

Minutes for Meeting 11/5/2024, 4:30-6:00PM
In person meeting, Miami Township conference room

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

Ex-Officios present: Johnnie Burns, Jeannamarie Cox, Terri Holden

Guest: Cyprian Sajabi

Absent: Lisa Abel, Joanne Lakomski, Marilan Moir, Rebecca Potter, Phillip O'Rourke

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 4:37pm

2. President's Report (Housh)

- a. Report from House
 - i. Brian noted that the Village budget needs to be fully voted on, and that an additional \$40,000 for economic development needs to be added to be able to move forward economic development opportunities beyond a paid position.
 - ii. Brian explained that the Ohio Revised Code has guidelines for an economic development plan for community improvement corporations (CICs), and that he would like to move forward with a plan of what the YSDC does to forward Village and Township economic development goals.
 - iii. Brian noted that Lisa has new information on Village Solar.
 - iv. Regarding following up with the Dayton Business Journal, Brian recommended that we wait until we have a staff person in place to reach out to them.

3. Treasurer's Report (Van Ausdal)

- a. General updates

Corrie noted that funds for Simply Women that were mistakenly placed in the YSDC account have been withdrawn. She explained that the administrative fee to process the deposit from the Village was covered by YSCF. She reported that there was no other activity in September, and that all investment accounts have been reconciled by the bookkeeper.

- b. 2025 financial planning

Corrie reviewed the cash flow statement for 2025 that she had prepared. She indicated that the board should consider whether to use some of our funds to replenish the revolving loan fund. She suggested that we place any funds that we don't expect to draw on in the next quarter in an investment fund at the YSCF. She reviewed the 2025 budget, and noted the need to generate sources of revenue. Jeannamarie pointed out that the bookkeeping expenses will be much less than in the past since YSCF is covering that task. Trish suggested considered Green Giving as the fiscal agent noting that they manage the money with no overhead charge. Jeannamarie explained the Foundation's value as a money manager is not reflected in the financial statements.

Brian asked Corrie whether she had thoughts on how to plug the hole in the 2025 budget. She suggested that the Village give us some jobs to do with money behind them. She added that Lisa is looking at creative ways to leverage the cash with the tax credits. It was suggested that the 2025 legal expense could be removed. Michael suggested that we could request donations on Giving Tuesday. Jeannamarie was asked whether as a 501c3 in Ohio we are required to have at least one annual fundraising campaign; she will check and let the board know (answer: not required in Ohio).

Brian made a motion to give Corrie permission to transfer funds, not expected to be need in the next quarter, to an investor account if they are available. Michael provided a second to the motion which was approved unanimously.

4. Consent Agenda

- a. Jason offered a motion to accept the treasurer's report from today and the minutes of the October 1, 2024 meeting. Trish provided a second, and the motion was approved unanimously.

5. Community Business

- a. Jason noted that the Chamber of Commerce will have luminaries on Xenia Ave on the tree lighting evening of December 7th. He explained that Chamber Director Philip O'Rourke will tie in the downtown businesses for the holiday season. He added that Chamber memberships are up due to Philip's visiting Yellow Springs businesses.
- b. Michael reported that he is working on getting a meeting with Intel, and may reach out to people in California for assistance. He encouraged members of the board to look at Intel's website. He also suggested that the board think about engaging Honda.
- c. Terri reported the Yellow Springs Schools has been awarded a \$270,000 grant for coding (Python) for 5th grade. She noted that the building project updating the school buildings is moving forward.
- d. Jeannamarie reported that YS Equity Open Enrollment is through November 15th. She explained that the Economic Mobility project starts on Thursday, October 3rd (with \$50,000 from the Gates Foundation). She noted that the Gifted Savings program is continuing. She explained that the University of Pennsylvania's report of the program indicated that it had much better results than expected, even better than the guaranteed income program. She noted that she is hoping it will continue, and that the report will be released the on December 1st.
- e. Johnnie reported that Village Council will have two more 2025 budget sessions. He explained that the 30 applications have been received for Administrative Leadership, and that interviews are underway. Johnnie noted that the Village water main project should be done in two weeks, and that the meter replacement project is continuing. He reported that one speed bump was stolen,

but permanent ones will go down in two weeks. Jason inquired about removal barricades [not sure what location]. Johnnie indicated that the Village is working on it with the vendor. Brian asked Johnnie to send the Board information about Civic Plus.

