

Voting members present: Lisa Abel, Jason Bailey, Brian Housh, Joanne Lakomski, Kevin McGruder, Marilan Moir, Rebecca Potter, Corrie Van Ausdal

Ex-Officio Present: Phillip O'Rourke

Guest: Elyse Giardullo

Absent: Johnny Burns, Jeannamarie Cox, Trish Gustafson, Terri Holden, Michael Slaughter

Invited: *YS News reporter*

1. Call Meeting to Order, Meeting Agenda Review/Approval (Housh, 10 min)

- a. Board president Housh called the meeting to order at 4:30pm
- b. Brian acknowledged that Amy Lowe rescinded her acceptance of the offer as YSDC's part-time executive director
- c. Brian acknowledged Joanne Lakomski as a new voting board member representing YSCF and asked the other members to introduce themselves
- d. Kevin McGruder agreed to assume the minute-taking role for this and subsequent meetings

2. President's report (Housh, 30 min)

- a. Report from Housh
 - i. Brian noted that there is a business interested in the CBE space, and that it is not relocating from elsewhere in the state. He asked for a small group of YSDC Board members to review the incentives that have been offered to prospective businesses in the past (e.g. EnviroFlight and others) by the Village, State and County. Lisa and Marilan volunteered to review incentives. Jason asked for clarification regarding the relationship between YSDC and Allison Moody, the broker marketing the CBE site. Brian noted that we need to determine YSDC's role in marketing the site. He suggested that developing an incentive package for the CBE could be a role for YSDC since the Village doesn't seem to have done that.
 - ii. Brian explained that he had spoken with Rick Donahoe, who has a 30-acre tract near the high school (on Dayton Yellow Springs Rd., the former Fogg Farm) that he would like to sell intact. Brian indicated that the land could be an opportunity for YSDC to consider as a project in the future.
 - iii. Brian reported that he recently visited the Honda LG plant as part of a group of Greene County elected officials, at the invitation of Marilan. He noted that the plant is on 78 acres, and explained that a specific opening date was not provided.
- b. Regroup on executive director position, next steps
 - i. Lisa reported that she spoke with Amy Lowe regarding her experience in accepting and then rescinding her commitment to serve as YSDC Executive Director, and that Amy explained [see attached note] that she had spoken with several business owners and residents who indicated that Yellow Springs is not friendly to businesses or welcoming to outsiders, and that the YSDC Executive Director could not address these broader issues. Board members discussed various ways to address this perspective. Lisa suggested that based on the discussion, we probably need to revise the Executive Director job description to explain that the person hired will need to help the Board

address these concerns. It was agreed that the Executive Committee and Lisa will revise the job description, distribute the draft to the other Board members by email, and post the final description (noting that It has been revised) in November or before, with the intent of making an offer in December. Rebecca offered a motion that the Board move forward with revising and posting a revised job description for the Executive Director position. Lisa provided a second. The motion passed with unanimously.

- c. Dayton Business Journal investment decision
 - i. Brian recommending deferring this discussion until we hire an Executive Director
- d. Requests for budget earmarks in 2025 from Council, Township (who will request this?)
 - i. Brian agreed to be responsible for asking Village Council for \$10,000 for a loan fund per Lisa's recommendation. He indicated that he will also ask for \$40,000 for the YS Executive Director. He asked Marilan whether she will explore whether the Township will renew their commitment to contribute toward the Director expense. She indicated that she was not sure how receptive the Township Board members would be to considering that commitment.
- e. Update on solar project – Abel
 - i. Lisa reported that YSDC was not awarded the \$200,000 Department of Energy (DOE) prize. She noted that the DOE was uncomfortable with the pivot in the proposal from a community solar project to a micro grid. She explained that the work is moving forward to develop a micro grid at One Lawson Place, and that Village Solar will work on generating the revenue from the grid to reinvest. She explained that she is looking at other related grant opportunities that require matching funds, since we can use the funds that we have for that purpose. Rebecca suggested that there could be a partnership with Yellow Springs Schools and YSDC to install rooftop solar panels at the schools. Corrie noted that she was recently approached by a local engineer interested in building a bio-digester.

3. Treasurer's report (Van Ausdal, 10 min)

- a. General updates

Corrie reviewed the financial statements. There was some discussion regarding whether the Township's \$10,000 contribution for the Executive Director had been received. Marilan agreed to get clarification from the Township, and Cory agreed to get clarification from Yellow Springs Community Foundation regarding what appeared to be \$10,000 received.

Corrie reported that one YSDC member has not yet paid their \$500 annual dues. Brian noted that when those funds are received, the dues received in 2024 will be \$4,900, according to the August Statement of Activity [which indicated \$4,405 received through August]. Since the YSDC has 8 dues paying members he asked why the total would be \$4,900 rather than \$4,000. Corrie agreed to get clarification on that line in the statement.

- b. 2025 budget preparations

Corrie asked members to let her know regarding items they would like to recommend be included in the 2025 budget

4. Consent Agenda

Motion: Rebecca moved, Lisa seconded adopting the following:

- a. To accept the Treasurer's report as presented at today's meeting, with the clarifications noted.
- b. To accept the minutes of YSDC 9/10/24 meeting [not done]

5. New Business (Housh, 15 min)

- a. Opportunity for board members and ex-officios to share relevant and pressing news
 - i. Elyse discussed the Village strategic planning process that will be her first task in her job as Village Project Lead. She explained that at the Monday, October 7th Council meeting she will present a strategic planning agreement to Council that will outline the process from its beginning to the implementation phase. She estimated that it will take 9 to 12 months to complete the plan. She noted that community engagement and feedback are priorities, and that the plan will cover the period from 2026 to 2030. Questions that the plan will help Village staff address are: What is the mission of the Village? Who do we serve? What is the vision? She noted that staff will then set the goals to meet the vision.
 - ii. Jason encouraged everyone to attend Street Fair on Saturday, October 12th.
 - iii. Rebecca reported that the Schools have passed the design development phase of the school development process, and that the plans are available to view online or in the district office.

6. Community Feedback

- a. No community members were present

7. Agenda Planning (Housh, 10 min)

- a. Aligning our local economic development goals with state & federal (Housh)
- b. Revolving loan fund (Van Ausdal)
- c. Sunshine laws training, including records (Abel, Housh)

8. Meeting Adjournment

- a. The meeting was adjourned at 6:00 pm.

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.

Feedback from Amy Lowe, 9/2024

I spoke with several business owners and locals. I heard from one business owner that the climate was not welcoming to businesses or outsiders in general. When one person (who lives in YS) opened their business, they would get aggressive messages from other locals and business owners. They also mentioned the undertone of racism in the Village and the general lack of acceptance of immigrants as a whole.

Another business owner told me that Greene County Economic Development reached out to them and connected them directly with someone who works for the Village in regard to expanding their business, with no mention of YSDC. They felt that there was a deliberate effort to bypass YSDC. They also said that their employees cannot afford to live in the Village and that there are not enough resources to support more workers in the Village (no affordable housing, no affordable grocery stores, etc).

I was told by several business owners and locals that the YS community as a whole (and including Council) is not welcoming to outsiders and other businesses, and they felt that I would very much be stonewalled by any efforts to bring in business. The overall agreement amongst those I spoke with was that there needs to be change at the Village level to make more of an impact on the local economy; it's not something that the person in this position can do on their own. And they all felt that there is nothing being done to solve these core issues.