

**Minutes of YSDC Board Meeting
June 2, 2026, 4:30pm-6:00pm
Miami Township Conference Room**

Voting members present: Amy Bailey, Joanne Lakomski, Kevin McGruder, Marilan Moir, Christine Monroe-Beard, Michael Slaughter

Staff present: Lisa Abel

Ex-Officio present: Johnnie Burns, Jeannamarie Cox, Phillip O'Rourke, Megan Winston

Guests present: Aaron Arellano, Kim McCarthy

Excused Absence: Senay Samere, Carmen Brown, Jane Fernandes

1. Call Meeting to Order, Meeting Agenda Review/Approval

Slaughter called the meeting to order at 4:32. Lakomski moved, Monroe-Beard seconded to approve the agenda. Motion passed 6-0.

The board welcomed Megan Winston, new YS Schools superintendent.

2. Treasurer's report

- a. Statement of activity and statement of financial position: Revenue is up to normal amounts in May with full rental income included. Revenue is from rentals, dues.
- b. Building expenses report: Since January, we spent roughly \$75,000 for fire safety and compliance work and \$40,000 for updates and repairs to 254 Xenia Ave.

3. Consent Agenda

Motion: Moir moved, Monroe-Beard seconded adopting the following:

- a. To accept the Treasurer's report as presented at today's meeting
- b. To accept the minutes of YSDC 5/5/26 meeting

Motion passed 6-0

4. Executive Director Report

- a. Progress on building updates
 - i. 1st floor lease process and next steps Golden Goods Thrift and Repair at 252 Xenia Ave signed a 1-year lease and Miami Valley Pottery pop-up at 254 Xenia Ave signed a 1-month lease, with an extension through the end of July. Applied for and received approved zoning and confirmed there is no need for certificate of occupancy when there has been no significant renovation or change of use for the first floor spaces, per NIC (zoning and permit contractor for VYS).
 - ii. 254 Xenia Ave updates: Windows cleaned; new lightbulbs, flooring and ceiling tiles installed; interior walls and basement ceiling painted; new toilet & sink installed for employee restroom.
- b. Historic preservation incentives update
 - i. Started prep work for historic building tax credits, started timeline. Next: Needs detailed scope of work, budget, timeline, and review by architect prior to starting on steps toward the National Register. The first few steps, in general, include: Submit preliminary questionnaire to the state historic preservation office (SHPO) to determine if 254 Xenia Ave is likely to qualify for nomination to the National Register of Historic Places, then apply for Ohio's historic

preservation pipeline grant (\$4,000). Historic building information sources include Dave Nuehardt, Carmen Brown, Kevin McClurg, Earl Reeder, Christine Monroe-Beard, and others.

- ii. The board recommends asking the state for capital funding outside of the historic building tax incentives (such as funding that Clifton received for its opera house) – need good contacts with state reps to get started.
- c. Scenario planning update for 252-254 Xenia Ave.
Abel reported expanding design scenarios for committee and architect review to include more details on what needs to change within and outside of the buildings. Next step: Meet with committee for another round of refining/updating scenarios.
- d. Review general economic development concerns with the board
 - i. YSDC needs to restart marketing and outreach for new regional employer supplier networks (Joby, Intel, Honda-LG) – **Slaughter will review what we already put together and identify what's next.** YSDC has the opportunity to re-establish a connection to Dayton Development Coalition (DDC) in a July in a meeting that includes VYS, Chamber, and DDC reps.
 - ii. Per economic development discussions with Village Council, YSDC will take the lead to create a roles and responsibilities document where there are sections for the Village, Chamber of Commerce, Miami Township, and YSDC to review and edit. If there are remaining gaps, discussions will continue with the economic development leads of each organization to clarify. This goes back to YSDC mission – support, incentivize, and attract economic development in YS and MT, and helps to answer these questions: How does YSDC meet its mission – what actions, metrics, strategies? What are the roles and responsibilities of the Chamber, Village, Miami Township, and others in meeting economic development needs?
 - iii. Moir noted some Township economic development updates and opportunities: Land purchased along Dayton YS Road will be for raising beef cattle and selling locally raised beef, which fits with the Township's definition of agriculture-related businesses.
 - iv. A local farmer's market baker is investigating building a bakery/kitchen on their property to increase production. For more economic development opportunities, YSDC should visit township businesses and find out what they need.
 - v. YSDC (and the Village?) need to revisit major employers in the Village, invite them to our meetings to provide updates – some may have interest in this, others seem reticent but Greene County can help in getting input from businesses. Need answers on how we can help existing businesses before they ask. Even better: set up recurring meetings with larger employers and work-from-home entrepreneurs/ small businesses. When the Village met with Xylem, what did you learn? Is there an option with Xylem to sell their site and lease back? They responded to letters, not email, and they left an opening to return and meet again, seemed genuinely interested in re-establishing connection with the Village.
 - vi. Who else is in town, entrepreneurs, small businesses, sole proprietors, etc. and how do we reach them? Village has one tool, a CRM (Executive Pulse) system based on RITA and other filings. Also we can we learn more from Chamber members, create an entrepreneur and small business center to find town folks. And what's YSDC's role with any needs? We will help folks find buildable space here and find funding. For example, we could issue bonds, could we tap into that? What else can YSDC do for any business, right now?

