

Voting members: Amy Bailey, Joanne Lakomski, Kevin McGruder, Marilan Moir, Christine Monroe-Beard, Stephanie Pearce, Senay Samere, Michael Slaughter

Staff: Lisa Abel

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

Guests: Kim McCarthy, Nia Holt

Absent: Jane Fernandes, Johnnie Burns

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

- a. Meeting called to order at 4:32 pm. Lakomski moved to approve the agenda, McGruder seconded.
Motion passed 7-0.
- b. Nia Holt noted that she will be the ex-officio representing the Village in Johnnie's place.

2. Treasurer's report

- a. Statement of activity and statement of financial position
- b. Building expenses report
Highlights: In June, \$2550 revenue (rental income goes up and down depending on when it is deposited). Received a bill of \$3400 for tax return accounting, website billing for two quarters, \$16,000 on the building, much of which was a new roof at 254 Xenia.

[Samere arrived at 4:36pm]

3. Consent Agenda

Motion: Lakomski moved, Moir seconded adopting the following:

- a. To accept the Treasurer's report as presented at today's meeting
- b. To accept the minutes of YSDC 7/7/26 meeting

Motion passed 8-0

4. New Business

- a. Strategic Business Roundtable:
Board members and ex-officios share economic opportunities, collaborations, updates, trends, and concerns for evaluation as potential initiatives for YSDC or other partners

Holt: She has been made aware of three properties owned by a defunct HOA, and asked if YSDC can have them foreclosed and take over the properties. First step, contact the law firm noted as owner and avoid foreclosure process. Could the law firm owner donate the land to YSDC? If not YSDC, who? Eventually goes to the County treasurer as sheriff's auction. Feedback from YSDC board: Upside – we gain a land asset (and pay maintenance, taxes, insurance, legal fees). Downside – how much time will this require? Outside our scope? Nia will help with the process.

Explore whether this is a model for affordable housing with other empty properties. Could lead to other agreements for property donations or below market rate sales to YSDC.

Lakomski moved, Slaughter seconded to direct Lisa to work with appropriate resources to move this process forward/ explore what we can do. **Motion passed 8-0**

Pearce – She has a friend wanting to purchase the CBE property. Whole council needs to discuss and determine whether council wants to work with YSDC on this and how to proceed. Is property on LoopNet? Working with DDC on listing the property. Price not established yet. 15 + 3 acre parcels.

Winston - Enrollment on track at the schools, preschool starts fall 2027. This led into a longer discussion about the schools and their relationship to economic development and other village-related concerns (infrastructure, affordable living, etc.).

Winston was asked: There are new people living in the community, anything related to economic development from kids or family perspective that's an attraction or barrier? Winston: Attractions: so many families are open enrolling; walkable village; access to natural resources; 4.5-star district; 5-star elementary, PBL. Barriers: open enroll families would like to live here; there needs to be lower price housing for families. If they moved here then more students could open enroll. Suggestion: survey open enroll families, why don't they live here – get more data. Highest open enrollment from Xenia, Springfield, Dayton public, now Fairborn is anticipated (restriction lifted), and then a smattering of other districts. All the time the school district gets phone calls from families whose kids need a more accepting school and peers.

Winston was asked: How many kids from YS go elsewhere? Winston: Not many to parochial, some to Dayton STEM, Stivers School for the Arts, and homeschooling (#1 loss, hard to track, and those kids don't utilize access to school extra curriculars). Vouchers still an issue, including providing transport to students who go outside district, including DECA; schools have to reimburse families who drive their students, which impacts budget. Antioch S students typically come to public school system in 7th grade. May see shift of those kids at 5th grade due to change in middle school grades.

O'Rourke – With the loss of the toy store, what is here for youth to do? Connects to housing, schools, etc. Beyond minimum wage, many employees can't live here solo, even with better paying wage, worried that we will lose good employees. Cost of living, who is our workforce, how do we provide for them? Xylem recognized by Time magazine as top biz 2026. What does that mean for industry here. And impact of new business in Springfield, do we have space for adjacent businesses. Glad that MV Pottery is staying thru end of year, ribbon cutting Aug 21, 5pm, during Art Stroll. Celebration reminds us and the community that we are business-forward and community-centric. Those optics matter when people think of moving and working here and participating in community. Grand opening on 8/23 for BLYS (Tron's coaching biz) with a full day of events, starts 2pm, ribbon cutting at 5pm.

