

**COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS
REGULAR COUNCIL MEETING
AGENDA**

In Council Chambers @5:00 P.M.

Monday, October 5, 2026

Anyone can observe meetings live via cable Channel 5, (Community Access Yellow Springs) or on YouTube. ZOOM participation will be offered only for virtual meetings. Please contact the Council Clerk at 937-767-9126 or clerk@yellowsprings.gov for any questions regarding the Council meeting.

WORK SESSION

CALL TO ORDER (5:00)

ROLL CALL

WORK SESSION

Community Reinvestment Area (CRA) Information Session (Tyler Bridge, Bricker Graydon Wyatt: 40 min.)

Discussion of Proposed Changes to Existing CRA (Holt: 15min.)

ADJOURNMENT

REGULAR SESSION

CALL TO ORDER (6:00)

ROLL CALL

ANNOUNCEMENTS

CONSENT AGENDA

1. Minutes of September 21, 2026 Regular Meeting

REVIEW OF AGENDA

I. PETITIONS/COMMUNICATIONS (6:10)

The Clerk will receive and file:

Caroline Mullin re: Thank You from Senior Center
Angie Hsu re: Communication and Thoughts
Mitzie Miller re: School Zone Safety Concerns

II. CITIZEN CONCERNS (6:15)

III. PUBLIC HEARINGS/LEGISLATION

IV. SPECIAL REPORTS (6:30)

Second Quarter Financial Report (Robinson: 10 min.)
Treasurer Report (Kintner: 5 min.)

V. MANAGER'S REPORT (6:45)

VI. OLD BUSINESS

VII. NEW BUSINESS (6:55)

Village Manager Search Firm Recommendation (DeVore Leonard: 15 min.)

Information Dissemination During Meetings (DeVore Leonard: 20 min.)

Charter Amendment Process (Recall) (Blankenship: 10 min.)

IX. FUTURE AGENDA ITEMS* (7:40)

Oct. 7: Budget Session #1: 3-5pm

Oct. 19: Executive Session (Clerk Evaluation Process)

First Reading of Ordinance 2026-20 Repealing and Replacing Section 1226.13
“SUBDIVISION FEES” of the Village Planning and Zoning Code

First Reading of Ordinance 2026-21 Repealing Appendix A “FEE SCHEDULE” of
Title 4 “Zoning” of the Village Planning and Zoning Code

Resolution 2026-XX Approving a Subdivider’s Agreement with Enon Road Project I,
LLC for Spring Meadows Extension

Quarterly Financials

Treasurer Report

Oct. 22: Budget Session #2: 3-5pm

Nov. 2: Work Session: Budget Session #3 (4-6pm)

Nov. 2: Regular Session

Second Reading and Public Hearing of Ordinance 2026-20 Repealing and Replacing
Section 1226.13 “PARK DEDICATION FEE REQUIREMENTS” of the Village Planning
and Zoning Code

Second Reading and Public Hearing of Ordinance 2026-21 Repealing Appendix A
“FEE SCHEDULE” of Title 4 “Zoning” of the Village Planning and Zoning Code

Reading of Resolution 2026-XX Planning and Zoning Fee Schedule

*Future Agenda items are noted for planning purposes only and are subject to change.

EXECUTIVE SESSION

ADJOURNMENT

The next regular meeting of the Council for the Village of Yellow Springs will be held at 6:00
p.m. on **Monday, October 19, 2026.**

TO: Village Council

FROM: Bricker Graydon Wyatt LLP
Amy Blankenship, Village Solicitor
Tyler J. Bridge, Public Finance Attorney

CC: Mr. Jeff Sheridan, Interim Village Manager

DATE: October 2, 2026

RE: The Village's Community Reinvestment Area Program as a Tool for Economic Development and Affordable Housing

Memorandum

This memorandum supplements the Community Reinvestment Area ("CRA") Program Guide prepared by Village staff (the "Guide") regarding the CRA program of the Village of Yellow Springs, Greene County, Ohio (the "Village") established by Ordinance 2025-26 (the "Ordinance") under Ohio Revised Code ("R.C.") Sections 3735.65 through 3735.70 (the "CRA Act").

This includes: (i) a basic description of the Village's CRA program, (ii) how the program incentivizes economic development and affordable housing, and (iii) the strategic questions and project information Village Council ("Council") should consider when giving direction to Village staff in reviewing CRA applications.

This memorandum addresses the program as enacted by the Ordinance and not every exemption available under the CRA Act.

I. The Village's CRA Program

A CRA is an area in which a locality may exempt from real property taxation the increase in value resulting from new construction or remodeling. Based on the Housing Survey attached to the Ordinance, Council found that the Village contains structures of historical significance and that new construction and repair have been discouraged, and designated the entire Village as the Yellow Springs Community Reinvestment Area. The Village Manager serves as the Housing Officer and administers the program.

A CRA exemption is a property tax reduction tool—to a degree. Only the increase in the assessed value of the structure is exempted. The land and the pre-project value of the property remain fully taxable.

The draft legislation presented to Council in October of 2025 included every category of exemption available under the CRA Act, including homeowner remodels, new single-family homes, and "megaprojects." Council narrowed the program.

As enacted, the Ordinance authorizes exemptions in two categories, as follows:

- Multi-Family—the remodeling, with costs of at least Five Thousand Dollars (\$5,000.00), or the new construction of structures with three (3) or more dwelling units (“Multi-Family Facilities”), provided that fifteen percent (15%) of the units are affordable dwelling units.
- Commercial and Industrial—the remodeling, with costs of at least Twenty-Five Thousand Dollars (\$25,000.00), or the new construction of commercial or industrial structures.

Each category allows an exemption of up to fifteen (15) years and up to one hundred percent (100%). Under Section 4 of the Ordinance and R.C. 3735.66, Council classified Multi-Family Facilities as residential, which keeps these types of projects outside of the school district approval process that applies to commercial agreements. Mixed-use structures are classified by their primary use.

Most importantly, every exemption must be granted through a written agreement negotiated before construction begins and approved by Council (each, a “CRA Agreement”). No exemption is available as a matter of right, and the terms stated in the Ordinance are maximums, not entitlements. The program was intentionally structured this way to give Council maximum control. Council is in the driver’s seat as to whether, when, to whom, and on what terms any exemption is ever granted.

II.

How the Program Incentivizes Projects

A CRA exemption lowers a project’s real property taxes on new value for a defined period, which improves the project’s return and can close a financing gap or make a Village site competitive with alternatives elsewhere. The existing tax base is not exempted, and when the exemption expires, the full value of the improvements returns to the tax duplicate.

Both categories follow the same process under Sections 7 and 8 of the Ordinance. The owner applies to the Housing Officer, the parties negotiate the term, percentage, and other terms of the CRA Agreement, and Council approves the CRA Agreement before construction begins. After completion, the Housing Officer verifies the project and certifies the exemption to the Greene County Auditor. Each exemption remains subject to the owner remaining current on taxes, complying with Village zoning codes, paying an annual monitoring fee (unless waived by Council), and maintaining the property, as well as annual inspection by the Housing Officer and annual review by the Greene County Tax Incentive Review Council. An exemption may be revoked if these requirements are not met.

A. Economic Development Projects

The commercial and industrial category supports business investment, such as the rehabilitation of an aging downtown storefront, the adaptive reuse of an underutilized building, or the expansion of an existing employer. Mixed-use projects that are primarily commercial also fall within this category. Because each exemption is negotiated, Council can scale the term and percentage to the size of the investment and the public benefit.

Commercial exemptions are granted through a CRA Agreement under R.C. 3735.671, which sets out the owner’s investment and job creation and retention commitments and gives the Village a contractual basis to enforce them. A commercial exemption at or below seventy-five percent (75%) may be approved by Council alone, while an exemption above seventy-five percent (75%) also requires the approval of the Board of Education of the Yellow Springs Exempted Village School District (the “Board of Education”).

B. Affordable Housing

The multi-family category is the Village's primary affordable housing tool and responds to the Housing Survey's findings that the Village's rental housing is aging, that no new apartments have been built in decades, and that many renter households are cost-burdened. Section 5 of the Ordinance provides, in relevant part:

In order to qualify for exemption under this section, fifteen percent (15%) of units of the development, rounded up to the nearest whole number of units, must qualify as affordable dwelling units as defined by the Zoning Code.

This requirement is a floor. The Residential CRA Agreement was included for multi-family projects specifically because it is a contract through which the Village can require and enforce affordable housing set-asides as a percentage of units and at a specified level of area median income ("AMI"). Through it, Council may negotiate affordable units above the minimum, the AMI level served, the period of affordability, income verification and reporting, and remedies for noncompliance. The term and percentage of the exemption can then be calibrated to the depth of affordability provided.

III. **Considerations for Council in Directing Staff**

Because every exemption is approved by Council through a CRA Agreement, Council's direction will shape how staff evaluates applications and negotiates CRA Agreements. That direction falls into two parts: strategic questions for Council and project-specific information staff should obtain from every applicant.

A. Strategic Questions

- Policy Fit. Does the project advance the Village's goals and is it in a location where the Village wants investment?
- Need. Would the project proceed without the exemption and does the request fit a demonstrated financing gap?
- Terms. Are the term and percentage appropriate to the investment and the public benefit? For multi-family projects, should affordability exceed the fifteen percent (15%) minimum? For commercial projects, should the exemption remain at or below seventy-five percent (75%)?
- Fee Waivers. Should Council waive the annual monitoring fee or other Village fees to further incentivize a priority project?
- Stacking. What other incentives are being provided to the project and how do they affect the need for, and size of, the exemption?
- Precedent. What does the CRA Agreement signal to future applicants across the Village?
- Fiscal Picture. What is the net effect on the Village, the schools, and the other taxing entities? What effect would the project have on municipal income tax collections from construction jobs and new permanent jobs?

Although CRA abatements revolve around real property taxation, there are possible impacts to the Village's income tax base. For example and as described above, many projects can generate additional

income tax receipts for the Village. The Village should also remain cognizant of municipal income tax sharing under R.C. 5709.82. Depending on the type and level of an exemption, the Village may need to evaluate payroll projections. For example, if a commercial exemption were approved at seventy-five percent (75%) and the Board of Education had not waived its rights under R.C. 5709.82, income tax sharing could apply if the project's new annual payroll exceeded Two Million Dollars (\$2,000,000), as adjusted annually for inflation.

B. Project-Specific Information

At a minimum, each CRA application should provide the following:

- All Applications. The applicant, owner, and ownership structure; parcel numbers and current values, the classification and scope of the project, estimated cost and post-completion value, the requested term and percentage of the abatement, the project schedule, other incentives requested, tax and zoning status, and other required certifications.
- Multi-Family Projects. The unit mix, the number of affordable units, AMI levels, and the period of affordability.
- Commercial and Industrial Projects. Jobs to be created and retained, projected payroll, investment in real and personal property, and whether the business is relocating from another Ohio jurisdiction.

IV. **Conclusion**

The Village's CRA program is narrowly tailored to multi-family housing with a mandatory affordable housing component and to commercial and industrial investment—and every exemption requires a CRA Agreement approved by Council. Council therefore remains in full control of whether any exemption is granted and on what terms. Clear direction on the questions above will allow staff to evaluate applications consistently and negotiate CRA Agreements that reflect the Village's priorities and values.



The Village of **YELLOW SPRINGS**

Community Reinvestment Area (CRA) Program Guide

The Village's Community Reinvestment Area (CRA) Program encourages investment by offering real property tax abatements for qualifying multi-family, commercial, and industrial development.

Tax abatements apply only to the increase in assessed property value resulting from eligible new construction or improvements. Each incentive package is negotiated individually and requires Village Council approval.

Residential (Multi-Family) CRA Eligible Projects

- Multi-family developments with 3 or more dwelling units
- Mixed-use buildings classified as residential based on primary use

	Remodeling	New Construction
Minimum Investment	\$5,000	None specified
Maximum Abatement	Up to 100%	Up to 100%
Maximum Term	Up to 15 years	Up to 15 years

Commercial & Industrial CRA Eligible Projects

	Remodeling	New Construction
Minimum Investment	\$25,000	None specified
Maximum Abatement	Up to 100%	Up to 100%
Maximum Term	Up to 15 years	Up to 15 years

How the Process Works

1. Discuss your project with Village staff.
2. Submit the appropriate CRA application to the Housing Officer.
3. Negotiate a CRA Agreement outlining the proposed exemption.
4. Receive Village Council approval.
5. Execute the agreement before any construction or remodeling begins.
6. Complete the project and comply with annual reporting and inspection requirements.

Important: Projects that begin construction before the CRA Agreement is executed are **not eligible** for tax abatement.

CRA Program Requirements

Property owners must:

- Remain current on all property taxes and other charges not covered by the exemption (or maintain an approved payment plan).
- Maintain compliance with Village zoning, planning, and building regulations.
- Pay applicable annual monitoring fees.
- Participate in annual inspections conducted by the Housing Officer or their designee.
- Properly maintain the property throughout the agreement term.

Important: Failure to meet program requirements may result in denial or revocation of the tax exemption.

At-a-Glance Comparison

	<u>Multi-Family & Mixed-Use</u>	<u>Commercial & Industrial</u>
<u>Eligible Properties</u>	3+ unit residential	Commercial & Industrial
Remodeling Cost Minimum	\$5,000	\$25,000
Maximum Abatement	Up to 100%	Up to 100%
Maximum Term	Up to 15 years	Up to 15 years
Affordable Housing Required	Yes (15% of units)	No
Council Approval Required	Yes	Yes
Agreement Before Construction	Required	Required

Why Invest?

