

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

Staff: Lisa Abel

Ex-Officios present: Jeannamarie Cox, Nia Holt, Phillip O'Rourke, Megan Winston

Guests: Kim McCarthy (accounting)

Excused Absence: Joanne Lakowski, Jane Fernandes

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

Slaughter called the meeting to order at 4:30. Bailey moved, Moir seconded to approve the agenda. **Motion passed 6-0.**

2. Treasurer's report

a. Statement of activity and statement of financial position

Cash on hand \$12k, invested funds are growing, building loan amount is creeping up with interest and spending, rent paid in full for July

Lisa to check with Kim Watterman, property manager, for a monthly rent paid report

[Samere arrived 4:35]

b. Building expenses report

Upcoming building expenses:

2nd floor bathroom updates, interior paint of hallways and shared bath, updated flooring for stairwell and hallways.

Exterior paint of painted surfaces and window trim.

3. Consent Agenda

Motion: Bailey moved, McGruder seconded adopting the following:

a. To accept the Treasurer's report as presented at today's meeting

b. To accept the minutes of YSDC 8/4/26 meeting

Motion passed 7-0

President's report

a. YSDC Strategic Direction through 2027

O'Rourke asked for an explanation of item 1a of the strategic direction document ("YSDC take the lead on economic development"); he noted that this document needs alignment with Village and Miami Township goals.

Samere asked that we look at alignment with the Village and bandwidth to get things done, and said the Village has resources with Nia and Aaron. He then explained that the Village is looking for partners to take economic development to the next level as a CIC – and asked that anyone reach out to him anytime to talk about this. Samere also encouraged the board to read up on what a CIC is and what it is permitted to do in the state of Ohio.

McGruder said that the stated goals seem like Key Performance Factors for YSDC. He also noted that YSDC's relationship with the Village is a separate conversation and needs to happen.

It was noted by someone that YSDC is at the mercy of the Village to say what we should do in partnership with them.

Monroe-Beard said that the goals list fits with what we've been discussing for at least the past six months, and nothing seems out of the realm of what we are working on or toward.

A discussion then ensued regarding economic development in the Township, since YSDC is also designated by the Township as its economic development agent. Moir talked about farming as the primary business in the township, then noted that the ag-tourism cannot be hindered by government, and there is a meeting on 9/2/26 regarding setting up event space in the township and how this relates (or doesn't) to ag-tourism.

A question was raised about Morris Bean Co., in the township – how are they doing, do they have capacity for other work at their site? In a different example, the Welch farm (recently purchased) is going to be used to raise grass-fed cattle and plan for an onsite store to sell the beef. Do they need help with anything economic development related?

Abel asked about options for use of land in the township, could it be used for housing if farming becomes undesirable or too expensive for heirs of current land? And does the Township have a land use plan that addresses the potential for properties to annex into the Village someday? Moir wondered what's been done well in other places, as related to these questions? She also noted that the Township's Comprehensive Land Use plan is at least 13-14 years old.

Cox said we need to talk together with both Village and Township about a total comprehensive land use plan that encompasses all of the land and potential uses or plans. She noted that YSDC is a place for those conversations.

Cox asked if the Chamber of Commerce has had conversations with YS film fest? O'Rourke affirmed, and asked what help is needed? Cox responded that the Village benefits from the film festival, and to keep more of the spending here, it needs more venues, plus housing for artists and guests/visitors, She wondered if there could be a short-term conditional use to permit transient housing anywhere in the Village during the week(s) of the festival. Currently, 90% or more of the festival presenters and artists stay at Hilton in Dayton, with transportation provided by the film festival organizer. What can YSDC do? Could advocate for the short-term conditional use at Village level, communicate to villagers on how to set up short-term housing space. Engage Nia in this work. Another action item is to invite Eric, film fest organizer, to present at YSDC.

Solar project– Moir reminded the board that this was a prize, doesn't have to be spent on solar.

Village staff have provided Dayton Development Coalition with information about the CBE property.

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

McGruder – Classes at Anticoh start tomorrow (9/2), official number of students will be released after 2nd week of class. Jane Fernandes (college President) will be retiring September 10. The Director of Advancement will be interim president, the board is starting search process with 9-12 month national search. McGruder was asked if Natalie be ex-officio from AC to the YSDC board?

Bailey – YS Schools are open, first few days went pretty well, staff morale good. The goal is still October to move middle school students to the high school. Bailey noted that someone else from the school board may take her place on YSDC.

O'Roueke – YS Pharmacy has joined chamber, they feel they are in a sustainable spot to commit, and the business is coming alive, they want to hear ideas from community for the space.

Samere – Village strategic plan process has started. Will have multiple entities involved, including YSDC on steering committee.

5. Executive Director updates

- a. Master plan progress: Moir asked for clarification regarding the master plan for the building. Abel provided an overview: a request for master plan has been sent to Earl Reeder, architect, for a quote to create a master plan. The request from YSDC is the next step following several small group discussions focused on potential uses of all parts of the buildings, potential ADA compliance solutions, historical building considerations and tax credits, etc. The master plan would address the approach to renovating the building, including a high-level estimate for this and the potential for being awarded state and federal historic tax credits.
- b. Business development activities – no discussion

6. Community Feedback - none

7. Meeting Adjournment

At 5:55, McGruder moved, Moir seconded to adjourn. **Motion passed 7-0.**

