

Voting members: Jason Bailey, Carmen Brown (arrived 5:45), Amy Magnus, Kevin McGruder, Michael Slaughter, Corrie Van Ausdal

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

Staff: *Lisa Abel*

Guest: *Don Hollister*

Excused Absence: Kevin Stokes, Marilan Moir, *Jane Fernandes*

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

- a. Van Ausdal called the meeting to order at 4:36 pm; no changes to the agenda.
- b. Bailey moved, Slaughter seconded to accept the resignation of Ryan Carpe.

Motion passed 5-0.

- c. McGruder moved, Magnus seconded the appointment of Jason Bailey as interim treasurer.

Motion passed 5-0.

- d. Changes in appointed board members: Marilan Moir will take Don Hollister's place as one of the Township voting representatives. Council and School Board appointments will be made ahead of the YSDC February meeting. Bailey is continuing as Chamber rep.

2. Treasurer's report (Abel)

- a. State audit results, draft records policy
YSDC received the final report from the Ohio Auditor's office at the end of December 2023. There were three observations:
 - i. File financial statements to the state on time (ie, by May 1 each year). YSDC's filing was 18 days late for 2022 statements. Resolution: New YSDC treasurer should work with YSCF and its auditor to assure timely filing with the state.
 - ii. YSDC is required to have a public records policy. Resolution: A draft public records policy has been provided to the board for review. A vote to approve will occur 2/6/24.
 - iii. YSDC is required to establish and approve a records retention schedule. Resolution: This will be incorporated with the public records policy document.
- b. December 2023 financials reviewed per information provided in the packet.
- c. Bailey moved, Magnus seconded to advise the YS Community Foundation to move the remainder of YSDC's investment funds into a checking account, to simplify bill payments this year.

Motion passed 5-0.

[Brown joined the meeting at this point]

- d. 2024 proposed budget was provided in the meeting packet. It includes funding a part-time marketing person and receiving funding from the Village for this and other budget items. To move forward with our initiatives in 2024, YSDC needs to make requests of Village and Township for economic development funds. For Village, make a written request to council clerk, then show up at the council meeting to explain and request funds. Possibly give some council members a heads-up ahead of the meeting. For the Township, send an email to trustees@miamitownship.net and attend the Township meeting to provide further explanation. Check in with Don as chair this year.

3. Consent Agenda

Brown moved, Slaughter seconded adopting the following:

- a. To accept the Treasurer's report as presented at today's meeting including 2024 budget.
- b. To accept the minutes of the December 5, 2023 YSDC meeting

Motion passed 6-0.

4. Staff Report (Abel)

- a. Center for Business and Education (CBE): Allison Moody of Coldwell Banker has been selected by Village Council to represent the commercial real estate sales of property at the CBE. Moody issued a press release this week and has installed for sale signage at the front entrance of the property. The listing is at Loopnet and other commercial realty sites. Johnnie is still working on the permanent entrance signage for CBE.
- b. Marketing: In light of Moody's press release, Abel noted the need to collaborate with Moody on YSDC and economic development messaging; Slaughter and Abel to follow up. Slaughter demonstrated the economic development pitch presentation that would go with a relocation packet to regional companies and their suppliers. Holden suggested turning the presentation into a video with voiceover. She also noted that hitting on emotional connections is good, so someone viewing can see themselves here.

Brown suggested working with Ben Guenther at VYS to help; and maybe add drone footage. Brown also mentioned Kevin Beasley, who has connections to YS and produced a recent Georgia Tech video; Brown thought Beasley may be interested in helping. Bailey has drone footage from street fair; Burns also has some footage.

In a relocation packet, include information about our nonprofits, churches, events, schools and new buildings, new Fisher homes/ Spring Meadows, prominent Antioch buildings (Foundry Theater, Wellness Center, etc.), community solar, Village owned utilities, response times for utility issues and fire/emergency squad calls. Also include Moody's press release, copy of YS News, annual publications, etc.

- c. Magnus handed out marketing opportunity events for the next few months that are taking place regionally. look at Launch Dayton website for other events. Minority owned businesses at the Hub 6-8 tomorrow night, free. Magnus is working with Eric Henry and Kathleen Wright at Greene County Department of Development for more event info.
- d. Community solar project: Several technical experts have been contacted and are bidding on this work; RFPs due mid-January. Planning for next public meeting on project updates in February 2024. A workshop regarding the next round of funding is Jan 23-24; Van Ausdal is attending and Abel will participate virtually.
- e. 2024 staffing: YSDC needs to meet with new Chamber of Commerce executive committee to see what they are looking at for marketing, so as not to duplicate this with a YSDC position. Create position description and review with YSDC board. Brown may know of some potential candidates.

5. New Business (Van Ausdal)

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

McGruder, Antioch College: RE properties listed at E. North College and Livermore streets, the YS Sr Center bought one lot; Emerge bought the middle lot for client housing; and the lot closest to US 68 was purchased for individual home. Commercial listings for Sontag Fels and Kettering buildings have had lots of inquiries, no offers yet.

Brown, Village of Yellow Springs: Per Emerge buying land and a building, they are doing good work, employing a lot of people (workforce development?!). Is it possible to use their facility to build tiny homes and build skills? 5-STAR HVAC, roofing, construction, plumbing, electrical is associated with Emerge. Brown suggested hosting a rep from Emerge at a YSDC meeting. They are willing to give tour at their site as well and their restaurant is open 5 days/week.

Holden, YS Schools: The school board is working hard on next steps of facilities construction project. Time is of the essence. Opportunity for community engagement on this project is coming. April 8 solar eclipse: this could be a huge event for YS – how to prepare?? Especially focus on open canopy areas. Regardless of how the weather plays out, visitors are still coming to the regions of total eclipse. This presents an opportunity and a liability. People could block roads while watching the eclipse; crowds could be on the order of Street Fair x10; likely it will be difficult to drive anywhere. What to organize for pedestrians and bikes?

Cox, YS Community Foundation: 50th year celebration this year and YSCF is planning a community open house, articles, and other community events. YSCF will be moving its offices to the former school board building this spring, and the current location, 108 Dayton St, will free up for retail. More than 60 groups rent YSCF space for meetings and will continue to do so at the new location.

Bailey, YS Chamber of Commerce: New board of the Chamber starts this week. Agraria is advertising for bike path bids.

- b. Nominating Committee report: Need a plan for 2024, with nominations and officers selected at the YSDC Annual meeting, 2/6/24. Need to firm up nominees.

6. Community Feedback – None

7. Meeting Adjournment

Magnus moved, Slaughter seconded to adjourn the meeting at 6:01 pm.

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.