The Village of Yellow Springs's CRA Program helps reduce development costs while encouraging new housing, redevelopment, business expansion, and job creation. Qualified projects may receive **up to a 100% real property tax abatement on the increased assessed value of improvements for up to 15 years***, making the CRA one of the Village's most valuable economic development incentives.

* If the exemption requested exceeds 75%, the Yellow Springs Board of Education has 45 business days to approve or disapprove the exemption by formal resolution, and the CRA Agreement will not become effective unless that approval is obtained.

Affordable Housing Requirement

Residential projects must designate 15% of dwelling units (rounded up) as affordable housing as defined in the [Village Zoning Code](#).

Ready to Get Started?

Developers and property owners are encouraged to meet with Village staff early in the planning process to discuss project eligibility, application requirements, and available incentives **before construction begins**.

VILLAGE OF YELLOW SPRINGS
ORDINANCE 2025-26

ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE VILLAGE OF YELLOW
SPRINGS COMMUNITY REINVESTMENT AREA AND AUTHORIZING AND
APPROVING RELATED MATTERS AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code (the "ORC") Sections 3735.65 through 3735.70, including its related rules and laws and as such provisions may be amended, supplemented, or superseded from time to time (the "CRA Act"), provide that the Village of Yellow Springs, Ohio (the "Village") may grant certain exemptions from real property taxation with respect to new construction or remodeling efforts within an area designated by this Council of the Village (the "Council") as a community reinvestment area; and

WHEREAS, this Council finds that, based upon the results of a survey of housing of the Village on file with the Clerk of this Council at the time of passage of this Ordinance (the "Housing Survey"), that the territory of the Village constituted areas in which housing facilities or structures of historical significance are located and in which new construction or repair of existing facilities has been discouraged; and

WHEREAS, this Council now desires to define the boundaries of the Yellow Springs Community Reinvestment Area authorized by the Council of the Village upon the entirety of the corporate boundaries of the Village as of the time of the passage of this Ordinance, all as defined and described pursuant to Exhibit A attached hereto and incorporated herein (the "Yellow Springs Community Reinvestment Area"); and

WHEREAS, the remodeling of existing structures and the construction of new structures within the Yellow Springs Community Reinvestment Area will serve to encourage economic stability, maintain real property values, generate new employment opportunities, and constitutes a public purpose for which the Village may grant real property tax exemptions; and

WHEREAS, this Council now desires to describe the boundaries of the Yellow Springs Community Reinvestment Area and establish the terms by which the Village may authorize certain exemptions from real property taxation; and

WHEREAS, in order to preserve the public interest and to encourage the development of property within the Village, Council has determined to pass this Ordinance as an Emergency Ordinance pursuant to Section 25 of the Charter of Yellow Springs.

NOW, THEREFORE, BE IT ORDAINED by Council for the Village of Yellow Springs, State of Ohio, that:

SECTION 1. Housing Survey. Pursuant to the Housing Survey conducted by the Village attached hereto as Exhibit B and included herein by reference, this Council adopts the Housing Survey as an accurate survey of the housing within the Village and finds and determines that the Yellow Springs Community Reinvestment Area, described by Exhibit A attached hereto and incorporated herein by reference, constitutes an area in which housing facilities or structures of historical significance are located and in which new construction or repair of existing facilities has been discouraged.

SECTION 2. Boundaries of Yellow Springs Community Reinvestment Area. Pursuant to ORC Section 3735.66, this Council hereby establishes the "Yellow Springs Community Reinvestment Area," the boundaries of which are described by Exhibit A attached hereto and incorporated herein, otherwise extending to the entire corporate boundaries of the Village as of the date of the passage of this Ordinance. As territory is added or annexed into the incorporated limits of the Village pursuant to applicable Ohio law from time to time, this Council may, by one or more subsequent Ordinances, expand the boundaries of the Yellow Springs Community Reinvestment Area to

include such territory pursuant to the procedures of the CRA Act then in effect. The Clerk of this Council shall retain on file a copy of Exhibit A, as may be amended by this Council from time to time, pursuant to such one or more subsequent Ordinances authorized under this Section 2.

This Council reserves the right, in its sole discretion, to re-evaluate the designation of the Yellow Springs Community Reinvestment Area as a community reinvestment area in whole or in part, and the CRA Exemptions (as described herein) authorized pursuant to this Ordinance from time to time.

SECTION 3. Housing Officer. Pursuant to ORC Section 3735.66, the Village Manager of the Village, or their designee, is designated as the "Housing Officer" with respect to the Yellow Springs Community Reinvestment Area and shall be responsible for administering and implementing the provisions of this Ordinance and the CRA Act.

SECTION 4. Multi-Family Facilities and Mixed-Use Facilities. Pursuant to the discretion afforded this Council under the CRA Act, this Council has determined that (I) the remodeling or new construction composed of three (3) or more dwelling units ("Multi-Family Facilities") shall be classified as residential dwellings for purposes of this Ordinance and (II) a mixed-use structure or structures to be used primarily for residential purposes with a secondary commercial use shall be considered a structure or structures to be used for residential purposes with respect to this Ordinance, and a mixed-use structure or structures to be used primarily for commercial purposes with a secondary residential use shall be considered a structure or structures to be used for commercial purposes with respect to this Ordinance. The primary use of a structure for purposes of this Section shall be further determined by this Council in any Residential Development Agreement or Commercial CRA Agreement (each as defined herein) authorized pursuant to this Ordinance by this Council from time to time. Except with respect to technical classification of CRA Exemptions (as defined herein) applicable to Multi-Family Facilities pursuant to this Ordinance under the CRA Act, the classification of structures with respect to new construction or remodeling shall at all times be consistent with the Zoning Code of the Village (the "Zoning Code"), as may be amended from time to time, all pursuant to ORC Section 3735.66.

SECTION 5. Residential Real Property Tax Exemptions. The following exemptions from real property taxation shall apply with respect to structures located upon real property within the Yellow Springs Community Reinvestment Area used or to be used for residential purposes (collectively, the "Residential CRA Exemptions"), subject to the requirements of this Section 5, as follows:

- (a) For the remodeling of Multi-Family Facilities located within the Yellow Springs Community Reinvestment Area identified in Section 2 and upon which remodeling costs are at least Five Thousand Dollars (\$5,000.00), a real property tax exemption up to, and including, fifteen (15) years, and up to, and including, One Hundred Percent (100%) of the amount by which the remodeling increases the assessed value of the structure or structures; provided, that the final term and percentage shall be negotiated on a case-by-case basis prior to the commencement of the remodeling on terms acceptable to the Village and agreed upon by this Council in an applicable Residential CRA Agreement (as defined herein). In order to qualify for exemption under this section, fifteen percent (15%) of units of the development, rounded up to the nearest whole number of units, must qualify as affordable dwelling units as defined by the Zoning Code.
- (b) For the new construction of Multi-Family Facilities located within the Yellow Springs Community Reinvestment Area identified in Section 2, a real property tax exemption up to, and including, fifteen (15) years, and up to, and including, One Hundred Percent (100%) of the amount by which the construction increases the assessed value of the property; provided, that the final term and percentage shall be negotiated on a case-by-case basis prior to the commencement of the construction on terms acceptable to the Village and agreed upon by this Council in an applicable Residential CRA Agreement (as defined herein). In order to qualify for exemption under this section, fifteen percent (15%) of units

of the development, rounded up to the nearest whole number of units, must qualify as affordable dwelling units as defined by the Zoning Code.

SECTION 6. Commercial and Industrial Real Property Tax Exemptions. The following exemptions from real property taxation shall apply with respect to structures located upon real property within the Yellow Springs Community Reinvestment Area used or to be used for commercial or industrial purposes (collectively, the “Commercial CRA Exemptions” and together with the Residential CRA Exemptions, the “CRA Exemptions”), subject to the requirements of this Section 6, as follows:

- (a) For the remodeling of existing commercial or industrial facilities located within the Yellow Springs Community Reinvestment Area identified in Section 2 and upon which the remodeling costs are at least Twenty Five Thousand Dollars (\$25,000.00), a real property tax exemption up to, and including, fifteen (15) years, and up to, and including, One Hundred Percent (100%) of the amount by which the remodeling increases the assessed value of the structure or structures; provided, that the final term and percentage shall be negotiated on a case-by-case basis prior to the commencement of the remodeling on terms acceptable to the Village and agreed upon by this Council in an applicable Commercial CRA Agreement (as defined herein).
- (b) For the new construction of commercial or industrial facilities located within the Yellow Springs Community Reinvestment Area identified in Section 2, a real property tax exemption up to, and including, fifteen (15) years, and up to, and including, One Hundred Percent (100%) of the amount by which the construction increases the assessed value of the structure or structures; provided, that the final term and percentage shall be negotiated on a case-by-case basis prior to the commencement of construction on terms acceptable to the Village and agreed upon by this Council in an applicable Commercial CRA Agreement (as defined herein).

SECTION 7. Procedure for Authorization of Residential CRA Exemptions Applicable to Sections 5(a) and 5(b). With respect to the construction or remodeling of Multi-Family Facilities described in Sections 5(a) and 5(b), an agreement shall be executed prior to the commencement of construction or remodeling of such Multi-Family Facilities by a property owner owning real property zoned and platted for such purposes on terms acceptable to the Village and agreed upon by this Council (the “Residential CRA Agreement”). Prior to entering into any Residential CRA Agreement, however, the property owner owning real property zoned and platted for such purposes shall file a proper Residential CRA Application (a form of which shall be on file with the Clerk of this Council) with the Housing Officer. Upon receipt by the Housing Officer of a properly filed Residential CRA Application, the Housing Officer and the property owner owning real property zoned and platted for such purposes shall negotiate the terms of the Residential CRA Agreement. The Village shall obtain this Council’s approval of any Residential CRA Agreement prior to the Village’s execution of any Residential CRA Agreement. Each Residential CRA Agreement shall contain the required provisions enumerated in Sections 9 and 10 of this Ordinance. The Village shall formally process the Residential CRA Exemption in the manner defined by the Residential CRA Agreement and pursuant to Section 5 of this Ordinance if the Residential CRA Agreement also contains the required provisions enumerated in Sections 9 and 10 of this Ordinance. The Housing Officer shall verify the new construction or remodeling of the Multi-Family Facilities not later than twelve (12) months after new construction or remodeling is completed, which such “completion” shall be evidenced by a certificate of occupancy issued by the Village or other governmental entity. If the Housing Officer verifies the facts asserted in the Residential CRA Application, the construction or remodeling satisfies the requirements of this Ordinance, there has been no default or termination of the Residential CRA Agreement (unless waived by the Village or otherwise remedied), and the property owner has complied with all applicable agreements and legal requirements related to the construction or remodeling, the Housing Officer shall grant a Residential CRA Exemption as permitted under ORC Section 3735.67 and Section 5 of this Ordinance. The Housing Officer shall forward the Residential CRA Application together with a certification stating the period and percentage of the Residential CRA Exemption to the Greene County Auditor. If at any time the Multi-Family Facilities subject to a Residential CRA Exemption pursuant to this Ordinance are no longer used

solely for the approved residential purpose, the Housing Officer shall revoke the Residential CRA Exemption and any remaining Residential CRA Exemption shall be forfeited pursuant to the procedures set forth herein and the CRA Act.

SECTION 8. Procedure for Authorization of Commercial CRA Exemptions Applicable to Section 6. With respect to the construction or remodeling of a structure or structures described in Section 6 to be used for commercial or industrial purposes, the owner of the real property and the Village shall enter into a written agreement prior to the commencement of construction or remodeling pursuant to ORC Section 3735.671 (the "Commercial CRA Agreement" and together with the Residential CRA Agreement, the "CRA Agreements"). Prior to executing any Commercial CRA Agreement pursuant to ORC Section 3735.671, however, the owner of the structure or structures to be used for commercial or industrial purposes shall file a proper Commercial CRA Application (a form of which shall be on file with the Clerk of this Council as may be amended from time to time (the "Commercial CRA Application" and together with the Residential CRA Application the "CRA Applications")) with the Housing Officer. Upon receipt by the Housing Officer of a properly filed Commercial CRA Application, the owner and the Village shall negotiate the final term and percentage of the Commercial CRA Exemption, which shall be negotiated on a case-by-case basis. The Village shall obtain this Council's approval of any Commercial CRA Agreement prior to the Village's execution of any Commercial CRA Agreement pursuant to ORC Section 3735.671. The Village shall formally process the Commercial CRA Exemption in the manner defined by the Commercial CRA Agreement and pursuant to Section 6 of this Ordinance as long as the Commercial CRA Agreement also contains the required provisions enumerated in Sections 9 and 10 of this Ordinance. If at any time a structure subject to a Commercial CRA Exemption pursuant to this Ordinance is no longer used solely for the approved commercial or industrial purposes, the Housing Officer shall revoke the applicable Commercial CRA Exemption and any remaining Commercial CRA Exemption shall be forfeited pursuant to the procedures set forth herein and the CRA Act.

