

Minutes for Meeting 2/7/25, 4:30-6:00PM
In person meeting, Miami Township conference room

Voting members present: Lisa Abel, Jason Bailey, Johnnie Burns , Jeannamarie Cox, Trish Gustafson, Terri Holden, Brian Housh, Meg Leatherman, Kevin McGruder, Marilan Morlin, Rebecca Potter, Phillip O'Rourke, Cory van Ausdal,

Staff: Meg Leatherman

Guest: Will Foster, Alison Moody

Absent: Joanne Lakowski, Michael Slaughter

Invited: YS News reporter

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

- a. Board president Brian Housh called the meeting to order at 4:32pm
- b. Jason Bailey made a motion to approve the agenda, which was seconded and affirmed unanimously
- c. Brian suggested an addition to the agenda of changes on the Board under new Business

2. President's Report (Housh)

- a. Goals for 2025: Brian reviewed what he believed were the important achievements that should be built on in 2025
 - i. US Dept of Energy Solar Prize; Lisa noted that the first phase was awarded in 2023, and we didn't get the second phase, and started thinking about how to invest it.
 - ii. Brian explained that we spent a lot of time to secure \$50,000 for a staff person and then pivoted to a much better opportunity sharing a Village staff position; the \$40,000 from the Village went into the Village Economic Development fund
 - iii. Brian stated that the May regional meeting that YSDC hosted was a big deal and involved a lot of work by Carmen Brown, Michael Slaughter, Amy Magnus, Ben Guenther
 - iv. The intentional focus on the Center for Business and Education was significant; and reminded people considering affordable housing for the land of its value; Jason noted that the YSDC Board never had a formal discussion about the Low Income Housing Tax Credit
 - v. There was a discussion regarding remaining aware that our activities are aligned with our mission, vision, and purpose
 - vi. Brian noted the need to align YSDC goals around state of Ohio goals, noting that it seemed like a lot of good things happened in 2024. He noted that he is happy that Meg Leatherman is on board as the staff person for YSDC, adding that it is good to see

that there has been positive movement although there has been some transition among members.

- vii. Jason noted that the biodigester discussion in late 2024 resulted in a site visit to a biodigester by some members.
 - viii. Meg asked if Brian had prepared a draft annual report. He said he had not, but that it would be good to prepare one. Brian suggested that we consider a semi-annual public engagement event. If we are going to fundraise in the future, we need to begin speaking publicly about our work, and also get ready for the next regional meeting.
 - ix. Trish asked Johnnie how it fits with his new position; he said he would have to think about it. Brian said we have time to plan since it's in May. Johnnie said he wants to be sure it fits the schedule of the staff.
 - x. Meg asked whether Brian would like the March annual meeting to be a public event. Brian indicated that it could be a small meeting to elect officers and then a public open house with a public notice. Brian noted that he would recruit Michael Slaughter to be part of the marketing effort. Meg noted that she wished we could wait a little longer for a public event. She said that respondents for the position are not experienced enough to be the YSDC staff person. She said she thinks we first need to get clear on what we want, and that she was hoping to have some discussion of goals, and then maybe in April have a public event. Brian agreed to have the meeting in April. Trish agreed that the timing would be better in April.
- b. Update on planning and econ development coordinator (Meg).
- i. Meg noted that we have received over 20 applications, several local, and she has begun to schedule second round interviews.
- c. 2025 Goals (Meg)
- i. Meg discussed the goals noting that she tried to identify who could focus on various elements of the goals. She suggested that it would be good to get back to our core.
 - ii. Lisa noted that what are listed as individual goals add up to 14, but when she looks at it, there are with 5 that seem priorities: Section 1: #2, #3, outreach #5 roles and responsibilities; Section 3:#1, Section 4: #1. Brian suggested bringing a final document to vote on in March. Rebecca said she would add retention of businesses as a goal. She added that she believes there are “keystone” businesses in the Village such as child care for families, a newspaper, a grocery store, and those need to be reflected within the goal list. Section 1, #3;

