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Minutes of YSDC Board Meeting
May 5, 2026, 4:30pm-6:00pm
Miami Township Conference Room

Voting Members Present: Amy Bailey, Carmen Brown, Joanne Lakomski, Kevin McGruder, Marilan Moir, Christine Monroe-Beard, Senay Semere, Michael Slaughter

Ex-Officios Present: Johnnie Burns, Jeannamarie Cox, Terri Holden, Phillip O'Rourke

Staff: Lisa Abel

Guests: Kim McCarthy, Aaron Arellano, Reilly Dixon, Rob Houk

1. **Meeting called to order** 4:35pm
   a. Michael opened the meeting
   b. Joanne offered a motion to accept the agenda, which was seconded by Amy seconded and approved by the majority of the members.

2. **Treasurer's report**
   a. Marilan reviewed the Statement of Activity, noting the Solar unrealized loss, and the interest on the loan associated with 252-254 Xenia Ave under other expenditures; Kim noted that the $17K expenditures bulk is of $14,000 expenses associated with repairs in the rental section of the building;
   b. Marilan reviewed the Statement of Financial position; Lisa noted that the majority of the expenses are utilities and that safety and fire, electrical, plumbing expenses have been ~$45,000 up to this week.

3. **Consent agenda**
   a. The Treasurer's Report as presented
   b. The minutes of the 5/5/ meeting
   c. Revisions to the minutes of the 3/3 meeting

Motion: Senay moved; Carmen seconded adopting; motion passed 8-0 with amended minutes as documented below.

Minutes: Marilan asked that her comments at the March 3rd meeting be included in the minutes, noting that she wanted to provide a rationale for their inclusion. She noted that in the discussion regarding 252-254 Xenia Avenue, Lisa said that we have to decide what we want to do: sell, restore, or a more drastic choice. Marian indicated that the conversation then focused on restoring and renovating. Lisa said that she made the statement that Marilan noted that we have added value to the building; Marilan suggested that we are making known to the public that we are looking for investors; she stated that Christine had asked why did we buy the building if we were going to sell it. Marilan recalled that Kevin said that he wasn't in favor of this. Kevin noted that he did not have the conversation details that Marilan recalled in his notes. Lisa noted that we have that option to amend. Marilan noted that she tried to do that during the meeting. Lisa said that everyone should do that.

Joanne asked how we risk the minutes not including what we want? Several people suggested making audio recordings. Jeannamarie noted that at YSCF, staff does the minutes and they pass them to Jeannamarie who confirms, and then the minutes are approved by the Board Secretary; it was suggested that maybe Aaron could be responsible for the minutes and then pass to Lisa to confirm. Carmen suggested we do both rather than only.

In discussing the procedure to amend the March 3rd minutes, it was recommended that a motion should be made to amend the previously approved March 3rd minutes, and that the motion would indicate that Marilan will provide the notes of what she wants included in the amended minutes; motion: add as part C to the consent agenda. Marilan noted that when the approval was called, only the ayes were sought and not the nays; and in the minutes it was noted that they were approved unanimously, but we couldn't have known that since we didn't ask for nays; same as with Earl Reeder's contract. Say "it was passed by a majority."

4. Executive Director updates

Lisa noted that there are three commercial tenant finalists, but that she has not received anything in writing from them. The selection team of Lisa, Philip, Christine and Joanne will review the materials when they are received

Hardware store space- Lisa noted that fire safety compliance concerns have been addressed; she explained that ¾ inch plywood will be put down for the floor and the space will be painted. Carmen asked whether that is flooring or subflooring; Lisa said that this is on the advice of Earl to use just the plywood that has a sanded side which will look pretty good.