SECTION 9. Additional General Eligibility Requirements. The additional general eligibility requirements enumerated in this Section 9 shall apply with respect to all CRA Exemptions granted by the Village within the Yellow Springs Community Reinvestment Area, as follows:

- (a) All owners of real property shall pay all real property taxes and charges not subject to a CRA Exemption pursuant to this Ordinance when due. In the event that an owner of real property fails to pay all real property taxes and charges not subject to a CRA Exemption pursuant to this Ordinance when due, and any such real property taxes and charges remain delinquent for a period of more than twelve (12) months, the owner must provide evidence to the Housing Officer that the Greene County Treasurer has approved a payment arrangement with respect to such delinquent real property taxes and charges. If real property taxes and charges remain delinquent for a period of more than twelve (12) months and the owner cannot provide evidence of a payment arrangement with the Greene County Treasurer or the owner defaults in making payments under a payment arrangement with the Greene County Treasurer's Office, the Housing Officer may deny any CRA Application or revoke any CRA Exemption pursuant to the terms and procedures of Sections 11, 12, and 13 hereof.
- (b) All structures subject to a CRA Exemption shall comply with all applicable Village planning and zoning codes, including, but not limited to the Zoning Code, as the same may be amended from time to time. The Housing Officer may deny any CRA Application with respect to a structure in violation of any applicable Village planning and zoning codes, including, but not limited to the Zoning Code, where construction or remodeling would not otherwise remedy such violation. Additionally, the Housing Officer may revoke any CRA Exemption where violations of Village planning and zoning codes, including, but not limited to the Zoning Code, with respect to a structure or structures have existed for a period exceeding six (6) months from the date of notice of any violation of the same, all pursuant to the terms and procedures of Sections 11, 12, and 13 hereof.

In addition, and notwithstanding anything to the contrary, Residential CRA Agreements and Commercial CRA Agreements shall include the required additional conditions, as follows:

- (c) Pursuant to Sections 5(a) and 5(b) hereof, newly constructed and remodeled Multi-Family Facilities shall not be eligible for Residential CRA Exemptions under this Ordinance unless the property owner owning real property zoned and platted for such purposes has executed a Residential CRA Agreement prior to the commencement of construction or remodeling of such Multi-Family Facilities.
- (d) Pursuant to Sections 6(a) and 6(b) hereof, newly constructed or remodeled commercial and industrial structures shall not be eligible for a Commercial CRA Exemption under this Ordinance unless the property owner of such real property owning real property zoned and platted for such purposes has executed a Commercial CRA Agreement prior to the commence of construction or remodeling of such commercial or industrial structures pursuant to ORC 3735.671.

SECTION 10. Annual Monitoring Fees. An annual monitoring fee shall apply to: (i) any Commercial CRA Exemption authorized pursuant to Sections 6(a) or 6(b) of this Ordinance by the Village with respect to a structure or structures to be used for commercial or industrial purposes and (ii) any Residential CRA Exemption authorized pursuant to Sections 5(a) and 5(b) by the Village for Multi-Family Facilities. The annual monitoring fee shall be due at the execution of any Commercial CRA Agreement or Residential CRA Agreement and on each anniversary of the execution of such Commercial CRA Agreement or Residential CRA Agreement during the term of the applicable CRA Exemption. The annual monitoring fee shall be determined by the Housing Officer and shall be included as a required provision in each Commercial CRA Agreement and Residential CRA Agreement, unless otherwise waived by the Village Council in the Village Council's sole discretion, all to rationally support the sound administration of the Yellow Springs Community Reinvestment Area in the Village.

SECTION 11. Annual Inspection. That the Housing Officer, or the Housing Officer's designee, shall make annual inspections of the real property within the Yellow Springs Community Reinvestment Area for which the Village has granted CRA Exemptions pursuant to this Ordinance and the CRA Act. If the Housing Officer finds that real property for which the Village has granted a CRA Exemption has not been properly maintained or repaired due to the neglect of the owner of such real property, the Housing Officer may revoke the applicable CRA Exemption at any time after the first year of the CRA Exemption. In the event the Housing Officer revokes the CRA Exemption as permitted hereunder and pursuant to ORC Section 3735.68, the Housing Officer shall notify the Greene County Auditor and the owner of the real property that the CRA Exemption no longer applies and shall provide a report of such revocation to the Tax Incentive Review Council and the Housing Council (as defined in Sections 12 and 13 hereof). The report shall specify the findings as to the maintenance and repair of the real property and the reason for revoking the CRA Exemption.

SECTION 12. Housing Council. A Housing Council with respect to the Yellow Springs Community Reinvestment Area (the "Housing Council") shall be established. The membership of the Housing Council shall include: two (2) members appointed by the Mayor, two (2) members appointed by this Council, one (1) member appointed by the Planning Commission of the Village, and two (2) additional members appointed by a majority of the foregoing members who shall be residents of the Village. Terms of the members of the Housing Council shall be for three (3) years. An unexpired term resulting from a vacancy on the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing Council shall make an annual inspection of the real property within the Yellow Springs Community Reinvestment Area for which the Village has granted a CRA Exemption pursuant to ORC Section 3735.67 and this Ordinance. The Housing Council shall also hear appeals pursuant to ORC Section 3735.70.

SECTION 13. Tax Incentive Review Council. The Greene County Tax Incentive Review Council (the "TIRC"), or other applicable TIRC having jurisdiction within the Village, has or shall be established and shall serve as the TIRC with respect to the Yellow Springs Community Reinvestment Area. The TIRC shall annually review the

compliance of all CRA Agreements entered into by the Village with respect to any CRA Exemptions granted pursuant to the CRA Act and this Ordinance and shall make written recommendation to this Council as to the continuation, modification, or termination, of any such CRA Agreement and any applicable CRA Exemptions.

SECTION 14. Ohio Department of Development. Pursuant to ORC Section 3735.66, the Housing Officer, the Clerk of this Council, and their designees, are authorized and directed on behalf of this Council to send a copy of this Ordinance and a map of the Yellow Springs Community Reinvestment Area sufficient in detail to denote the specific boundaries of the Yellow Springs Community Reinvestment Area to the Ohio Department of Development via first-class mail. To satisfy the requirements of ORC Section 3735.672, the Housing Officer, or the Housing Officer's designees, are further authorized and directed to submit one (1) or more annual reports, together with all executed agreements, certificates, and other documents as the Housing Officer shall deem necessary, to the Director of the Ohio Department of Development, on or before March 31st of each year.

SECTION 15. Publication of Ordinance. Pursuant to ORC Section 3735.66, the Clerk of Council, or their designee, is further hereby authorized and directed to publish this Ordinance in full once a week for two (2) consecutive weeks in a newspaper of general circulation in the Village, which shall otherwise indicate that this Council has adopted this Ordinance and designated the boundaries of the Yellow Springs Community Reinvestment Area.

SECTION 16. No Discrimination. In accordance with ORC Section 5709.832, the Village hereby determines that no recipient of any CRA Exemption pursuant to this Ordinance shall deny employment to any individual based on considerations of race, religion, sex, disability, color, national origin, or ancestry.

SECTION 17. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

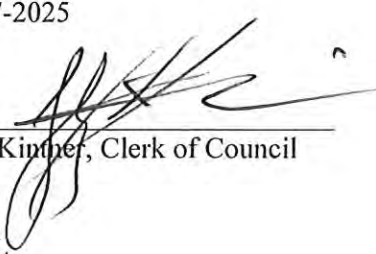
SECTION 18. Effective Date. This Ordinance is hereby declared to be an emergency measure necessary to preserve the public interest and to encourage the development of property within the Village.



Kevin Stokes, Council President

Passed: 11-17-2025

Attest: _____



Judy Kinney, Clerk of Council

ROLL CALL

Kevin Stokes __Y__

Gavin DeVore Leonard __N__

Carmen Brown __Y__

Brian Housh __Y__

Trish Gustafson __Y__

EXHIBIT A

Description of Yellow Springs Community Reinvestment Area

The boundaries of the Yellow Springs Community Reinvestment Area shall consist of all of the parcels of real property existing within the entire incorporated limits of the Village as of the effective date of the Ordinance to which this Exhibit A is attached, as such parcels are identified by the various permanent parcel identification numbers of the Greene County Auditor as of the date of passage of the Ordinance to which this Exhibit A is attached, including as such parcels may be further split, combined, re-combined, re-numbered, or re-labeled from time to time, as indicated by the Official Zoning Map of the Village, as follows:

[See Attached]

**PROPOSED CRA AREA
- VILLAGE OF YELLOW SPRINGS -**

- Buildings
- Parcels
- Proposed CRA
- Village Boundary

0 1/4 1/2 Miles

Map Created October 2025 | Sources: The Village of Yellow Springs Planning and Economic Development Department, Greene County Auditor's Office, Bricker Graydon LLP, and Mapped Out - GIS Services, LLC

Map Created October 2025 | Sources: The Village of Yellow Springs Planning and Economic Development Department, Greene County Auditor's Office, Bricker Graydon LLP, and Mapped Out - GIS Services, LLC

**Council for the Village of Yellow Springs
Regular Session Minutes**

In Council Chambers @ 5 P.M.

Tuesday, September 8, 2026

CALL TO ORDER

President of Council Gavin DeVore Leonard called the meeting to order at 5:03 pm.

ROLL CALL

Present were Council President DeVore Leonard, Vice President Angie Hsu and Council members Senay Semere and Stephanie Pearce. Interim Village Manager Jeff Sheridan and Solicitor Amy Blankenship were also present. Carmen Brown joined Executive Session at 5:07pm.

EXECUTIVE SESSION (5:00)

Pearce MOVED and Hsu SECONDED a MOTION TO ENTER EXECUTIVE SESSION under Ohio Revised Code 121.22(G)(1) To consider the appointment, employment or compensation of a public employee or official. The MOTION PASSED 4-0 ON A ROLL CALL VOTE.

MOTION TO ENTER REGULAR SESSION

At 6:04pm, Hsu MOVED and Semere SECONDED a MOTION TO ENTER REGULAR SESSION. The MOTION PASSED 5-0 ON A VOICE VOTE.

ANNOUNCEMENTS

There were no announcements.

CONSENT AGENDA

1. Minutes of September 8, 2026 Regular Meeting
2. Credit Card Statement for August

Semere MOVED and Hsu SECONDED a MOTION TO APPROVE THE CONSENT AGENDA. The MOTION PASSED 5-0 ON A VOICE VOTE.

REVIEW OF AGENDA

Hsu requested addition of a New Business item addressing an update to safety concerns at Mills Lawn School.

PETITIONS/COMMUNICATIONS

The Clerk will receive and file:

John Millman re: Drainage Issues (6)
Jerry Papania re: Utilities
Jerry Papania re: Traffic Study
Mitzie Miller re: Request for Curb Cut
Amy Bailey re: ATC Request for Signage on School Property
Angie Hsu re: Letter to the Community

Hsu reviewed communications.

CITIZEN CONCERNS

Mitzie Miller asserted that the Village is out of compliance with ADA requirements.

Dorothee Bouquet advocated for the Active Transportation Plan, noting that many grant opportunities require local match, asking that funds be allocated in 2027 for this purpose. He asked also that funds be allocated for crosswalk painting.

Jerry Papania commented that sight distance requirements need to be enforced for safety and asked for Council attention to this matter.

Jennifer Rosengarten spoke about a disconnect between what villagers believe the village represents and what is happening with regard to development in town. She asked that this disconnect be examined, particularly with regard to the Village zoning code.

Lisa Abel, Executive Director of Yellow Springs Development Corporation, spoke about the YSDC, which is a CIC, and the purpose and powers of such an organization under Ohio Revised Code.

Christine Monroe Beard chastised Council for engaging in pet projects and asked that the mandates of villagers be followed. Monroe Beard objected to what she perceives as a single focus, which she identified as affordable housing. She asked that Council correct mistakes made.

John Millman asked Council to repair a culvert adjacent to his property, alleging that it needs to be repaired and asking that the Village do so.

Ralita Hilderbrand commented that it is premature to proceed with the Strategic Plan process. Hilderbrand addressed Hsu's letter to the community, referring to it as revisionist. She provided previous Council decisions as proof of this perspective, and asked for a step back and truthful conversations.

Council briefly discussed their frustration about not being able to "engage in dialogue" on topics about which citizens may express strong feeling or frustration.

Hsu responded briefly to Hilderbrand, stating that Council had asked for an appraisal of all Village-owned properties and not just of the Glass Farm.

PUBLIC HEARINGS/LEGISLATION

Semere MOVED and Hsu SECONDED a MOTION TO READ EMERGENCY LEGISLATION IN BY TITLE ONLY. The MOTION PASSED 5-0 ON A VOICE VOTE.

Emergency Reading of Ordinance 2026-19 Additional 2026 3Q Supplemental and Declaring an Emergency. Hsu MOVED and Pearce SECONDED a MOTION TO APPROVE.

The Clerk noted that the supplemental covers Johnnie Burns' payout and transfers in a payment from Fisher Homes for electric conduit/service at Spring Meadows.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Reading of Resolution 2026-33 Authorizing the Interim Village Manager to Prepare and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to Execute Contracts as Required. Hsu MOVED and Pearce SECONDED a MOTION TO APPROVE.

DeVore Leonard noted that the proposal is due October 9th.

Sheridan expressed confidence in Choice One, with whom he is familiar, opining that there is no down side to applying under the recommended option.

DeVore Leonard asked that more information be provided at some point as to why Choice One believes

the recommended option will be successful.

Pearce asked how the recommended streets were selected and what will happen if the grant is not received.

Sheridan promised follow-up information to Pearce's questions.

The Clerk noted that the Streets Superintendent had provided the recommendation as to which streets to include.

DeVore Leonard CALLED THE VOTE and the MOTION PASSED 5-0 ON A VOICE VOTE.

Reading of Resolution 2026-34 Accepting the Resignation of Johnnie Burns as Village Manager and Approving a Separation Agreement and Consulting Agreement with Johnnie Burns for Public Works Consultation. Hsu MOVED and Pearce SECONDED a MOTION TO APPROVE.