- vii. Per above, response from a board member: To what end?? What are we offering if we meet with these folks? What resources do we supply? Not just a meet and greet. Perhaps a survey of what the needs are so we can see how we help. If it's just meet and greet, then say that. Otherwise we need to identify what we do offer – what's our plan? What has the Chamber and Village already learned about what businesses need? What is being done, what are the gaps, what else do we need to know? And importantly, how often should we check in with existing businesses – would they contact us if they were at a decision point to stay or leave?
- viii. We still need a follow-up to the business walk that was conducted a while ago. Nia Holt, new planning and zoning director, has business contacts in region that could be helpful. And, in 2026 and 2027, per Council direction, there will be a lot less staff time and funding from the Village spent on economic development (and the interconnectedness of this and many other concerns from residents).
- ix. Consider the effort and cost of “a bird in the hand” versus trying to attract new businesses – spend time and energy on what we do have, make sure existing businesses know we care. Make sure it does not become an emergency (like Enviroflight needing space). Some business needs are outside what Chamber provides (e.g., growing, shrinking, acquiring, divesting, etc.). Do we know:
 - Top 25 businesses in town are ...
 - Or the most interesting, growing businesses are...
- x. Conclusion at this point: YSDC needs to develop its overall strategy & priorities: top things we want to do, accomplish, prioritize, per the mission. Some things do overlap based on groups we already represent. Strategy is also deciding what not to do. AS part of this, plan for communications in paper, online blog. At the very least, issue blog style press releases on our site first before sharing with others. Specifically call it Press or News, avoids need to release articles on consistent basis. Don't stop telling the story of what we've done: ads, communications, etc.
- xi. Do we need board committees to broaden our reach, and add others from community for the work? Including business visits and other tasks to accomplish our mission.

Actions:

McGruder volunteered to research and report on what we might pull from Ohio Revised Code for Community Improvement Corporations the things we can do that others cannot.

Strategic planning subgroup: Slaughter, Monroe-Beard, Abel, Lakomski, Cox. First task: YSDC needs to clean up our elevator speech for board members – what to say when someone asks about YSDC and you have 2 minutes – and prepare for conversations with potential businesses.

5. New Business

- a. Cox – The Foundation is proceeding with Tom's market acquisition on June 15 (real estate closing date). Interim general manager (GM) has arrived from the state of Washington; a permanent GM search is about halfway through. All employees were given offer letters to join the new Springs Market. For the first two years YSCF will own and support the leadership of the grocery, while the community determines the best ownership structure (co-op, investors, etc.). These two years include stabilizing, growing, repairing, and making the business an attractive investment.

- b. O'Rourke – Golden Goods Thrift and Repair ribbon cutting is June 5, 11:00 am ribbon cutting; Mirabella ribbon cutting is June 11, 11:00 am; 111 cleaning services ribbon cutting is June 20, 11:00 am. **O'Rourke asked YSDC members to attend these and other ribbon cutting ceremonies.** Street Fair is June 13, and at 12:00 there will be an Ohio Magazine Best Downtown celebration at the main stage; June 19, Juneteenth celebration; June 20 10:00 Antioch College graduation with 20 graduates (and 80 potential new students in the fall); June 27 YS pride parade and festival; July 4th is the annual parade and fireworks, with the Chamber accepting donations.
- c. Burns – O'Rourke and the Chamber requested funds from the Village for fireworks, but were turned down. Fireworks is a community event more than any other, people return here for that. He encourages folks to write council, asking that they back community events. Cox asked if there is a path for YSDC to pick this up, based on who's already at the YSDC table (ie, community representatives)? And as a nonprofit, can we ask for grants to fund the fireworks? Concern from Chamber is the guarantee for \$10K for fireworks – if funds not attained, Chamber picks up the tab. Amount needs to be guaranteed, not pass the bucket and hope the money shows up.

At 6:15 McGruder left the meeting for another appointment.

6. Community Feedback - None

7. Meeting Adjournment

At 6:20, Lakomski moved, Monroe-Beard seconded to adjourn. Motion passed 5-0.