**Minutes of Regular Meeting, 7/7/2026 4:30-6:00 PM**
**In person meeting, Mills Lawn School conference room**

**Voting members attending:** Amy Bailey, Joanne Lakomski, Kevin McGruder, Marilan Moir, Christine Monroe-Beard, Stephanie Pearce, Senay Samere, Michael Slaughter
**Ex-Officio:** Johnnie Burns, Jeannamarie Cox, Phillip O'Rourke, Megan Winston
**Staff:** Lisa Abel
**Absent**: Jane Fernandes
**Guest**: Kim McCarthy

1. **Call Meeting to Order, Meeting Agenda Review/Approval**
   Slaughter called the meeting to order at 4:39pm; he thanked Dr. Winston for the tour; and welcomed Stephanie Pearce as council rep to the board, replacing Carmen Brown
   Lakomski moved, Monroe-Beard seconded to approve agenda, **Motion passed 8-0**.

2. **Treasurer's report**
   a. Statement of activity and statement of financial position
      Moir reviewed reports; building revenue shows back-payments of residential rents
   b. Building expenses report
      Moir and McCarthy reviewed details of recent expenses and upcoming roof charges

3. **Consent Agenda**
   **Motion: Lakomski 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 6/2/26 meeting
   **Motion passed 8-0**

4. **President's report**
   a. Strategy: Review elevator pitch; schedule board strategy session

      Slaughter reviewed the YSDC pitch document. The pitch is something for the board to use when asked about YSDC. If you're in contact with someone where there could be interest, think of a way to start the conversation.

      Board questions: What do we have to offer? What do we bring to the table? How can I help you? For example, funding, location, connections, banks, pipeline for business, matchmaking, conduit, financier? Provide resources and number to potential partners.

      This conversation led to clarity of roles among various organizations. There are multiple partners in the room, with access to other key partners within the region and Jobs Ohio. We have marketing, village infrastructure, but not presenting as a singular resource, a group with real power. Need to gain clarity on lanes. What if I want to bring a restaurant to town, we're all at the table. But we're not operating that way. There are many financial tools that we're not using now. If we do anything re lending, we have to offer what someone can't get at a bank. For example, investigate bond process that YSDC can provide. Identify what specific things we can offer, and what distinguishes us from other lenders. Also SBA loan process – what role do we play?

Per Monroe-Beard, how do we quantify what we do, as more than a conduit? We can leverage unique funding but we need to get those set up, and identify what we want to do but don't do now. For example, will YSDC provide grants and incentives for small businesses, retention opportunities, beautification projects for downtown, etc? What do we bring to the table? How to instill confidence so business owners know whatever we're doing, it will work?

Per J Cox, impact investing is structured but without a test case as yet. Everyone will have a different need, some ready to go, some need lots of help. Figure out some of the vehicles once the situation comes up. Could at least set up general steps and requirements for funding processes, like bonds. If someone is willing to come here, we will figure it out and it will be flexible and nimble. Abel noted that we will identify our experts (attorneys, etc.), and how the financing processes work.

Lakomski noted that we are not speaking as one voice as an organization and there is uncertainty of our position here. Don't give up, but be curious. McGruder noted that the hardware store and fire station are our learning projects.

Samere offered The Hub in Dayton as a resource for where else to go. How many things do we want to facilitate, we are starting to gain traction with DDC meeting next week, alignment of roles and responsibilities among groups. Also connect with other CICs – Fairborn, Bellbrook, etc.

J Cox identified the issues in the conversation as growing pains, combined with constant turnover of voting members, and mitigated with stability from ex officios. The needs and purpose of YSDC are still there to come together and stay aligned from all the organizations.

Slaughter asked about holding a strategy session to help to define what we mean, create a strategic plan. The conversation we just had begs for a plan, what we are going to do and within what timeframes. How to get from where we are to giving a pitch with confidence and backup.

Burns challenged all at the table to look at your entity, ask yourselves what do we offer to YSDC? What do we bring to the table to help? Be settled in our own lanes – what does our organization really do? Then, what does YSDC do? How to we work as a team? At some point identity needs settled, from each org and YSDC itself. Shouldn't change relative to who's in the room.

McGruder noted that economic development is a very big umbrella, and we keep coming back to conversation of who are we, what are we doing, not settled. So a strategy session would help with this and set out these answers. The session could generate and prioritize projects, put those projects in the right lane. Eg, Sontag Fels turned down by Windsor, needs another plan or intervention that isn't market rate. Also, Antioch Farm needs an intervention to produce revenue.

Action: Michael meet with sub-committee to propose strategy plan: JL, JMC, MS, LMA

(note, at 5:35, Winston and Bailey left for a school board meeting)

b. Updates to bylaws – Board roles and responsibilities
Abel will send the Word version of these to board members (pdf provided in packet)

c. Slaughter noted that he and Abel are meeting with Chamber reps this week regarding roles and responsibilities between the organizations.

**5. Executive Director updates**

a. Grant application update: Home Inc sponsored YSDC on a grant application with Future Fund in Ohio. If selected, YSDC will receive up to $127,000 to use on building expenses generated starting April 1, 2026.
b. Scenario planning: Next steps are to develop master plan, includes historic preservation timeline. Abel is exploring funding for this phase.
c. Review economic development responsibilities chart: This is not ready for YSDC review yet, need to get edits from Chamber, VYS, Township first. After YSDC reviews, it will go to Senay for feedback before presenting back to Council.

**6. New Business**

Opportunity for board members and ex-officios to share relevant and pressing news

- Slaughter is revisiting marketing presentations for large employers, would like help to spiff them up. He is making phone calls to restart the communications with Intel, Honda, Joby.
- Lakomski was at Chamber luncheon this month, AC Service anniversary party is July 24.
- Pearce asked why so much turnover on YSDC. Each organization sends reps, changes occur at least every election cycle, others term out or have schedule conflicts.
- J Burns reported that the new planning and zoning director, Nia Holt, is working out well. He is finalizing housing goals for council; VYS website nearly ready to launch, it is easier to use with more accessibility options, interactive, shows what town is really like.
- Moir about the cost of the new site as the township has cybersecurity concerns, ADA compliance requests, etc. She can follow-up with Village staff for more information.
- Abel will send thank you to Megan for tour and use of space.

(Note, Samere left at 6:02 pm)

**7. Community Feedback - none**

**8. Meeting Adjournment**

At 6:05 pm, Lakomski moved, McGruder seconded to adjourn. **Motion passed 6-0**