Blankenship explained that Burns has executed the agreements. She noted that these had been provided to Council for review prior to finalization, and briefly described each agreement.

DeVore Leonard CALLED THE VOTE, and the MOTION PASSED 4-1 ON A ROLL CALL VOTE, with Brown voting against.

SPECIAL REPORTS

There were no Special Reports.

MANAGER'S REPORT

Jeff Sheridan, Interim Village Manager, announced the resignation of the Finance Director effective October 9th. He assured those present that the Village has had an ongoing relationship with the Shared Resource Center which will assist in any needed transition services.

OLD BUSINESS

Economic Development Progress Update. Semere provided a verbal update regarding priorities and general information on Community Improvement Corporations.

DeVore Leonard asked for next steps.

Semere stated that he will bring quarterly updates.

Lisa Abel commented that information will go to the YSDC Board in early October.

Phillip O'Rourke commented positively on progress towards economic development goals.

NEW BUSINESS

Update re: Mills Lawn Safety. Hsu commented that this is a priority issue, and promised regular information updates moving forward.

BOARD AND COMMISSION REPORTS

Semere commented on Transportation Improvement grant information provided by Greene County Engineer Stephanie Goff.

Brown announced upcoming musical events in the America 250 lineup.

FUTURE AGENDA ITEMS

The Clerk received approval from Council to move Budget meetings back: the agreed-upon times are shown below.

- Oct. 5: Ordinance: Zoning Fee Schedule Text Amendment
 Ordinance: Subdivision Fee Text Amendment
 Process for Charter Amendment (Recall)
 Council Response to Citizens During Meetings
 CRA Work Session
- Oct. 7: Budget Session #1: 3-5pm
- Oct. 19: Executive Session (Clerk Evaluation Process)
 Second Reading and Public Hearing of Ordinance 2026-20 Repealing and Replacing Section
 1226.13 “PARK DEDICATION FEE REQUIREMENTS” of the Village Planning and Zoning
 Code
 Second Reading and Public Hearing of Ordinance 2026-21 Repealing Appendix A “FEE
 SCHEDULE” of Title 4 of the Village Planning and Zoning Code
 Reading of Resolution 2026-XX Planning and Zoning Fee Schedule
 Resolution 2026-XX Approving a Subdivider’s Agreement with Enon Road Project I, LLC for
 Spring Meadows Extension
 Quarterly Financials
 Treasurer Report
 MVRPC Grant Update
- Oct. 22: Budget Session #2: 3-5pm
- Nov. 2: Work Session: Budget Session #3 (4-6pm)
- Nov. 2: Regular Session

ADJOURNMENT

At 7:34pm Semere MOVED and Hsu SECONDED a MOTION TO ADJOURN. The MOTION PASSED 5-0 ON A VOICE VOTE.

Signed: _____
Gavin DeVore Leonard, Council President

Attest: _____
Judy Kintner, Council Clerk



Fiscal Year 2026 Financial Breakdown - Operating and Enterprise Funds

GENERAL FUND - Revenue				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
Property Tax/Allocation				633,301	1,257,914	50.3%	624,613	625,701	1,269,467	49.3%	612,507	1,235,899	In line with plan.
Income Tax				1,579,689	2,655,830	59.5%	1,076,141	1,354,532	2,655,830	51.0%	1,458,610	2,623,729	Running better than plan (~225k)
Other				770,638	1,079,460	71.4%	308,822	803,707	1,432,455	56.1%	879,805	1,612,098	Interest earnings @ 302k vs. plan for the year of 315k
Total				2,983,628	4,993,204	59.8%	2,009,577	2,783,940	5,829,752	52.0%	2,950,923	5,471,726	
GENERAL FUND - Expense				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
Council/Mayor				178,785	370,370	48.3%	191,585	182,834	377,148	48.5%	154,873	297,075	In line with plan.
Admin/Planning				437,460	1,023,148	42.8%	585,688	525,320	1,239,433	42.4%	384,147	817,913	In line with plan.
Public Safety				958,763	2,200,786	43.6%	1,242,023	796,922	1,735,525	45.9%	828,189	1,734,982	Running better than plan. Staffing not at 100%
Other				101,487	557,193	18.2%	455,706	136,292	255,698	53.3%	175,744	260,908	Running better: 200k Reserves for budget preservation.
Transfers/Advances				1,167,415	1,167,415	-	-	-	1,337,500	-	1,841,610	1,505,642	
Total				2,843,910	5,318,912	53.5%	2,475,002	1,641,367	4,945,304	33.2%	3,384,562	4,616,520	
WATER - Revenue				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
Consumer Fees				889,121	1,651,444	53.8%	762,324	739,498	1,595,598	46.3%	645,666	1,407,753	Much better than plan: ~115k
Other				87,698	52,525	167.0%	(35,173)	77,120	174,722	44.1%	94,313	141,816	Tap Fees @ ~80k current, 50k annually planned.
Total				976,819	1,703,969	57.3%	727,151	816,618	1,770,320	46.1%	739,979	1,549,569	
WATER - Expense				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
Water Distribution				244,822	568,623	43.1%	323,801	247,098	502,348	49.2%	254,085	521,259	Running much better than plan: Salaries/Benefits
Water Treatment				204,001	543,555	37.5%	339,554	240,418	484,113	49.7%	193,863	420,102	Running much better than plan: Salaries/Benefits
Debt				209,919	376,505	55.8%	166,586	209,919	376,504	55.8%	376,504	376,504	In line with plan.
Transfers OUT - Capital				-	-	-	-	-	-	-	-	350,000	
Total				658,741	1,488,683	44.2%	829,942	697,434	1,362,965	51.2%	824,452	1,667,865	
ELECTRIC - Revenue				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
Consumer Fees				3,041,655	5,671,275	53.6%	2,629,620	2,575,724	5,587,463	46.1%	2,338,692	4,933,617	Running better than plan: ~315k
Other				89,984	55,550	162.0%	(34,434)	27,273	33,608	81.2%	102,461	379,188	Reimbursements @ ~78k to date, 50k planned annually.
Sale of Recs				647,893	500,000	-	-	-	-	-	1,113,602	1,121,996	Much better than plan: will be transferred to capital.
Total				3,779,532	6,226,825	60.7%	2,595,186	2,602,998	5,621,071	46.3%	3,554,755	6,434,801	
ELECTRIC - Expense				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
General				720,228	1,300,665	55.4%	580,437	445,477	1,119,103	39.8%	835,344	1,508,826	Running slightly high but within range of plan.
Power Costs-Contracted				2,071,590	4,164,000	49.7%	2,092,410	1,965,456	3,984,642	49.3%	1,577,048	2,975,764	In line with plan.
Transfers OUT - Capital				500,000	500,000	-	-	-	-	-	-	900,000	
Total				3,291,818	5,964,665	55.2%	2,672,847	2,410,933	5,103,745	47.2%	2,412,391	5,384,590	
SEWER - Revenue				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
Consumer Fees				726,562	1,445,020	50.3%	718,458	680,328	1,409,776	48.3%	605,409	1,298,185	Slightly better than plan.
Other				34,101	51,510	66.2%	17,409	84,764	117,702	72.0%	103,987	150,438	In line with plan.
Transfers in				-	-	-	-	-	-	-	-	73,000	
Total				760,663	1,496,530	50.8%	735,867	765,092	1,600,478	50.1%	709,396	1,448,623	
SEWER - Expense				Quarterly - June 2026			2025			2024			Notes
				Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	
Collection				181,924	513,298	35.4%	331,374	169,409	362,484	46.7%	178,747	404,647	Running much better than plan: Salaries/Benefits
Treatment				219,616	607,814	36.1%	388,198	243,321	492,814	49.4%	217,162	459,751	Running much better than plan: Salaries/Benefits
Debt Service				33,685	67,396	50.0%	33,711	33,668	67,345	50.0%	67,312	67,312	In line with plan.
Transfers OUT - Capital				317,750	350,000	-	-	-	700,000	-	-	140,000	
Total				752,976	1,538,508	48.9%	753,282	446,399	1,622,643	27.5%	463,221	1,071,710	



Fiscal Year 2026 Financial Breakdown - Other Funds and Capital Summary

PARKS - Revenue	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
Transfers In (from GF)	634,095	634,095	100.0%	-	-	742,000	0.0%	410,000	410,000	100.0%	
Pool	41,244	55,000	75.0%	13,756	34,510	55,526	62.2%	32,269	53,672	60.1%	Slightly better than plan
Other	37,070	42,420	87.4%	5,350	22,958	38,840	59.1%	36,376	79,844	45.6%	
Total	712,409	731,515	97.4%	19,106	57,467	836,366	6.9%	478,645	543,516	88.1%	Slightly better than plan
PARKS - Expense	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
General	66,084	161,803	40.8%	95,719	59,798	124,614	48.0%	73,484	165,267	44.5%	
Bryan Cntr/Youth Prgm	173,953	379,588	45.8%	205,635	181,690	351,703	51.7%	178,316	340,928	52.3%	
Pool	44,066	147,033	30.0%	102,967	45,477	125,280	36.3%	38,693	118,996	32.5%	
Transfers OUT	86,750	110,000		23,250	-	200,000		-			
Total	370,853	798,424	46.4%	427,571	286,965	801,597	35.8%	290,493	625,191	46.5%	In line with plan.

STREET	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
Revenue	492,419	620,100	79.4%	127,681	48,010	512,431	9.4%	450,378	607,174	74.2%	In line with plan.
Expense	213,617	804,583	26.6%	590,966	226,240	527,953	42.9%	210,396	655,271	32.1%	Running better than plan but anticipated.

Solid Waste	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
Revenue	288,616	533,371	54.1%	244,755	252,895	516,125	49.0%	228,046	428,367	53.2%	Slightly better than plan.
Expense	266,419	465,606	57.2%	199,187	227,335	466,130	48.8%	204,120	392,543	52.0%	Rumpke costs are high; will likely end higher than plan.

Storm	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
Revenue	58,833	100,000	58.8%	41,167	58,068	116,895	49.7%	52,018	105,853	49.1%	Slightly better than plan.
Expense	-	92,483	0.0%	92,483	-	-		-	-	#DIV/0!	

Police Pension	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
Revenue	29,509	52,125	56.6%	22,616	28,993	52,670	55.0%	98,236	121,363	80.9%	In line.
Expense	298	52,125	0.6%	51,827	68,140	51,688	131.8%	59,314	125,384	47.3%	Accounting adjustment will occur - timing only.

Affordable Housing	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
Revenue	68,807	109,181	63.0%	40,374	51,421	393,751	13.1%	247,502	247,502	100.0%	Accounting Change - in line with plan.
Expense	77,637	311,247	24.9%	233,610	83,568	141,517	59.1%	44,595	149,903	29.7%	Accounting Change - in line with plan.

Capital Expenses	Quarterly - June 2026				2025			2024			Notes
	Actual	Plan	%	Remaining	To-Date	Total FY	%	To-Date	Total FY	%	
Water Capital	42,114	79,860	52.7%	37,746	242,849	847,192	28.7%	657,397	2,285,405	28.8%	Encumbered 26k
Sewer Capital	57,600	354,750	16.2%	297,150	-	39,822	0.0%	22,292	201,183	11.1%	Encumbered 12k - Large projects not underway.
Electric Capital	7,851	330,000	2.4%	322,149	271,904	438,940	61.9%	193,825	770,370	25.2%	Encumbered 5k - Large projects not underway.
Parks/Rec Capital	30,725	145,750	21.1%	115,026	4,000	28,796	13.9%	22,662	22,662	100.0%	Encumbered 7k - Large proects not underway.
Facilities Capital	111,323	210,980	52.8%	99,657	24,555	24,555	100.0%	48,197	106,449	45.3%	Encumbered 13k
Equipment Capital	20,251	4,620	438.3%	(15,631)	-	-		5,500	5,500		Carryover Encumbrances. Current Encumbered \$0
Totals	269,863	1,125,960	24.0%	856,097	543,309	1,379,305	39.4%	949,873	3,391,569	28.0%	

GENERAL FUND - Revenue	2026 Q2 Actual	Plan 2026 Q2	Difference	2026 Plan Year	Current	History		
					Q2 2026	Q2 2025	Q2 2024	Q2 2023
Property Tax	633,301	621,689	11,611	1,257,914	633,301	625,701	612,507	
Income Tax	1,579,689	1,415,123	164,566	2,655,830	1,579,689	1,354,532	1,458,610	
Other/Advances	770,638	596,897	173,741	1,079,460	770,638	803,707	879,805	
Water	976,819	798,940	177,878	1,703,969	976,819	816,618	739,979	-
Electric	3,779,532	3,180,462	599,070	6,226,825	3,779,532	2,602,998	3,554,755	-
Sewer	760,663	723,694	36,969	1,496,530	760,663	765,092	709,396	-
GENERAL FUND - Expense	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Council/Mayor	178,785	185,512	(6,727)	370,370	178,785	182,834	154,873	
Admin/Plan	437,460	452,291	(14,831)	1,023,148	437,460	525,320	384,147	
Public Safety	958,763	1,030,547	(71,784)	2,200,786	958,763	796,922	828,189	
Other	101,487	336,550	(235,063)	557,193	101,487	136,292	175,744	
Transfer/Advance	1,167,415	716,044	451,371	1,167,415	1,167,415	-	1,841,610	
Water	658,741	747,520	(88,778)	1,488,683	658,741	697,434	824,452	-
Electric	3,291,818	2,743,001	548,817	5,964,665	3,291,818	2,410,933	2,412,391	-
Sewer	752,976	519,404	233,572	1,538,508	752,976	446,399	463,221	-
Water	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Consumer Fees	889,121	761,656	127,464	1,651,444	889,121	739,498	645,666	
Other	87,698	28,447	59,251	52,525	87,698	77,120	94,313	
Water Revenue	976,819	798,940	177,878	1,703,969	976,819	816,618	739,979	-
WATER - Expense	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Water Distribution	244,822	278,412	(33,590)	568,623	244,822	247,098	254,085	
Water Treatment	204,001	261,061	(57,060)	543,555	204,001	240,418	193,863	
Debt	209,919	293,212	(83,293)	376,505	209,919	209,919	376,504	
Transfers OUT - Capital	-	-	-	-	-	-		
Water Expense	658,741	747,520	(88,779)	1,488,683	658,741	697,434	824,452	-
ELECTRIC - Revenue	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Consumer Fees	3,041,655	2,649,063	392,592	5,671,275	3,041,655	2,575,724	2,338,692	
Other	89,984	17,458	72,526	55,550	89,984	27,273	102,461	
Sale of Recs	647,893	496,259	151,633	500,000	647,893	-	1,113,602	
Total	3,779,532	3,180,462	599,070	6,226,825	3,779,532	2,602,998	3,554,755	-

