

Voting members present: Jason Bailey, Trish Gustafson, Brian Housh, Amy Magnus, Kevin McGruder, Marilan Moir, Michael Slaughter, Corrie Van Ausdal

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

Staff: *Lisa Abel*

Guests: *Rebecca Potter, Kevin Stokes, Patti Dallas*

Absent: Chris Cox

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

- a. Housh called the meeting to order at 4:31 pm.
- b. Housh moved, Magnus seconded to accept Carmen Brown's departure from the board and Trish Gustafson's appointment by Village Council as a voting member of the board.

Motion passed 8-0.

- c. Magnus plans to stay on the board through the August 2024 meeting. School board has not yet made a new appointment once she is unable to attend.

2. President's report (Housh)

Discussion: Why are you (and your organization) here, risks, benefits, etc.?

Housh: Provided some historical context for economic development, including an economic sustainability commission, focus on smart growth, and fit with village values. Village Council invested in YSDC as economic development arm, and wanted to build capacity around that. Recently, YSDC has put a lot of work in development of marketing materials (powerpoint, video, story map) and received regional feedback on these in May. Housh feels comfortable in Village helping to fund a new position. Jobs, housing, taxes, are all part of economic development.

Stokes: Who is not here as a representative to YSDC? What other skills to bring to the table? Council's role in economic development includes financial, incentives, staff support, utilities, etc. Any movement bringing Clifton back to this group, are they part of our efforts? History of YSDC – fire station sale, other opportunities that didn't work out. Be selective and identify a project of low hanging fruit for a win. Even consider joining an existing effort or process led by others. What does community think of YSDC's value? Reason for being?

Van Ausdal: Here as township appointee and a business owner. Part of our mission is to grow and attract businesses as. Feels it is okay to go down a path and then figure out it won't work, as we have done a few times. YSDC was formed on the idea to bring all entities into one room to work on things together and share information. Seems full circle, maybe time for my replacement on this board.

Moir: Was fire station sale a success? Board indicates yes. She struggles with who is represented as "the township" at YSDC. While the unincorporated township includes some

businesses, houses on larger acreage, some farmers, the residents of the village pay most of Township fees toward its largest effort, fire & rescue, and this is still very important locally. Zoning is different in Township, and is different than what village folks want (eg agritourism, solar). Not a lot of agreement on who we serve. How much should villagers weigh in on township zoning, for example? How far into or beyond urban service boundary and township could we sustainably build/develop? Why don't folks want to annex to the village?

Burns: Need to develop CBE, need more businesses, figure out how to do tax incentives to bring in businesses, figure out how to help Antioch College repurpose properties and get back on their feet. Bring more people into town. Help with tax burdens. Much of "annexable" township land is under TLT easement. Can't place utilities across those properties either. Developing beyond the service boundary would need more analysis. Village has made it easier (building department, planning) and yet we're still holding ourselves back. His goal in June: write a letter regarding dysfunction in various boards and committees, ask for an open meeting to figure out how to row in same direction. Want to be the leadership community, not the community people talk about. Need a detailed roadmap on where we want to go.

Stokes: Not interested in placing easements anywhere within current USB. Fisher Home development built a lift station – helpful to make that development work. Landlocked because that was a good idea then, but what about now. Needs to be more a balance for moving toward more economic development.

Housh: YSDC set up to get major stakeholders together to have higher level and strategic discussions.

Gustafson: In previous jobs, she was able to work with other Greene County communities – what Burns said about rowing together, happens in those communities. For example, levies are coordinated so voters are not overburdened. Plans are more progressive. Having a strategic plan that's transparent to tax payers provides a sense of security and faith in leadership. In Yellow Springs, we have lack of faith and mean-spiritedness. We need a higher level of integrity and formal process among elected officials.

Bailey: Sees overlap with YSDC and Chamber mission, many parallels with some differences (members, downtown businesses vs industrial development). Hoping downtown business thriving will entice other new jobs to come here. Downtown parking is still a problem especially on the weekends. Other needs for economic development: at the CBE, Cresco made a big impact. Why would a business want housing right there? How do we help businesses want to stay here? How to sustain them? How does the ever-changing "shiny object" affect our long range planning and vision? Feels it is necessary for the Chamber to have a seat at the YSDC table.

McGruder: Dr. Fernandes asked for my representation at YSDC. With YSDC, Antioch gains an opportunity to explain what's really happening at the College. Housing development is part of economic development, including low income housing. Disappointed that the Village's housing needs assessment has not been implemented with long range and persistent actions. Yellow Springs residents do not seem to understand that if we don't do something, we are going to become a wealthy-only community. Employers won't come without housing

available. Understand the need for a staff position with YSDC. What the College does, especially with real estate, affects YSDC's goals. Want Dr. Fernandes to be able to build more partnerships; I keep her informed.

