

Voting members: Jason Bailey, Brian Housh, Kevin McGruder, Marilan Moir, Michael Slaughter, Corrie Van Ausdal

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

Staff: *Lisa Abel*

Invited: *YS News reporter, Eric Henry*

Excused Absence: Carmen Brown, Chris Cox, Amy Magnus

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

Interim President Van Ausdal called the meeting to order at 4:42 pm, once a quorum of voting members was present.

2. Nominating Committee (McGruder)

a. Nomination and board vote on Board President and Vice President

Van Ausdal moved, Moir seconded to elect Brian Housh as President and Jason Bailey as Vice President.

Motion passed 6-0

b. Community at-large position

McGruder asked for skills, qualifications, etc. for the open at-large position, and asked that all send ideas and needs of the board to McGruder and Cox. Some suggestions during the discussion included seeking someone younger; experience with social and economic equity; experience with marketing and “schmoozing.”

3. Treasurer’s report (Van Ausdal)

January and February 2024 financials were included in the packet and Van Ausdal reviewed them briefly. She will send out dues reminders, at \$500 per voting seat, to the representing organizations. Van Ausdal will also talk with the CPA about the use and recording of the DOE prize funds per accounting guidance and state audit purposes.

4. Consent Agenda

Motion: Housh 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 February 6, 2024 YSDC meeting

Motion passed 6-0

5. Staff Report (Abel)

a. Marketing/ video

The economic development presentation is becoming three products: a video, a powerpoint presentation, and a story map (website using a GIS-linked map of Yellow Springs to identify and learn more about local economic development, etc.). A small team

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

has been meeting with Ben Guenther every other week to transition the slides to video. Abel will continue to work with the team to complete the presentation and distribute it, along with materials for relocation interest. Allison Moody, commercial realtor for the CBE, has been linking to materials as they are developed. The board asked that each product be further defined with timeline, milestones, etc.

b. Community solar project

Abel has been meeting with various experts to gather information to refine a request for proposal for this project. Abel will convene the project steering committee to complete the Phase 2 application for additional DOE funding (due in July 2024).

c. 2024 staffing

Abel will meet with the YSDC executive committee to discuss part-time staffing needs.

d. Home Inc stakeholder meeting

Home Inc. is convening a meeting of stakeholders to pursue Low Income Housing Tax Credit funding for an apartment building in or annexable to Yellow Springs. The first meeting is March 5, 2024 and Abel will attend. In addition, Abel will participate in identifying parcels that are not in conflict with economic development needs (ie, find another location for this housing project instead of the CBE).

The board discussed why YSDC would be involved in this project. Key is to consider housing as part of the bigger economic development needs and affordability concerns in the Village. There are also strong links between housing, economic development, and schools of excellence. There seems to be a lack of understanding in the community as to how all of these concerns are linked and interdependent: affordability, economic development/ good paying jobs, housing, utility rates, schools, and quality of life. Abel asked Housh if MVRPC had materials that addressed these concerns; he will check.

6. New Business (Van Ausdal)

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

- i. McGruder shared that Antioch College has received a letter of interest for Sontag Fels, Kettering, and other buildings for repurposing them to residential uses.
- ii. Bailey noted that Dino Pallotta stepped down from the treasurer role at Chamber and the Chamber board is looking for more board members.
- iii. Housh is considering how YSDC can sync up with statewide goals on economic development. He wants to have more consistent review of Dayton Business Journal articles, and explore an article featuring Yellow Springs economic development work. Miami Valley Regional Planning Commission (MVRPC) is holding meetings with regional communities to talk about economic development goals, opportunities, challenges, etc. These actions may help with our outreach, marketing, workforce development, etc. After we have at least a decent draft of our video materials, Housh suggests we meet with MVRPC reps.

- iv. Burns lamented that we don't celebrate our own victories as a community. For example, Fischer is building 90 new homes that will bring more families, children, energy, innovation, volunteers, and economic relief. Instead, he sees Villagers finding the negative in these new and exciting changes. He also noted that we are landlocked from many potential sites for housing and economic development, so we need to be smart in how we use what is still available. Burns noted that we should tell our marketing story to local residents first.
- v. Holden reminded the board that the schools substitute levy vote is March 19. It represents the same amount of tax as property owners already pay, will combine emergency operating fund levies and will make them permanent. The intention is to ease voter fatigue and allow for capturing additional tax revenue from new housing. At 7:00 tonight, the first community engagement session on facility design will be held in the Mills Lawn gym, led by the architect.

Holden also spoke about how to align goals and activities of staff and teachers to the district's new strategic plan, and how to consider state and local/regional plans. Teams of teachers are going to various places, including High Tech High in San Francisco, New York school districts, Cincinnati area, Pittsburgh, etc. An example to consider here: High Tech High requires seniors to complete a 4-week internship to graduate. Could we do this here and partner with Honda/LG, which is looking for talent for EV and automotive jobs?

7. Community Feedback – None

8. Meeting Adjournment

At 5:33 pm, McGruder moved, Housh seconded to adjourn the meeting.

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.