ELECTRIC - Expense	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
General	720,228	633,928	86,299	1,300,665	720,228	445,477	835,344	
Power Costs - Contracted	2,071,590	2,119,271	(47,681)	4,164,000	2,071,590	1,965,456	1,577,048	
Transfers OUT - Capital	500,000	-	500,000	500,000	500,000	-	-	
Total	3,291,818	2,743,001	548,816	5,964,665	3,291,818	2,410,933	2,412,391	-
SEWER - Revenue	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Consumer Fees	726,562	686,094	40,468	1,445,020	726,562	680,328	605,409	
Other	34,101	36,259	(2,158)	51,510	34,101	84,764	103,987	
Transfers in	-	-	-	-	-	-	-	
Total	760,663	723,694	36,969	1,496,530	760,663	765,092	709,396	-
SEWER - Expense	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Collection	181,924	232,956	(51,032)	513,298	181,924	169,409	178,747	
Treatment	219,616	293,825	(74,209)	607,814	219,616	243,321	217,162	
Debt Service	33,685	50,541	(16,856)	67,396	33,685	33,668	67,312	
Transfers OUT - Capital	317,750	-	317,750	350,000	317,750	-	-	
Total	752,976	519,404	233,572	1,538,508	752,976	446,399	463,221	-
PARKS - Revenue	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Transfers In (from GF)	634,095	225,676	408,419	634,095	634,095	-	410,000	
Pool	41,244	33,634	7,609	55,000	41,244	34,510	32,269	
Other	37,070	21,207	15,863	42,420	37,070	22,958	36,376	
Total	712,409	284,208	428,200	731,515	712,409	57,467	478,645	-
PARKS - Expense	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
General	66,084	74,394	(8,310)	161,803	66,084	59,798	73,484	
Bryan Center/Youth Program	173,953	197,297	(23,343)	379,588	173,953	181,690	178,316	
Pool	44,066	50,664	(6,598)	147,033	44,066	45,477	38,693	
Transfers OUT	86,750	-	86,750	110,000	86,750	-	-	
Total	370,853	323,143	47,710	798,424	370,853	286,965	290,493	-
STREET	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Revenue	492,419	276,036	216,384	620,100	492,419	48,010	450,378	
Expense	213,617	296,909	(83,292)	804,583	213,617	226,240	210,396	
Annual Surplus/(Deficit):	278,802	(11,907)	290,709	(184,483)	278,802	(178,230)	239,982	-
Solid Waste	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Revenue	288,616	262,994	25,622	533,371	288,616	252,895	228,046	
Expense	266,419	228,245	38,174	465,606	266,419	227,335	204,120	
Annual Surplus/(Deficit):	22,197	12,188	10,009	67,765	22,197	25,560	23,925	-

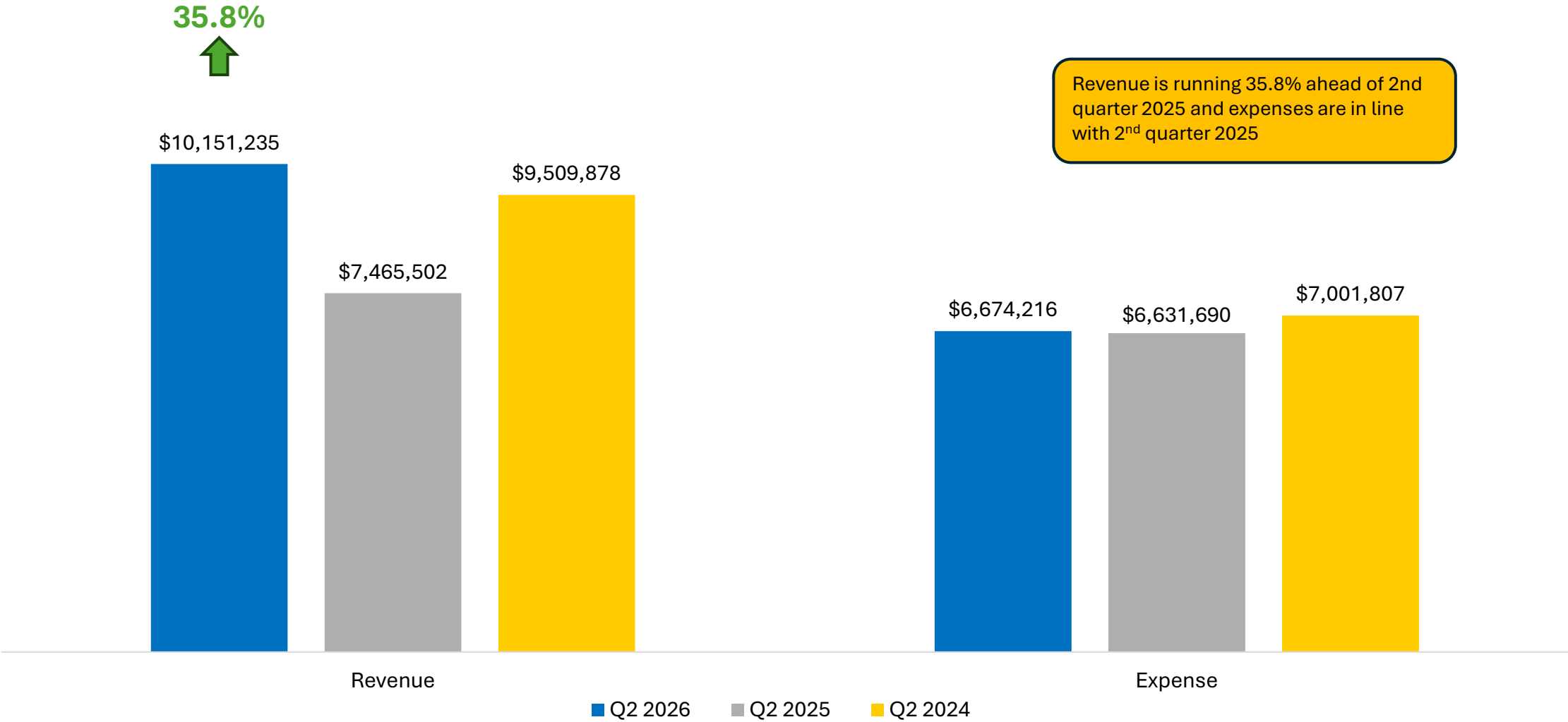
Storm	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Revenue	58,833	49,421	9,411	100,000	58,833	58,068	52,018	
Expense	-	-	-	92,483	-	-	-	
Annual Surplus/(Deficit):	58,833	2,604	56,228	7,517	58,833	58,068	52,018	-
Police Pension	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Revenue	29,509	38,106	(8,598)	52,125	29,509	28,993	98,236	
Expense	298	37,519	(37,221)	52,125	298	68,140	59,314	
Annual Surplus/(Deficit):	29,211	-	29,211	-	29,211	(39,147)	38,922	-
Affordable Housing	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Revenue	68,807	50,895	17,912	109,181	68,807	51,421	247,502	
Expense	77,637	136,883	(59,246)	311,247	77,637	83,568	44,595	
Annual Surplus/(Deficit):	(8,831)	(93,866)	85,036	(202,066)	(8,831)	(32,147)	202,906	-
Capital Fund Expenses	2026 Q2 Actual	Plan 2026 Q2	Difference		Q2 2026	Q2 2025	Q2 2024	Q2 2023
Water Capital	42,114	22,950	19,164	79,860	42,114	242,849	657,397	
Sewer Capital	57,600	32,812	24,788	354,750	57,600	-	22,292	
Electric Capital	7,851	127,089	(119,239)	330,000	7,851	271,904	193,825	
Parks/Rec Capital	30,725	75,518	(44,793)	145,750	30,725	4,000	22,662	
Facilities Capital	111,323	117,167	(5,844)	210,980	111,323	24,555	48,197	
Equipment Capital	20,251	4,620	15,631	4,620	20,251	-	5,500	
Totals	269,863	352,401	(82,538)	1,125,960	269,863	543,309	949,873	-