Moir – Excited about new aircraft businesses (Electra) and connection to YS.

Samere – VYS is having a site selection conversation with DDC and Jobs Ohio (Senay). CBE needs to be listed on site selection with Jobs Ohio, currently shows zero sites available. Jobs Ohio will tour CBE and other potential sites. If a private property owner wants listing with Jobs Ohio they would have to give permission for listing. In other news, Xylem San Diego is closing and moving some jobs here. Council meeting Aug 17: Agenda includes economic development, involve Abel, Slaughter, O'Rourke for updates, questions, clarifications, etc. Then figure out who fits with what roles.

McGruder – Could Sontag Fels be looped into site selection listing?

Fall classes start Sept 2, enrollment anticipated at 45-ish. Received a lot more applications with new online and still understanding how to translate the number applied vs enrollment. Still working toward 200 students on campus in next few years.

Antioch Hall is working with the State preservation office, applying for historic tax credits, going for February awards round. 1st floor has occupancy, will apply for next floors and Kelley Hall, in phases. Planning for lease of various spaces. Project timeline? 1.5-2 years.

Fundraising campaign is underway for Kelley Hall now, naming rights at \$1500/seat. Will this project affect enrollment? More as defensive – the building is in all marketing materials and needs to be used, paying \$50,000 per year for utilities and insurance, also need to communicate why excess properties are being sold (not fire sale, focus on core campus). Restoring Main Hall shows preservation of core campus.

Holt – A conference for OH-KY-IN planning for revitalizing downtowns, economic development, is in Dayton, Oct 1-2. Holt will send information to Abel, who can forward to whole board. Strategic plan process with council is ramping up and will include economic development pathway and other priorities, housing goals, etc.

O'Rourke – Anyone talked to Small Nation? Per Cox – Jeff Edwards (downtown Columbus development) introduced us to Small Nation. Per Abel, Small Nation has \$18,000 entry fee to talk with them, is it worth it? O'Rourke – Monroe-Beard attended a Small Nation tour with city of Fairborn officials recently. Should we see what they offer? Rates are tiered, perhaps we would pay less. O'Rourke and Monroe-Beard are going to Bellefontaine on 8/20, 1-3pm. Abel asked them to find out how to attract investment partners. O'Rourke is interested in economic development, placemaking, attracting business, revitalizing buildings, seeing results. Anyone else want to go?

Monroe-Beard – Older business owners are retiring, what's plan for filling spaces, is there a strategy? And not become a dying community. How to get ahead of that?

5. President's report

Review YSDC strategy plan for 2026-2027 – would like board input to set goals, measurable outcomes for 2026-2027 as aligned with YSDC's mission, vision. Abel will provide the document with meeting minutes.

O'Rourke – What does this mean on strategy plan, "Track visitor traffic and purchase zip codes?" This is for Chamber to lead along with other metrics; PlacerAI costs \$30k/year at discounted rate, provides tons of great data. Tracking visitor data, what other options do we have. Can we and the Village budget for this somehow? Other apps? Utilize numbers from County Visitors bureau. Merchants can get data via point of sales apps (zip codes, amount spent).

Lakowski – Regarding strategy, there is a lot of potential to make an impact. Develop committees to help with the work. Involve community members as well.

Abel – Due to time constraints today, she recommends that the board review the strategy document and spend more time on it at the next meeting.

6. Executive Director updates

- a. Master plan progress: Abel is completing a master plan request for 252-254 Xenia Ave architectural review and historic designation process. The architect will review the request and provide us with an estimated cost and timeline to complete these next steps, which will include concepts for renovation that enable the various spaces to be adapted to different needs over time.
- b. Finalize economic development responsibilities chart: Abel drafted a chart of economic development roles, responsibilities, gaps, metrics, and opportunities and reviewed with Village and Chamber representatives the week of July 6. It will be shared with Village Council for the next discussion on economic development roles and responsibilities.

7. Community Feedback – none

8. Meeting Adjournment

Lakowski moved, Samere seconded to adjourn the meeting at 6:13 pm. **Motion passed 8-0.**