: YS Business Report (annual, from consultant such as Community Planning Insights); census data.
- b) Grow from within/ scale up/ attract an average of one small business (under 50 jobs, under \$20M revenue, with at least 50% being women/minority owned) that provides good paying jobs¹ to Yellow Springs each year for the next 5-10 years.

¹ Good paying jobs are defined as resulting in a minimum income of \$100,000 annual pre-tax income for a family of four.

Goal 2: Develop a plan for sustainable funding, at a minimum of \$50,000/year, to keep YSDC operations going (paid staff, project funds, consultants, legal fees, other business expenses). Reach a sustainable funding level by 2026, with incremental funding increases every year from 2024 to 2026.

Other goals, such as housing that aligns with the Bowen study, and sustainable power delivery, may be pursued at the discretion of the board and per funding opportunities.

6. New Business (Van Ausdal)

- a. Discuss and agree on executive committee decision-making powers
 - i. What are bounds of decisions of executive committee?
 - Exploration of opportunities before board is apprised is ok if no commitments are made.
 - Negotiating for various opportunities, after board approval of the related project and scope.
 - Writing grants that fit the mission of YSDC
 - ii. What are examples of decisions that need board agreement before moving forward?
 - Spending money, if outside of budgeted or prior agreed upon spending.
 - Signing new contracts or other negotiated agreements.
 - Committing to new projects that the board has not agreed upon.
 - Pursuing grants or other income producing activities that are or could be outside the mission of YSDC.
 - iii. How to deal with time urgent situations?
Must provide public notice of 24 hours or more before meeting. Options include a notice in the online version of the YS News, a new post to the YSDC website, cross-posting in social media, notification to those who have requested our public notices.

Action: Lisa to create a draft policy for decision making powers if not an easy fit to YSDC code of regulations.

- b. Opportunity for board members to share relevant and pressing news
 - i. Bailey is still seeking a Chamber rep to take over his officer role at the Chamber so he can put more attention to YSDC.
 - ii. Bailey and Burns noted continued adjustments for parking and pedestrian safety at Elm and Walnut during Street Fair.

Kevin Stokes left at 5:30

7. Community Feedback

Jerry Sutton, Treasurer of the Senior Center board, addressed the group with new business that the Senior Center board is deliberating. They have an opportunity to purchase the West Hall property from Antioch College for a new site for the Center, and they are exploring options, assessing building condition, etc. For example, the building is not ADA compliant, needs an elevator installed, needs to be updated, etc. and they still don't have a rough order of magnitude of these costs. Recently the Senior Center board expressed concerns of risk, servicing debt, continuing operations during a renovation and move, etc.

They are looking for expertise to help assess the physical needs of the building; they expect the cost outlay to be half for purchase of the property and half for updates, and it's likely that the current building in downtown Yellow Springs would be sold to help service the debt. They may want to pursue partner organizations for this endeavor (for example, YMCA, Kettering Network, regional community colleges, etc.). The Senior Center board is also exploring financing needs, sources, capital campaign, etc. Biggest concern is the largely unknown condition of the building.

Jerry was asked, what would the Senior Center do with excess parcels/land besides building? Possibly develop senior housing, market rate rentals, additional build for gatherings...

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

- a. McGruder moved, Van Ausdal 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 6-0

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

- a. Carpe moved, Bailey seconded to return from Executive Session.

Motion passed 6-0

- b. Any motions proposed for discussion and vote? Carpe moved, Slaughter seconded to publicly post recently obtained appraisals to the YSDC website, notify the parcel owner(s) ahead of this, upon review and recommendation from legal counsel.

Motion passed 6-0

10. Meeting Adjournment

At 6:05 pm, Carpe moved, McGruder seconded that the meeting be adjourned.

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.