Second Quarter Financials

April – June 2026

Q2 Year-Over-Year Financial Comparison

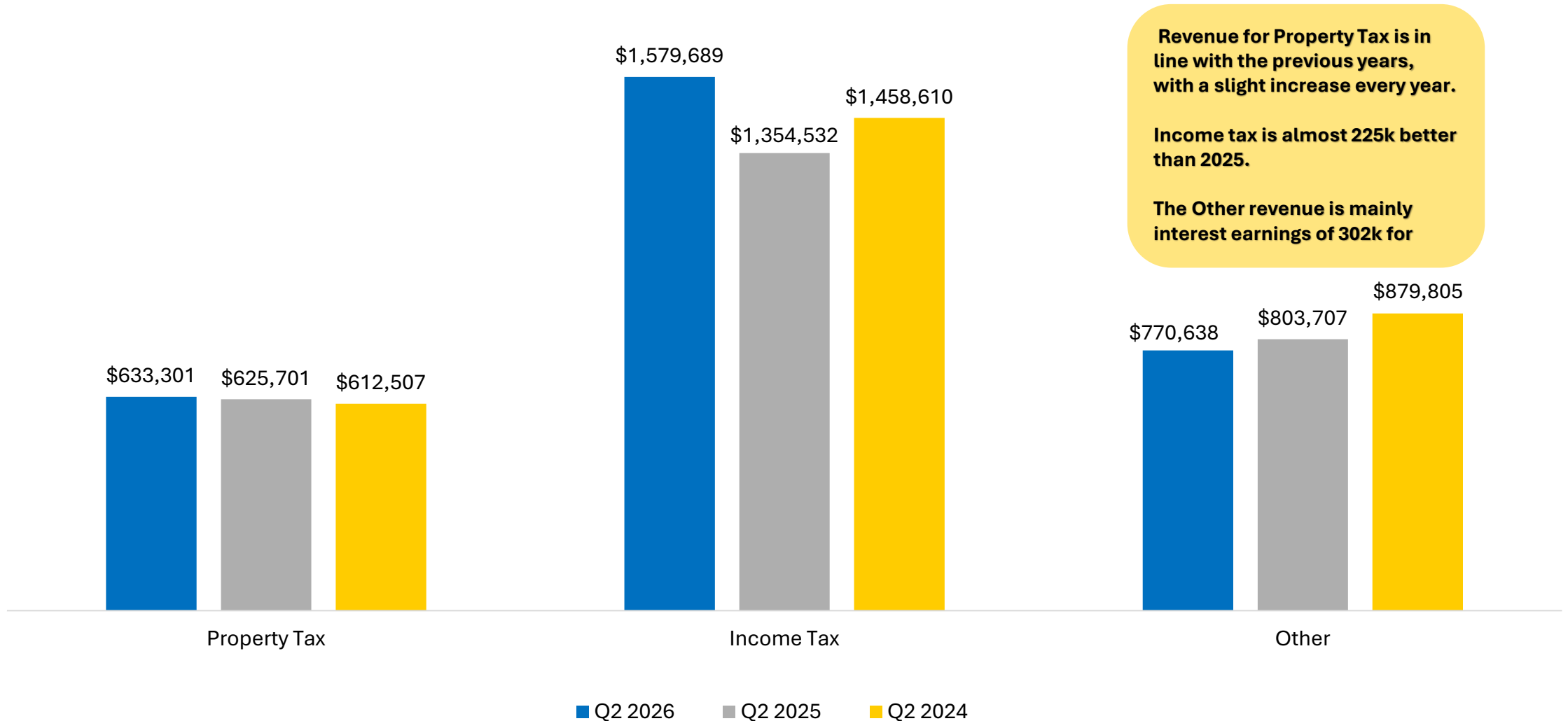


% change shows increase or decrease from the previous year's Q1

Revenue

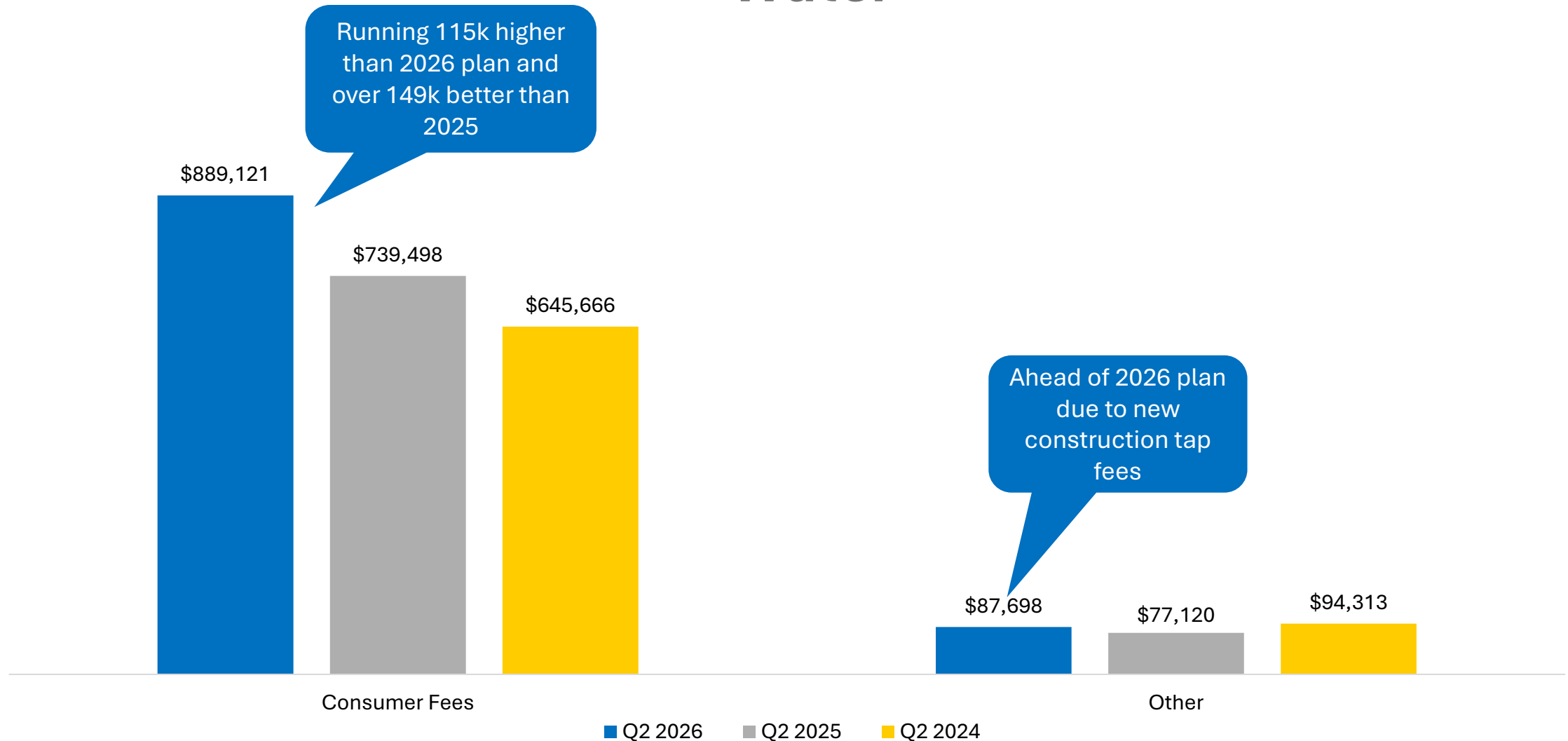
Revenue – 3 Year Comparison

General Fund



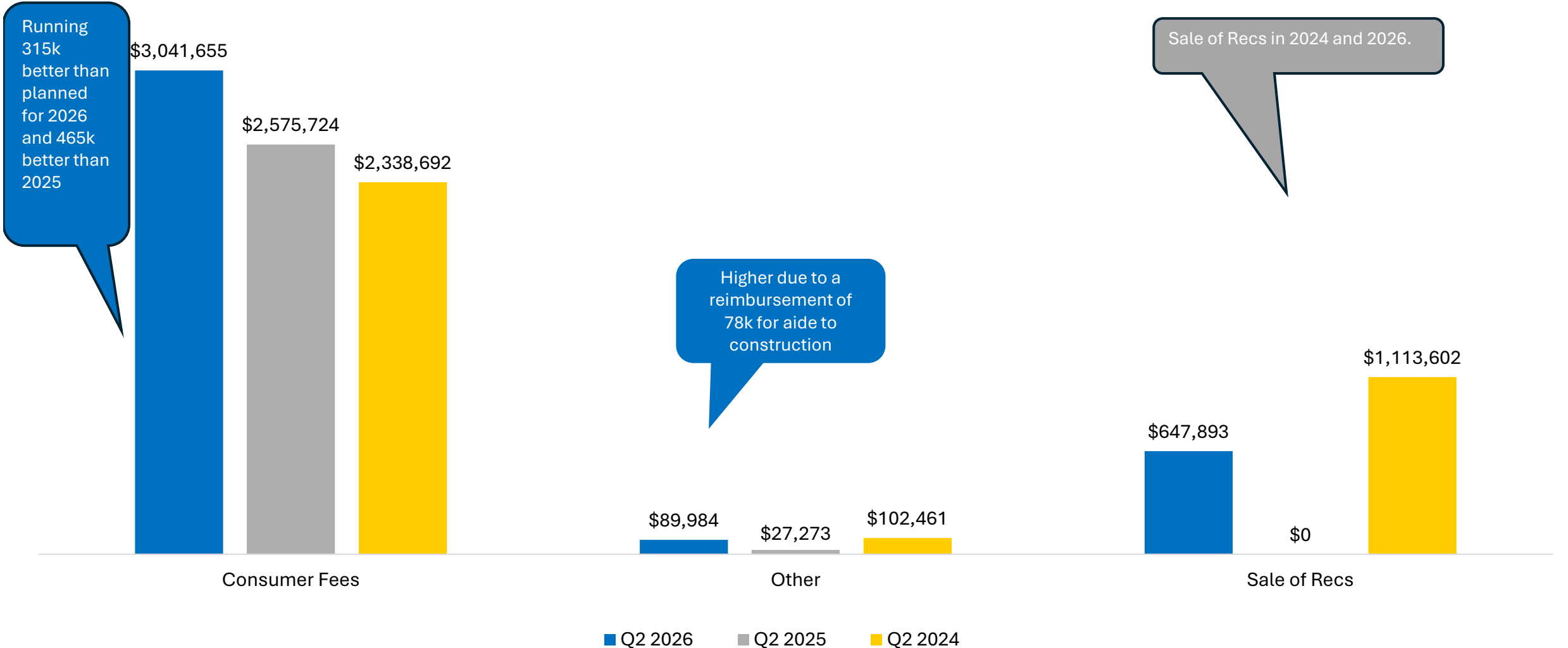
Revenue – 3 Year Comparison

Water



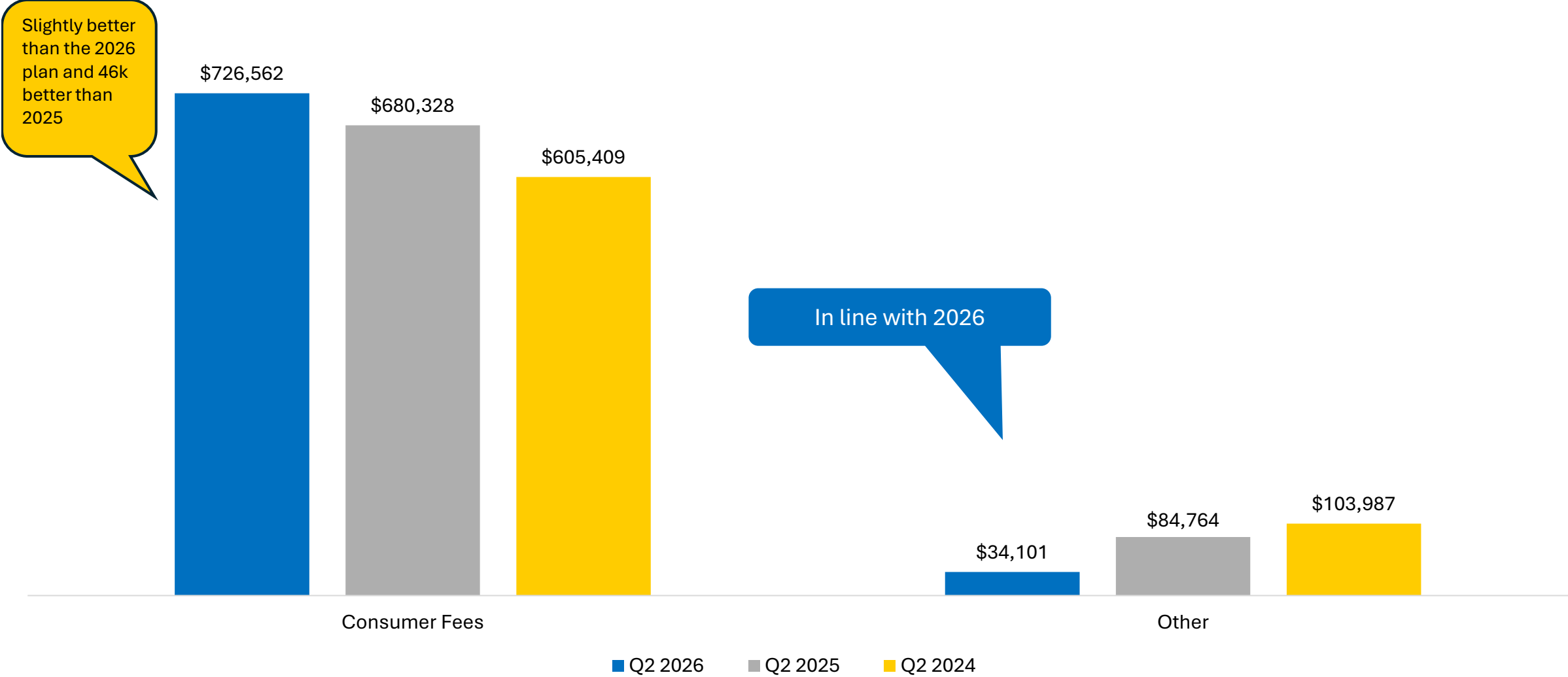
Revenue – 3 Year Comparison

Electric



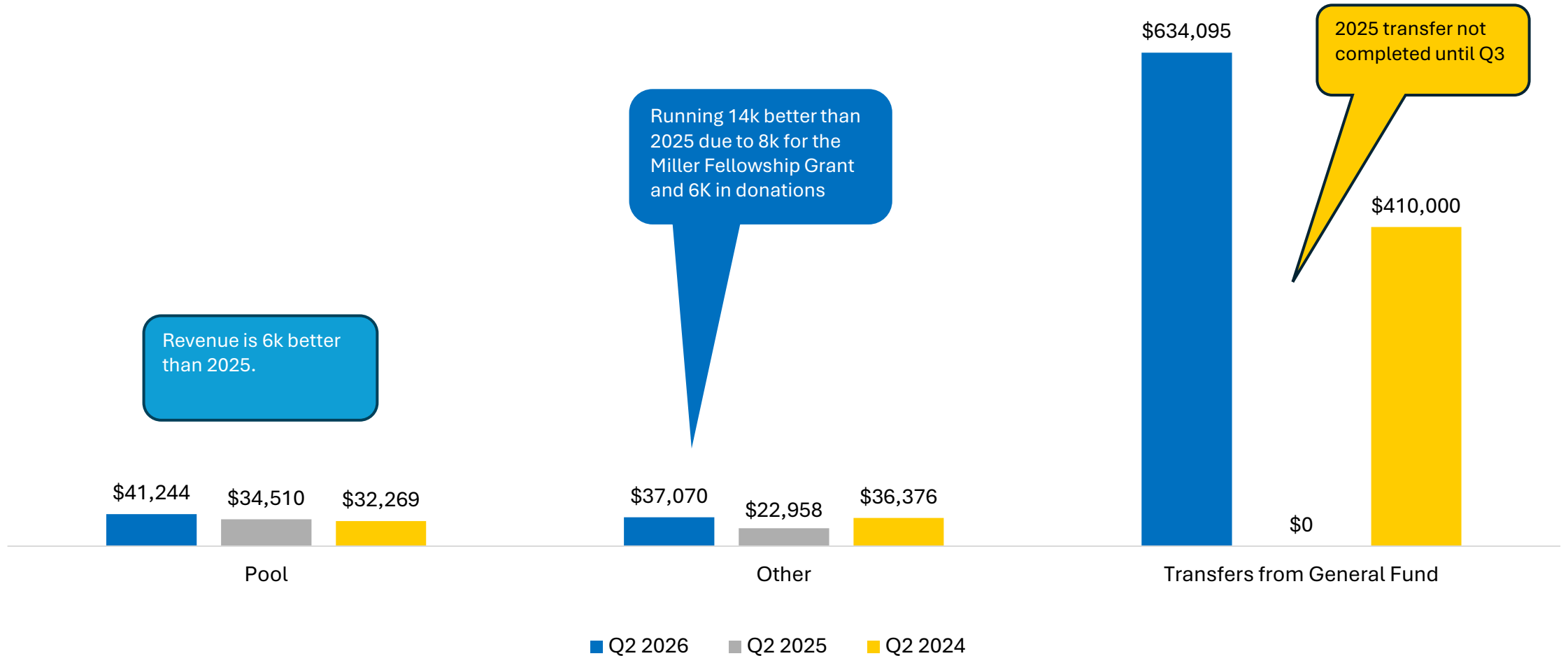
Revenue – 3 Year Comparison

Sewer