Toy store space: Lisa noted that the toy store space is in pretty decent shape, with a few minor things needing to be done;

Lisa explained that she has reserved a spot in Yellow Springs News for an advertisement to provide an update to the community, not as a letter to the editor but as a communication to the community. She read the text of the advertisement. Lisa noted that Jeannamarie and Philip are the ghostwriters of the advertisement. Joanne said she thinks the advertisement might add some comfort for residents. Phillip asked about the reference to "the Village's vision for Short Street." Carmen suggested striking "Short Street." Others suggested replacing the phrase with "the vision for downtown." Phillip said that this says that the Village has not said what the vision is. Carmen explained that the Village does have a vision, but that striking the phrase is the best option for now.

Lisa reported that we are within a month of having the two storefronts rented: the Toy Store in June; the Hardware store in July; she noted that the Scenario Planning group met the previous week, and that there will be interplay between the scenario plans and Earl Reeder's suggestions on the cost. She explained that we will reach the point where we have 2-3 options with information regarding costs and funding potential. At that point she would like the Board to consider the question of whether we continue or sell? She suggested August as a possible timeframe for reaching this point.

Amy asked whether the tenant applicants have an idea of how long they want to be there? Lisa indicated a year to two, adding that the lease provides a one-year initial term and then month-to-month. Michael asked about the terms of the residential units, which Lisa noted are month-to-month.

Lisa noted that there are other things in addition to 252-254 that YSDC needs to be addressing e.g. solar installation, providing an employment base for suppliers of area companies. Etc.

Lisa noted that she and Michael attended the 5/4 Village Council meeting where they discussed in relation to YSDC and Village Council: What are roles? What are they doing? What gaps do they see? She emphasized that Village Council and Miami Township Trustees designated YSDC as an economic development agent. Lisa said the gaps that exist are a need for overall economic development strategy among the groups helping with economic development e.g. YSCF, 365 Project, and others. She noted that she is not clear regarding who should be the people going to area meetings on economic development, YSDC representatives or the Village? Lisa noted that there is an opportunity for coordinating grant writing.

Senay noted that he will be the Council rep to help over the next 90 days on: defining roles, developing economic development strategy. He noted that the end goal is a Memorandum of Understanding between the economic development groups and the Village.

Phillip asked Lisa to explain the relationship between YSDC and the Village. She noted that we are acting as the economic development agent for the Village and the Township, but we need to clarify that now.

5. **New Business**

Carmen shared information on the DeNormandie building (452 Xenia Avenue), noting that it was probably built between 1853 and 1854. She explained that it was a woman-owned business that had a reading room that served as a library. Carmen indicated that the Toy

Store building was a hotel called the Comfort Inn. She explained that when the hardware store (454) was built later it was used as a hotel. She stated that this history is not typical for the region, and added that the downtown district is on the National Register. Carmen noted that in regards to a Historic Tax Credit application, the State Historic Preservation Office (SHPO) has a preliminary deadline of July 1st. She recommended that we pursue the funds. Lisa asked whether the building itself has to be on the register. Carmen offered to will send the link National Register of Historic places. She said that the reference number #82003573. Terri reviewed the way to reach the Register site. Lisa asked whether the funds are revolving loan funds and are they primarily for bricks and mortar. Carmen indicated they are primarily for bricks and mortar expenses.

Christine explained that the building was the headquarters of the Women's Christian Temperance Union Hall, and that the Haffners, who owned the Trail Tavern, were Temperance advocates. She noted that Antioch College faculty and administrators were Temperance people and that mindset ebbed out into the community. She said that we take for granted many nuggets of history, adding that the building is an anchor to many examples of YS History. She said that she is writing a book about the history and developing a website "All Roads Lead to Yellow Springs." Michael asked whether the Historical Society has this information. Christine said that they will. Carmen noted that Greene County Historical Society has excellent records compared to archives in large communities. Christine noted the value of society page notices in determining relationships.

Kim asked how does the historic tax credit benefits the project financial. Kevin explained that investors in historic tax credit sites receive the credit in exchange for their investment and they are able use the credit to reduce their taxable income. He noted that there are organizations who assemble investors and price the project credits to determine the cost for investors contributing to a project. Senay explained that there are restrictions over time e.g. resale, but they can usually be addressed. Kevin explained that the application is competitive. Lisa asked whether we would need to set up a limited liability corporation (LLC). Kevin said he was not sure and suggested we wait until we get farther along.