6. Community Feedback: Cyprian Sajabi

- a. Cyprian noted he is concerned about climate change and pollution, and that one of the things we can do about methane is to keep the carbon cycle above ground, and limit drilling for oil and coal. He explained that biodigesters provide an opportunity to mitigate methane (a major contributor to global warming) production while generating revenue. He explained that a home, a farm, etc. could use them, as well as sewage treatment plants, and landfills. He noted that he is interested in considering what we could do in Yellow Springs.

Michael asked about a biodigester in the area on Dayton Yellow Springs in Bath township was shut down after receiving complaints about smells. Cyprian noted that he felt it was poorly implemented, and that they were probably taking short cuts. Europeans have been doing it for 50 years. Brian noted that the Village used the bio digester in Bath Township. Johnnie added that the facility was top of the line, and that the neighbors' complaints led to the shutdown. He explained that the biodigester took food scraps, and sludge from neighboring facilities, and that the neighbors went to court and had it shut down. He noted that the Village has our pressed sludge hauled to Brown County.

In response to a question from Corrie regarding how much the Village spends on sludge hauling per year, Johnnie reported ~\$50,000. He asked whether a proposed facility would be a \$1 million facility? Cyprian said that he was not sure since such an investment would result in a long payback period. Johnnie noted that the Village is approaching 80% of capacity during high flow periods. Kevin asked about the expertise and training needed to operate the facility. Cyprian affirmed that specialized training is needed. In response to a question from Kevin regarding how Europeans deal with the biodigester smells, Cyprian noted that he believes that their use of the continuous flow model enables them to minimize smells. Brian suggested that Cyprian consider speaking with Eric Bee at Agraria since they're doing composting, and have brought in composters from Europe.

7. Agenda Planning

a. Revolving Loan Fund

- i. Corrie noted that during 2023, before the solar funds came in, we withdrew \$5,000 from the revolving loan fund. She would like to move \$5,000 from the \$45,000 solar balance back into the revolving loan fund. Michael and Kevin agreed that it is something we should do. BH discussed how much was loaned during COVID he estimated \$20,000. Corrie made a motion to approve moving \$5,000 from the solar

funds into the revolving loan fund. Trish provided a second to the motion, which was approved unanimously.

- b. Aligning our local goals with state and federal goals
 - i. Brian suggested that we wait on this until we have more people (?)
- c. Sunshine law training
 - i. Brian reported that he is working with Judy Kitner who conducts sunshine law trainings to schedule a training.

7. Executive Session

- a. Corrie provided offered a motion that the board move to Executive Session to consider the appointment or employment of an employee. Trish provided a second to the motion, which was approved unanimously.
- b. Brian made a motion to move out of Executive Session. Jason provided a second to the motion which was approved unanimously.

8. YSDC Staff Position

- a. The board discussed the economic development responsibilities associated with the proposed YSDC staff position. A proposal was presented to make this a full-time position with the Village. Brian made a motion that the proposal be supported. Jason provided a second to the motion which was approved unanimously. Brian provided a motion to return to the Village the \$40,000 that was granted to YSDC by the Village in support of the staff position. Michael provided a second to the motion which was approved unanimously. Jeannamarie noted that YSCF needs the motion from the Board to return the funds to the Village.

9. Meeting Adjournment

- a. Corrie made a motion to adjourn the meeting. Trish provided a second to the motion which was approved unanimously. The meeting was adjourned at 5:55pm