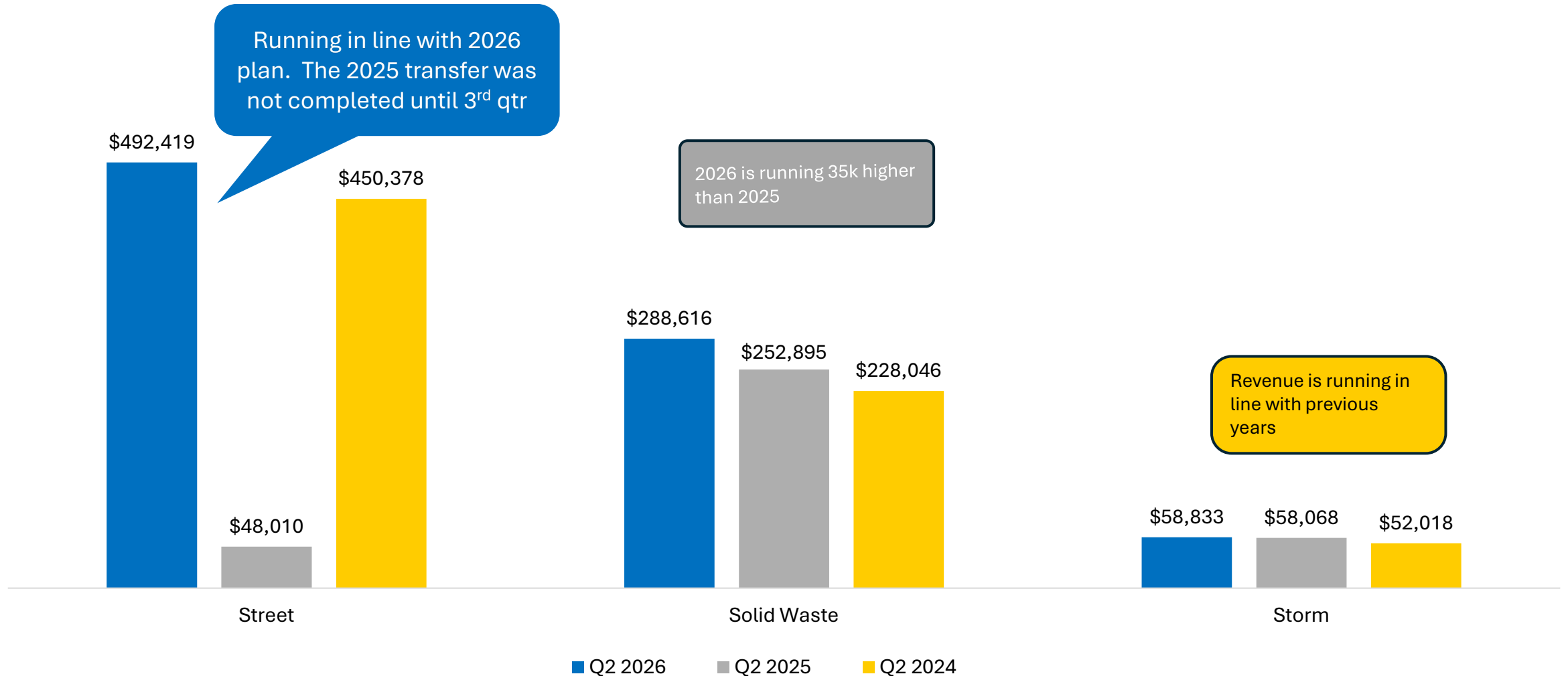
Revenue – 3 Year Comparison

Parks



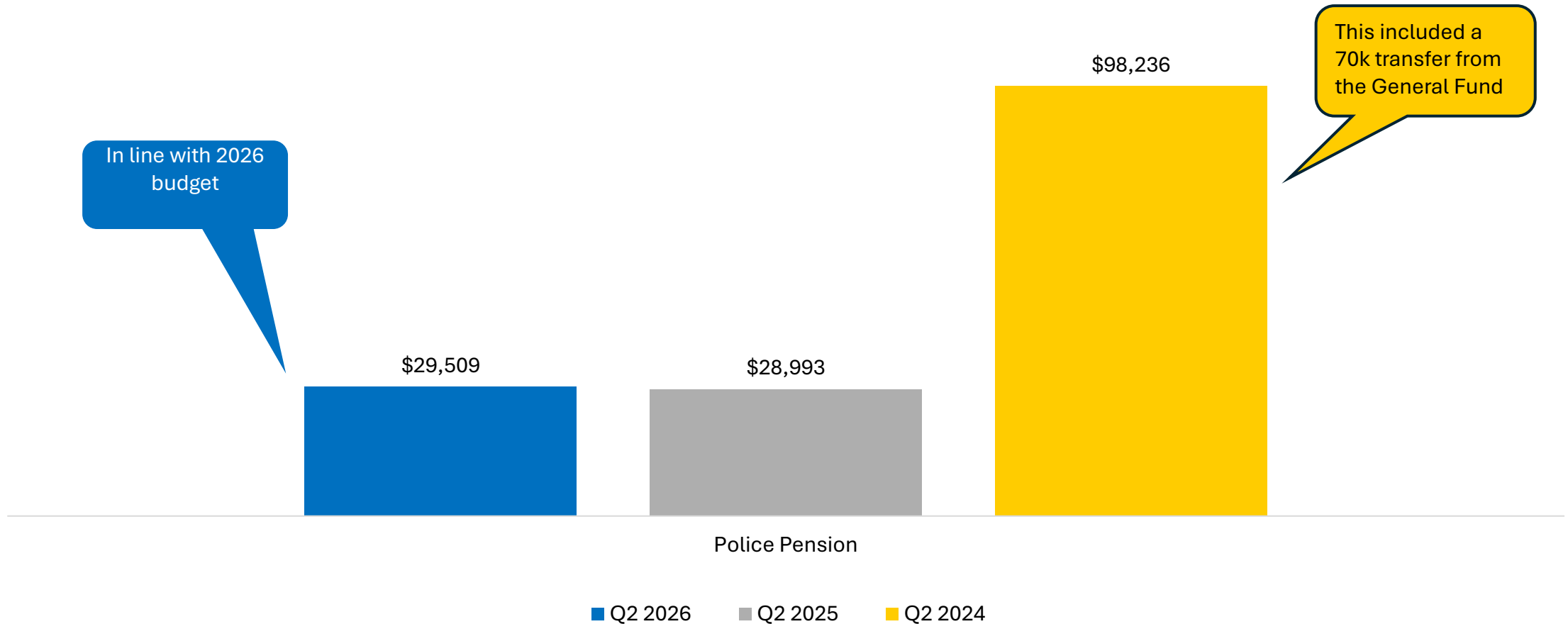
Revenue – 3 Year Comparison

Streets, Solid Waste, Storm



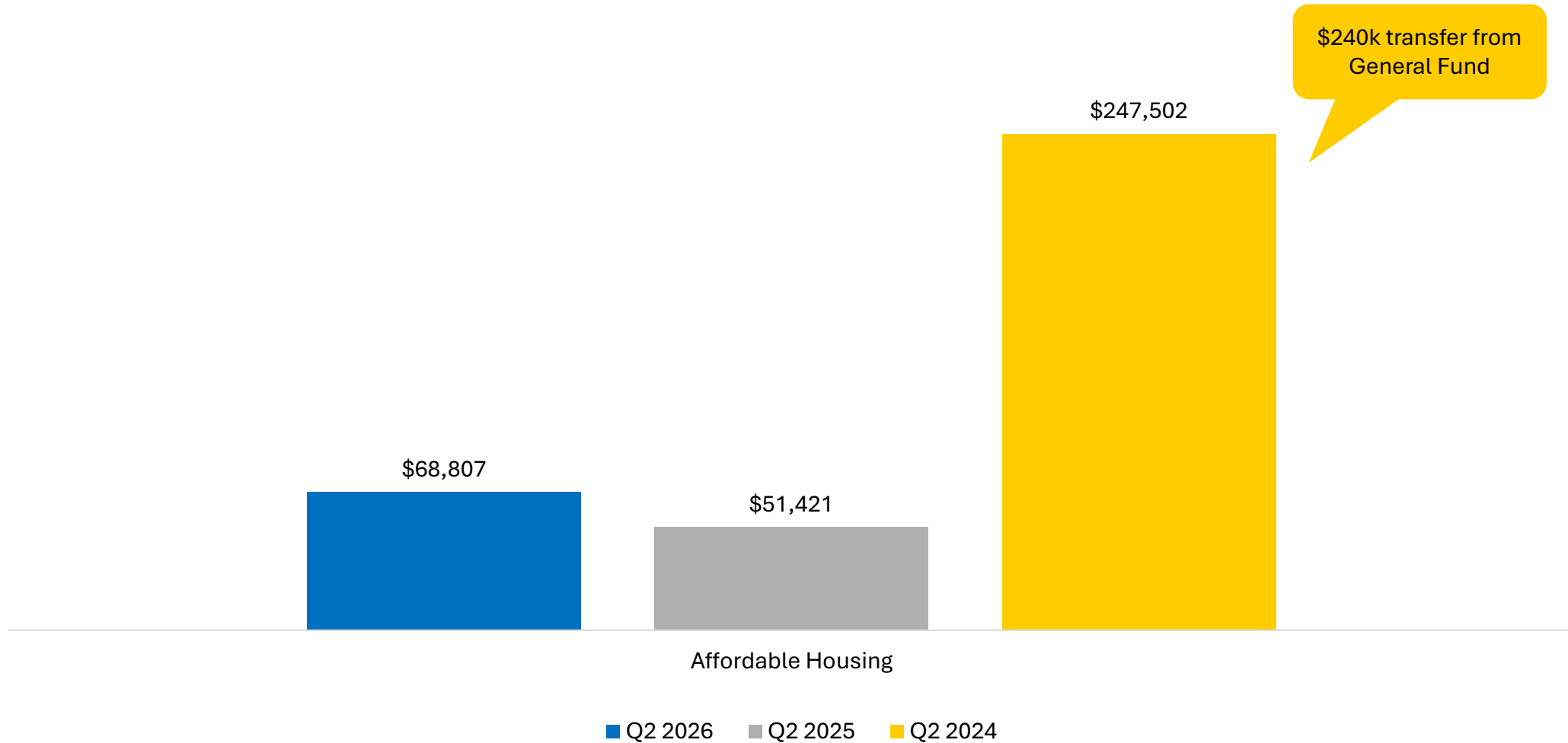
Revenue – 3 Year Comparison

Police Pension



Revenue – 3 Year Comparison

Affordable Housing



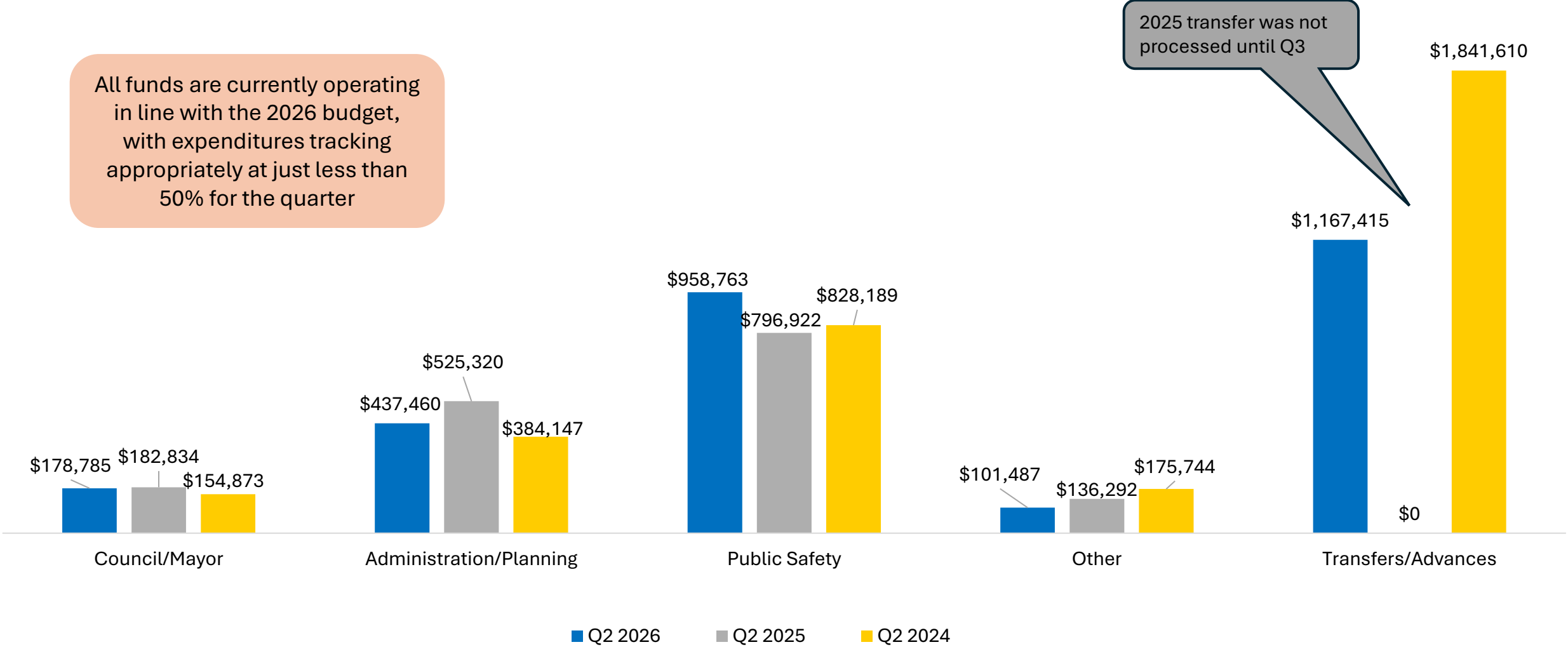
Expense

Expense – 3 Year Comparison

General Fund

All funds are currently operating in line with the 2026 budget, with expenditures tracking appropriately at just less than 50% for the quarter

