



100 Dayton Street, Yellow Springs, Ohio 45387

YSDC@YSDC.org

www.YSDC.org

Board Meeting Minutes
Tuesday, November 4, 2025 | 4:30–6:00 PM
Miami Township Conference Room

Voting members present: Lisa Abel, Brian Housh, Joanne Lakomski, Kevin McGruder, Marilan Moir, Michael Slaughter

Ex-officios present: Johnnie Burns, Jeannamarie Cox, Terri Holden, Philip O'Rourke

Staff present: Aaron Arellano, Meg Leatherman

1. Call to Order/Agenda Review & Approval

The meeting was called to order at 4:30 pm by Michael Slaughter. In the review of the agenda, Joanna asked that a discussion of attendance policy be added. Michael offered a motion to approve the agenda, which was seconded by Joanne, and approved by a unanimous vote.

2. Interim Executive Director

Meg noted that she has accepted a position with Premier Health in Facilities Planning redeveloping the Fairground site in downtown Dayton. She noted her appreciation in getting to know the Board members, and indicated that November 26th will be her last day at work; it was suggested that by the December meeting Johnnie indicate how he plans to deploy Village staff to cover the Director's responsibilities.

3. Treasurer's Report

- a. Marilan noted that she did not have an opportunity meet with Kim McCarthy, Account at the Yellow Springs Community Foundation. She noted the following regarding the financial statements
 - i. Statement of Activity: professional and legal fees in alignment with past reports
 - ii. Statement of Financial Position:
 1. Assets are at 112,000 compared to 151,000 last year
 2. Jeannamarie noted that the change in the bank account balance is due to movement of some funds into investments
- b. Marilan noted that she received a copy of our audit report and there were a few minor recommendations
- c. Jeannamarie asked whether Marilan was feeling more comfortable with the numbers and the books, and she indicated that she was.
- d. Lisa offered a motion to accept the Financial Report, which was seconded by Joanne, and affirmed unanimously

4. Review and Approval of the Minutes of the October 14th meeting

Michael offered a motion to approve the minutes of the October 14th meeting, which was seconded by Brian, and affirmed unanimously.

Terri noted that she wanted to be sure that the Board saw someone at the meetings from the schools, and explained that she didn't like to be listed as an unexcused absence.

5. Executive Session

Michael offered a motion to enter Executive Session to consider the purchase, sale and other disposition of property. It was seconded by Marilan and affirmed unanimously.

Lisa offered a motion to exit Executive Session, which was seconded by Michael, and affirmed unanimously.

6. 254 Xenia Avenue (Hardware Store Building)

Lisa offered a motion to move forward with the contract to purchase 252- 254 Xenia Avenue, which was seconded by Michael.

Brian asked about the communication plan. Joanne noted that such a plan needs to recognize that there are individuals living in the building that must be cared for. It was agreed that this would be discussed after the vote. The motion was affirmed unanimously.

a. Communication Plan/Project Manager Selection

It was suggested that soon after the purchase contract is signed, that a town hall meeting should be scheduled by YSDC to explain that the goal of purchasing the building to ensure that its future development reflect the goals of the community. Responding to a question from Brian regarding whether Village staff could serve as the project manager Johnnie indicated that his belief that the project manager should not be a village employee. Lisa asked for an ad hoc committee to coordinate the selection of a project manager. Kevin and Marilan volunteered for the committee.

Responding to a question from Michael, Terri explained YS Schools process in obtaining leads that helped in selecting their project manager/owner's representative. Kevin noted that he had served as the equivalent of the owner's representative for the Abyssinian Development Corporation [New York City], provided a brief description of what he did in that role, and suggested that an understanding of real estate financing and some understanding of the real estate development process are important qualification requirements. Jeannamarie suggested that the project manager/owner's rep will need to get the project to a finish line where it can be submitted for local financing. It was suggested that we develop a process that will meet the community's expectation that process is objective. It was noted that a combination of local knowledge and relevant expertise will be needed. Michael and Brian volunteered to join the selection committee.

Philip asked whether the project manager would assemble a team and noted that what is missing is the project scope and the timeline. It was suggested that 18 to 24 months is probably a likely timeframe. Jeannamarie suggested that after the contract is signed a postcard be sent to all residents of 45387. She distributed a draft postcard. It was agreed that the town hall would be scheduled within two weeks from when the card is mailed, and it was noted that the meeting would probably be November 20th or 21st at the John Bryan Center Rooms A & B. Meg

said she could help with identifying the project manager and would be willing to speak at the town hall meeting. Philip noted that the town hall meeting is not the time for ideas, about future uses, but is an opportunity for YSDC to explain our interest in the building and the process we will use to determine its development. Kevin noted that when we do move to the idea phase, we might consider the charrette [~2016] process that is sometime used to brainstorm design ideas, noting that Antioch College had that process to develop the concept for Antioch Village [a 38-unit development that was planned for land adjacent to the Coretta Scott King Center, but was mothballed when the Board determined the college did not have the bandwidth to undertake the project].

7. Partner Update

- a. Chamber: Philip noted that he distributed Ohio Magazine with Yellow Springs as the best hometown, and that limited quantities are available at the Chamber office; he thanked the Village, YSCF, and Greene County, and noted that a digital flip book is also available online. Lisa asked whether the Chamber is nominating a YSDC voting member. Philip explained that the Board will do so at its meeting the following week.
- b. Miami Township: Marilan explained that the Township will wait until Jan to nominate a YSDC member;
- c. Village Council: Brian noted they will discuss an appointee before the end of the year; Joanne suggested identifying our gaps on the Board and email her;
- d. YSCF: Jeannamarie noted that YS Equity open enrollment is underway and will be selecting 10 new participants after the November 15th deadline; she noted that the food security group has been working diligently with Tom's re 5% discount with SNAP; they have Tom's cards from the YSCF and received community donations;
- e. YS Schools: Terri reported that construction is progressing; the middle school/high school will open in new spaces first or second week of Oct 2026; they will be a real asset for the community; will the School Board come up with a new rep; TH: in January;
- f. Antioch: Kevin noted that the fall quarter would conclude on November 8th and that the November/December Block mini-term will begin on November 12th with courses on Mediation, Creative Writing, and American Sign Language (taught by Antioch President Jane Fernandes). He noted that the courses are open to community residents at a reduced rate.
- g. Village staff: Aaron thanked everyone who participated in the October Business Walk and noted that it was a big success.

Joanne suggested that adhering to the 90-minute meeting schedule is restrictive. Terri noted she will not be at the December meeting but will make sure a representative for the Schools is there. After checking schedules, Jeannamarie reported the town hall meeting regarding 242-254 Xenia Ave. will be on Tuesday 11/18, from 6pm to 7pm in Rooms A & B. Johnnie suggested that we make sure that Dan Badger and Jamie Sharp [past and current tenants of the building respectively] are invited to that meeting.

Michael offered a motion to adjourn, which was seconded by Brian and approved unanimously at 6:10pm.