J Cox: Foundation was approached to help create YSDC, set up the organization, etc. YSCF participation based partly on overlap in requests for funding for similar goals. The nonprofit community is one of the larger employers in the Village and impact quality of life, so the Foundation is representing nonprofits and their services. Some investments should be local, and YSCF is set up to utilize local impact investing. It seems the community has engaged in a variety of studies and surveys in past 10 years but there is no plan to get the work of those done. What is overlap of those studies, what's progress, then start from there instead of creating another study. As a township property owner, I like to see township and village working together. Eg, pool fee should be the same for township and village residents – they're all in the same school district. Still wonder who's missing from YSDC. How do I bring the efforts of YSDC back to YSCF and the nonprofits?

Magnus: There seems to be a shift in who we represent. This is a time of great agency, change, unease. She feels an immense amount of support from YSDC to schools. Challenges are ahead with finance, tax revenue, and jobs, businesses are important. She has contacts of people who can help us in Intel, Honda, etc. We have a great story to tell, school is a big part of that. Getting pushback from community because we're moving and changing.

Slaughter: Grew up here. Back in the day we had more companies here. Semi-conductor industry is a huge opportunity for us. Also for housing, the drive to Columbus is not bad. Work on presentations and set up meetings to attract those businesses here – we are especially poised for the smaller footprint of support organizations. Ready to get into meetings with Intel, bring them here, have those conversations. Feedback from regional folks last month is that they didn't know our story, and they were impressed with our potential and our offerings.

Holden: How do schools fit in with economic development? Currently applying for Ohio department of workforce transformation coding grant. 3-year grant, provides all but salary and building. Grade 7-12 for coding path (Python) with 2 paid virtual internships in high school. 26,000 unfilled coding jobs in Ohio right now. Coding path would start midway through next year with 7-8 grade, then 9th, etc. She will ask this Ohio department about Intel's K-12 programs.

J Cox: Do not want to lose jobs already here. Need to support organizations we have, with intention. Retention has never been a strength.

Abel: The large manufacturers coming to our region of Ohio is unprecedented, and we have a once in a generation opportunity to attract some of the smaller suppliers to those companies, along with attracting employees who will need places to live. The next move from YSDC is to maintain a seat at the table in all conversations related to economic development in the county, region, and state. That's why it is important to hire a new part-time director with the necessary skill set now. And we still need to explain why this is important to a

segment of our local population that hasn't connected jobs, housing, infrastructure, schools, and workforce development to reducing the cost to live here.

Gustafson: Asked about the status of YSDC branding. Abel noted that there is not a comprehensive branding component yet, and our narrative is laid out in presentations, story map, and video.

Bailey: Asked what is needed for phase 2 DOE grant application. Abel said some of Ben Guenther's time (or someone else) for a 10-minute video is important.

3. Nominating Committee (McGruder)

Community at-large position – met with Emily Seibel, Alex Klug. No word from Alex Roland. Defer recommendation to next month's meeting.

4. Treasurer's report (Van Ausdal)

- a. Dues payments update – reviewing what's been received. Dues tracker and reminders are being sent out as needed.
- b. 2024 budget – in the packet. YSCF needs budget to know what's approved for spending on our behalf. Housh requested to delay approval until next month's meeting until other entities can decide if they can help with sponsorship.
- c. 2023 draft financial statements for review – Van Ausdal found a few discrepancies. J Cox will review with Van Ausdal and accountant.

Housh moved, Slaughter seconded to accept the Treasurer's report as presented at today's meeting, with no vote yet on 2024 budget or 2023 draft financials.

Motion passed 8-0

Housh moved, Bailey seconded to accept a recommendation from the executive committee to invest 50% of the DOE grant/gift funds in a low risk, 4-5% return fund.

Motion passed 8-0

5. Staff Report (Abel) – defer to next month

6. New Business (Housh)

- a. Burns: Eric Henry has left the Greene County economic development position. Kristie Tidd is interim director and the search and hiring process is underway.

7. Community Feedback

A written comment was provided by Patti Dallas, who had to leave the meeting early. See chart on next page for details.

8. Meeting Adjournment

Magnus moved, Van Ausdal seconded to adjourn the meeting.

Motion passed 8-0

YSDC Community Feedback and Response Document

#	Mtg Date	From	Question/ Comment	YSDC Response
1	6/4/2024	Patti Dallas	There are so many residents producing and selling high quality art, books, etc. I would like to see a mechanism (a company?) for the many creative individuals to set up marketing and promotion of these materials, with the help of professionals to promote these items on a national and international level. This venture could be called "Yellow Springs Things."	While YSDC is not organized to form companies or other business organizations, it is interested in helping with the start-up and growth of these entities. We recommend that you consult with folks in your creative network and identify ways to find promotional and marketing resources (art fairs? Co-ops? Galleries? Conferences?). Also, perhaps if you have a conversation with the new Chamber director, Philip O'Rourke, he might identify some avenues for you to pursue.

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.