Joanne noted that regarding the Memorandum of Understanding with the Village and who takes the lead, are we representing the organizations from which we came? She suggested that the answer would influence who takes the lead. She noted the challenges of collaboration, and explained that on the YSDC Board she does not represent the Yellow Springs Community Foundation. Amy suggested that if we just come to consider YSDC participation based on our assigned roles then it's hard to make progress, adding that we all have a personal opinion. Carmen noted we cannot silo all decisions, and that from point of view of an elected official, they are representing the constituents in the Village. Michael stated that he has a connection to the Village and an interest in helping improve economic development in the Village. Phillip explained that he represents the Chamber only as it applies to the mission of YSDC. From an administrative standpoint he suggested that we need to be clear on roles, adding that he believes that we are here to support the mission of YSDC. Senay stated that he believes that in this specific case we are representing the entities on our name tags, and that the various entities combined should reflect the Village and the Township. He noted that If he comes to his role on the Board as Senay economic developer he would adopt a different perspective than from the perspective of representing the Village. He suggested that the current discussions provide an opportunity to clarify our roles.

Kevin announced that Equality Ohio (EO), the statewide LGBTQ advocacy organization of which he is a Board member will introduce itself to the Yellow Springs Community in an event on Friday, May 8th in the evening with the highlight being a conversation between EO Executive Director Dwayne Steward and Marriage Equality successful Supreme Court plaintiff Jim Obergefell.

Marilan noted that the Township is reviewing zoning guidelines including occupancy, accessory dwelling units, short-term rentals (they aren't allowed to set limits), and a section on public events (defining conditional use).

Phillip announced that Street Fair is coming up on Sat. 6/13, and that at 12noon Ohio Magazine and Great Lakes Publishing will present the Best Small town award [earned in 2025]in person at the Bryan Center lawn.

Terri announced that the Yellow Springs High School Commencement parade will be on 5/21 at 6:15pm. She encouraged Board members to show support for the Class of 2026 down South College to Xenia Ave to Dayton. She added that on Fri 5/22nd and on Tuesday 5/26th YS Schools will be getting rid of obsolete furniture at the buildings from 8am-6pm on both days. Obsolete classroom furniture, etc.

Amy announced that Dr. Holden will be retiring at the end of the month and that Megan Winston begins on 6/1 to 7/30 as Interim Superintendent, and that on 8/1 she will become the permanent superintendent.

Johnnie noted that Kevin Martin has accepted the permanent position of Superintendent of the water treatment plant; he added that he has accepted a hire for the economic development position, and that person will probably start in the middle of June. He reported that Ultra Fiber company is using $10million in COVID funds to lay fiber in the Village. He explained that they pay us for the pole attachment, and that they will be passing by everyone's house and offering high speed internet to anyone in the Village. He explained that they are working around the Village boring and also doing tree trimming at no cost to the Village, and that they also pay for bad poles to be replaced. He explained that they should be done by the end of 2026, and that some of the fiber is buried, and some is on the pole. In response to a question, he stated that they are not using the fiber that was laid before. Johnnie complimented the new Yellow Springs Postmaster for the delivery of the

Grapevine in a timely manner by accepting the newsletter at Yellows Springs rather than through Columbus.

Jeannamarie reported that the Yellow Springs Community Foundation Annual Report is out and will be delivered in the coming week.

Riley stated that he had watched several near misses at the intersection of Short Street and Xenia Avenue when the garbage truck was on the street, and noted that it would be nice for crews to be parked on Short rather than on Xenia Ave. Carmen explained that Xenia Avenue is public parking so they can park where they want, and the Village cannot prevent them from doing so.

At 6:15pm, Carmen offered a motion to adjourn the meeting which was seconded by Joanne and approved by the majority of the members.