- iii. Brian noted that Meg is interested in figuring out the data piece e.g. the economic development data from the McKee group. We need to better understand what living wage means.
- iv. Terri suggested that we need to know the whys regarding struggling businesses which can add meat to the goal of supporting a business. She asked Where is the reach of our goals? What's the action?
- v. Kevin asked how do the skills of YSDC help address the answer to the why? He suggested another level of analysis e.g. objectives in addition to goals.
- vi. Brian agreed that it is important to figure out how we stretch.
- vii. Phillip observed that we need to have clarity on what goals are relevant to YSDC; what are we here for, and from there what can we do? He suggested that some of the people in the room can address some of the needs, and that we need to get clarity on what we actually do.
- viii. Trish- how many hours are we allocating for Meg.
- ix. Corrie suggested that we move to create a clear plan with goals; Rebecca added that we can then create a schedule for reaching the goals. Johnnie noted that it won't be next month considering the other work that Village staff has. Brian noted that Meg and Johnnie processed what they heard at the last meeting and distributed it between responsible parties.
- x. Terri, clarified that her comments were based from her 6 years of sitting on the YSDC. Brian noted that ex-officios bring a key perspective. Terri noted that Phillip's analogy of a tree with branches clarifies things. Schools are one of the largest employers.
- xi. Meg explained that she'll revise the document into the 5 goals that Lisa noted, and reorganize for the next meeting for approval. She would like to look at how other communities e.g. Trotwood have communicated their goals. Corrie suggested frame the goals in the context of our mission: to support, incentivize, attract economic development
- xii. Brian noted that the roles and responsibilities should be carried out through subcommittees; Meg suggested postponing a public meeting until we have the goals. Johnnie agreed. Brian: Joanne, Jason, and Marilan mentioned they wanted to get retention discussion started. It was suggested that at the next meeting we should think about subcommittees. Jason noted that Cresco recently added jobs (Johnnie said 61) and the fact that we didn't know that is a problem. Johnnie noted that he is working to get in the door with these businesses. Lisa suggested that next month there should also be a discussion regarding organizations that are

represented at the table. Jason asked whether we sign Board responsibility document.

3. Treasurer's Report (Van Ausdal)

- a. As of last week we got the last of the 2024 dues payment which will be on the January books. She noted that the accounting fee will go down unless we are audited. There was a question as to whether we need liability insurance. Jeannamarie will confirm and let everyone know. Corrie noted that the Statement of Activity is a draft since YSCF was updating their investment returns. Corrie noted that we're still drawing on the money from the Fire Station sale to cover our operating deficit.

4. Consent Agenda

- a. Minutes- move Corrie, seconded by Trish- unanimous

5. Community Business

- a. Brian: Thursday 6pm in rooms A & B of the John Bryan Center public meeting on community rentals
- b. Phillip: Chamber is planning for Street Fair season; on March 25th they will have their annual meeting.
- c. Brian encouraged us to look at the RACI document that Joanne distributed during the January meeting.
- d. Board transitions- Corrie will be leaving the Board so the Township will select a replacement; Jason has asked the Chamber Board to select a replacement for him; he noted that Will Foster has volunteered to be the Chamber rep. Will noted that his skill set is working with area entrepreneurs fits with YSDC needs. His firm runs the Springs Motel on behalf of the owners, and he works for the Dayton Entrepreneur Center in downtown Dayton; he also owns a startup that works with other businesses providing professional services tying people with resources. Lisa suggested that at the next meeting we can accept the change.

6. Community Feedback:

- a. Alison Moody, (CBE broker and owner of Mills Works) noted that she has a couple of interested buyers for CBE land and is expecting to have an offer for 3.72 acres on the right by the end of next month; they will want incentives; she is trying to attract mid-sized manufacturers by approaching Honda, LG, Jobi, and Intel to connect with their manufacturers. She is interested in the open house we discussed because there are many people who don't understand YSDC. One of the prospective buyers is a group of small companies founded by Antioch engineers, and chemical people. They moved to Cedarville, and would like to come back to Yellow Springs. Lisa asked Alison whether she was connecting them with

construction companies. Alison said she has. She noted that the proposed tariffs will impact the potential building projects. She noted that she has ~ 20 acres of CBE land left for sale, and that the smallest parcel would probably go down to one acre. . Lisa asked whether Cresco started building. Johnnie noted that they've completed offices attached to the building and moved out of Antioch University Midwest (AUM). He said that they will eventually do a \$40 to \$50 million construction project at their site. Lisa asked about whether Alison has contacted AUM. She has asked AUM whether they would do short term office rentals for businesses, and they said no. Johnnie asked what they're asking for the building. Alison noted \$12-\$14 million. Alison noted that Village Solar owner Alex Roland has indicated that if you design your building around solar then everything from the trusses up is eligible for the 30% federal tax credit. Brian noted that Council is discussing rescinding the incentivize policy. Rebecca suggested Village Solar assistance in solar panel installations at the school building renovation.

7. Agenda Planning

- a. Alison Moody report at the March meeting; Meg distributed the Code of Regulations
- b. Plan annual meeting
- c. Plan regional community meeting
- d. Retention activity

8. Meeting Adjournment

Trish offered a motion to adjourn which was seconded by Jason. The meeting adjourned at 5:56

Kevin McGruder 2/27/25