

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

Ex-Officio: *Johnnie Burns*

Staff: *Lisa Abel*

Guests: *Riley Dixon (YS News), Marilan Moir (Miami Twp trustee)*

Excused Absence: *Jeannamarie Cox, Jane Fernandes, Terri Holden*

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

Van Ausdal called the meeting to order at 4:34 pm. No additional updates to the agenda.

2. Treasurer's report (Carpe)

State auditor will be here Friday, 12/8/23, to conduct a basic financial audit.

3. Consent Agenda

Motion: Hollister 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 November 7, 2023 YSDC meeting

Motion passed 8-0.

4. Staff Report (Abel)

a. Center for Business and Education (CBE)

Abel, Stokes, and Brown provided an update on Home Inc's request of the Village to identify what can be done to permit a low-income tax credit (LITC) apartment building on the CBE land. At the Council meeting of 12/7/23, Home Inc appeared to concede that they will pursue options for a February 2025 grant request deadline, instead of February 2024, and both Council and audience members encouraged Home Inc to form a stakeholder group to dive deeper on all eligible properties before requesting more of the Village. McGruder and Brown both clarified that the LITC measuring tool is not static and the tool was not intended for small municipalities, so eligibility for February 2025 could be at risk.

Who drives the CBE covenants & restrictions discussion with all property owners? Both Council and the other property owners have noted that there is not enough information on an actual plan for an apartment building to inform their decision on whether to change the covenants & restrictions to permit residential use. A villager wrote in a letter to council that the CBE land from Vernay supposedly had restriction against residential in perpetuity; Brown is researching.

b. Marketing

Slaughter created a Google doc that integrates many culture photos of Yellow Springs with the "Why YS?" slides. Next is to tweak these for flow and presentation support for

whomever wants to use these. The slides will be made available via Dropbox (due to file size). Events, tours, networking, etc. could be natural next steps from the presentations to various groups. Brown asked if there is any interest in getting professional review, as she has a marketing and graphics contact. Abel to follow up with both Slaughter and Brown.

Per YSDC draft goals, there is a need for marketing strategy and actions. Magnus noted that these should include a calendar, identification of regional partners (e.g., Dayton Development Coalition, Honda/LG, Intel, Joby Aviation, Boonshoft, Dayton Entrepreneur Center, Greene County library, commercial brokers, etc.). How can visitors to Yellow Springs become the next generation of entrepreneurs and business owners here? Magnus volunteered to create a calendar. Abel will set up a marketing work session to include Magnus, Slaughter, and Cox (others as interested).

McGruder left the meeting at 5:26 pm.

c. Community solar project

Regional community solar experts have been asked to identify technical assistance leads for this project. Lisa will make the community solar presentation available to YSDC.

Vesper presented at Miami Township meeting on 12/4/23 for a new industrial solar site in Greene County. They are approaching this very differently than the Kingwood project, seeking a lot of public feedback and input on the design, land use, etc. This is leading Miami Township leadership to consider updating the comprehensive land use plan for some of the newer concerns such as solar, agri-business, etc. Is there interest in YSDC helping to find templates for comprehensive plans from other townships on these topics? This did not generate much interest.

d. Potential partnerships

Nothing to report at this point.

e. 2024 goals

Any additional updates? Van Ausdal suggested moving section 1.1 “Increase number of good-paying jobs” to Important/not critical because metrics are not available. Stokes asked that the goals be shared with Council: include in Burns’s Village Manager report.

Magnus moved, Hollister seconded to accept the 2024 goals as amended.

Motion passed 7-0.

5. New Business (Van Ausdal)

a. Opportunity for board members and ex-officios to share relevant and pressing news

i. Hollister: Township Trustees removed Richard Zopf as zoning inspector last night; Denise Swinger will provide assistance until a replacement is hired.

ii. Burns: Received accolades from the group that the downtown holiday lighting looks great. Broadband project is under review with Burns and Stokes. Burns is pursuing a sign for CBE as part of increased marketing efforts.

- iii. Bailey: Jason Bailey is stepping down from Chamber VP, and Mark Heise is stepping off the Chamber board; new officers will be elected in January. Hiring executive director and the Chamber board is ready to post the job. A new sponsorship program is being rolled out for annual sponsorships instead of by event.
- iv. Magnus: School board organizational meeting is coming up with two new members, and Magnus is likely to stay on the YSDC board. The school board is syncing up emergency levies and replacing them with substitute levies, which allows for new income from new properties built. Should allow solvency for at least 10 years.

b. Nominating Committee report: Plan for 2024

Stokes: reached out to everyone under consideration, waiting on responses. Van Ausdal appointed Magnus as acting secretary from 12/5/23 until the YSDC annual meeting in February 2024. Brown will check with April Wolford on her interest in YSDC membership.

6. Community Feedback

a. Reilly Dixon:

- i. What are the three properties that supplant CBE for the Home Inc LITC grant? Check OFFA website, for properties similarly scored to CBE, at 94.
- ii. Is CBE sign to advertise for potential business? Yes.
- iii. RE Miami Township zoning board, solar meetings, etc, Dixon noted that he has no idea when those meetings are, and he would like to see public notices in YS News, etc.
- iv. Abel noted that she will send our packets to Reilly Dixon in addition to YSNews.org.

b. Marilan Moir:

In response to question 6a(iii) above, Township Zoning board meets 3rd Tuesday of each month at 7:00 pm. Recent questions for Zoning board relate to temporary use of Wirrig pavilion (shows, book signings, weddings).

7. Meeting Adjournment

Hollister moved, Stokes seconded to adjourn the meeting at 6:10 pm.

Motion passed 7-0.

YSDC Community Feedback and Response Document

#	Mtg Date	From	Question/ Comment	YSDC Response
1	12/5/23	Reilly Dixon	What are the other properties that could supplant CBE for the Home Inc LITC grant?	Check OFFA website for properties similarly scored to CBE (scored at 94).
2	12/5/23	Reilly Dixon	Is a new CBE sign to advertise for potential business?	Yes.
3	12/5/23	Reilly Dixon	RE Miami Township zoning board, solar meetings, etc, Dixon noted that he has no idea when those meetings are, and he would like to see public notices in YS News, etc.	Moir responded that the Township Zoning board meets 3 rd Tuesday of each month at 7:00 p.m. at the Miami Township offices.

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.