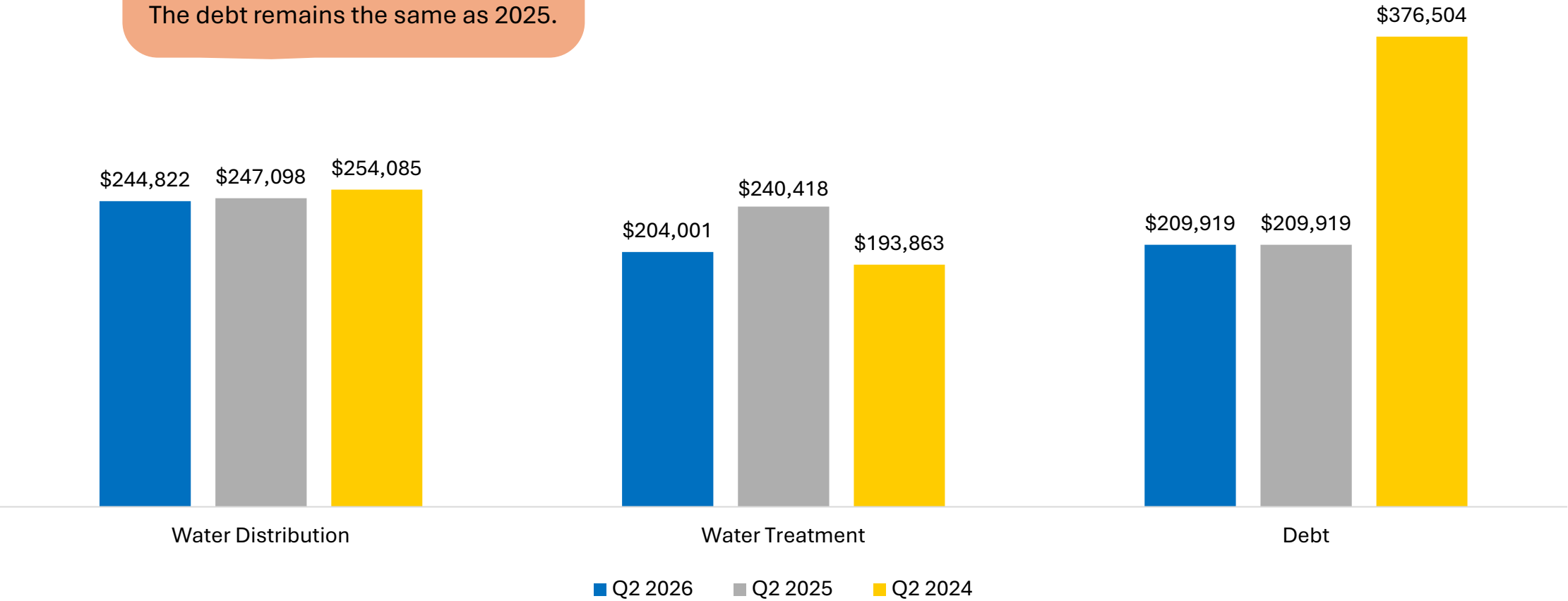
2025 transfer was not processed until Q3



Expense – 3 Year Comparison

Water

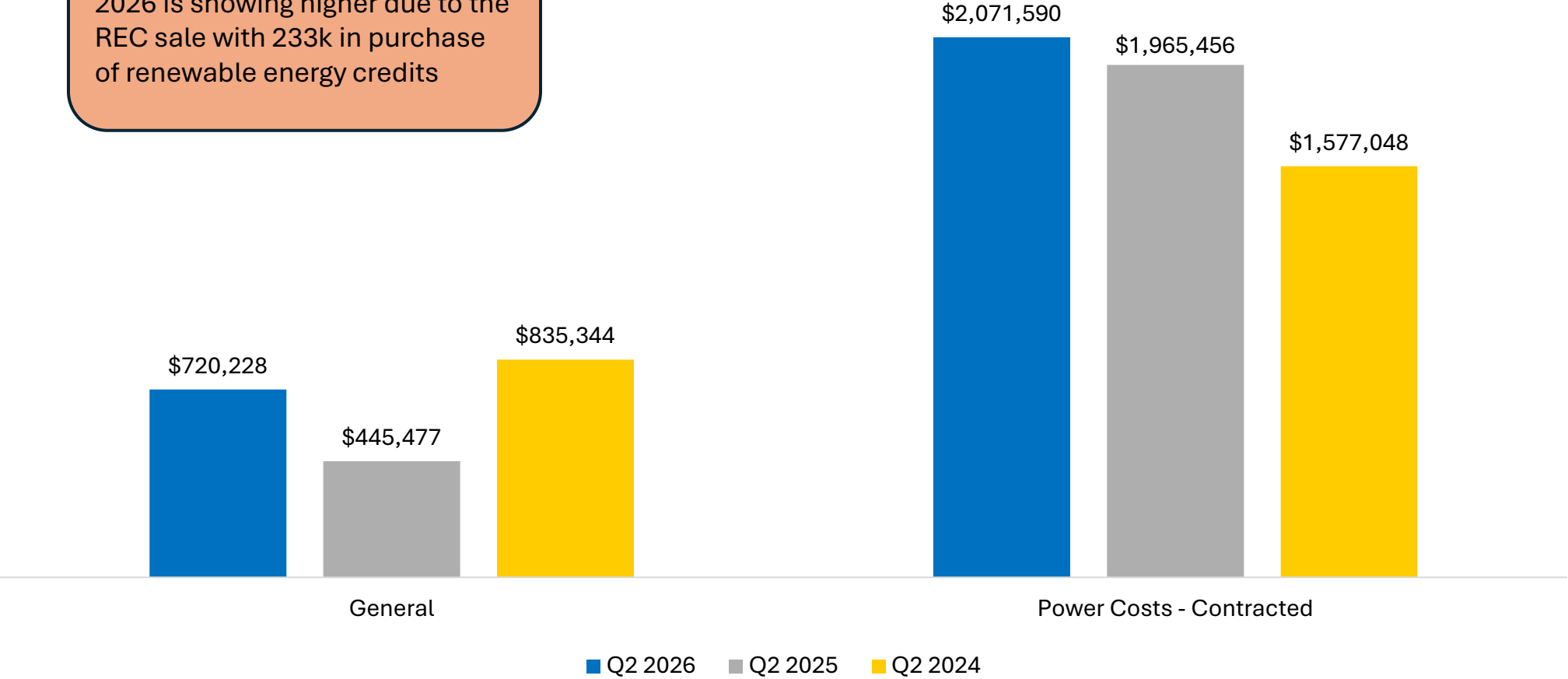
All expenses for distribution and treatment are running slightly under previous years due to a staff vacancy.
The debt remains the same as 2025.



Expense – 3 Year Comparison

Electric

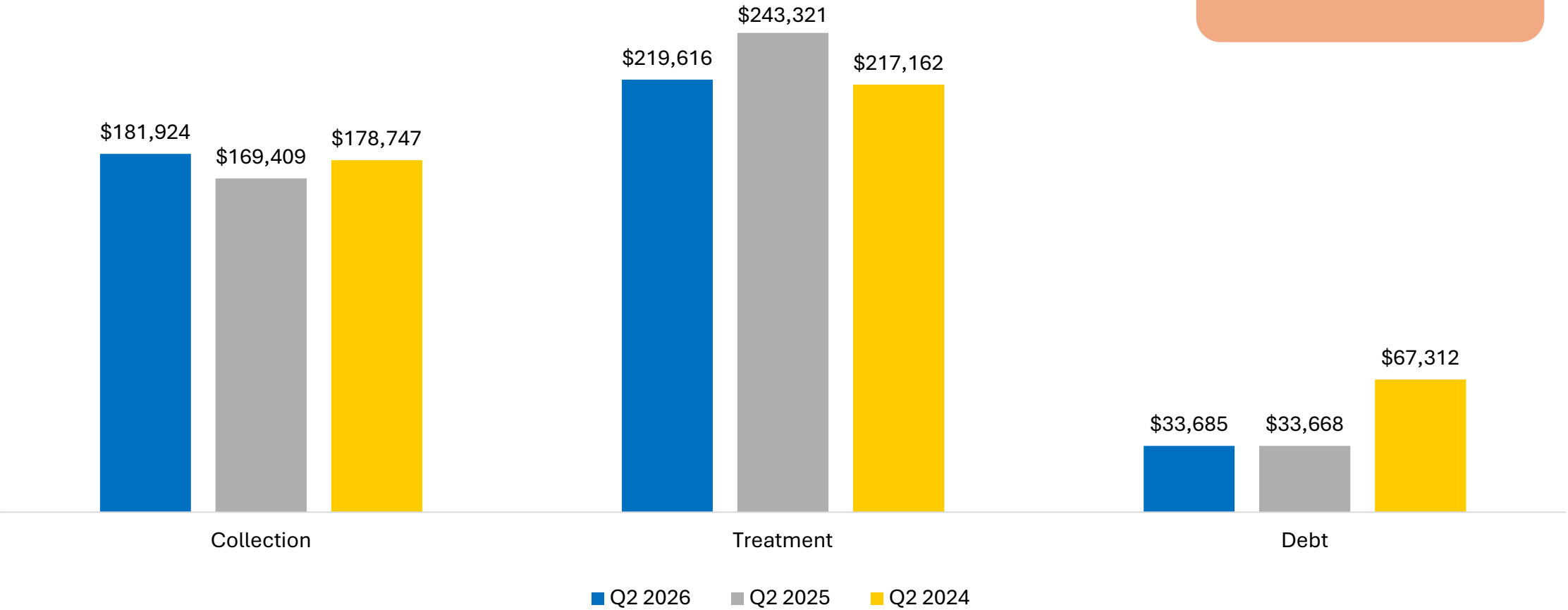
All Electric expenses in line with 2026 budget.
2026 is showing higher due to the REC sale with 233k in purchase of renewable energy credits



Expense – 3 Year Comparison

Sewer

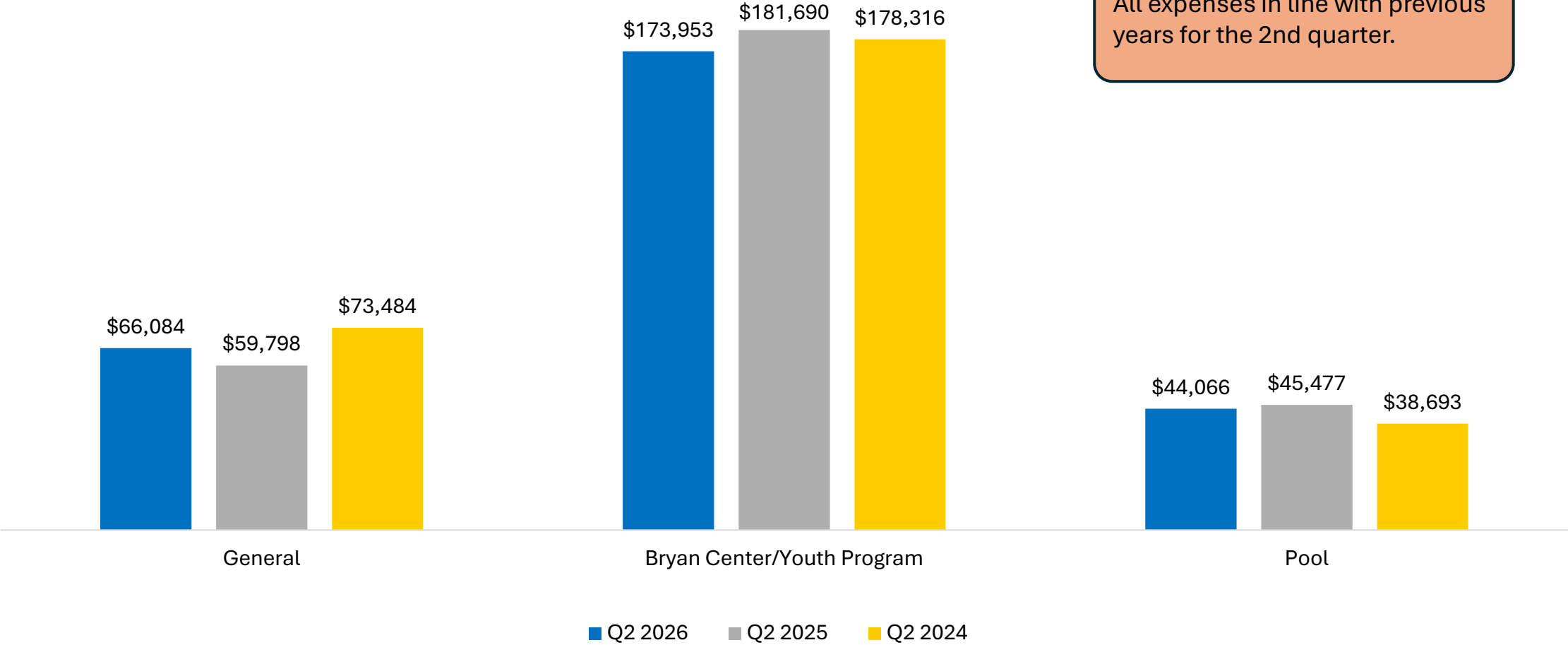
All expenses for the sewer fund are running in line with previous years.



Expense – 3 Year Comparison

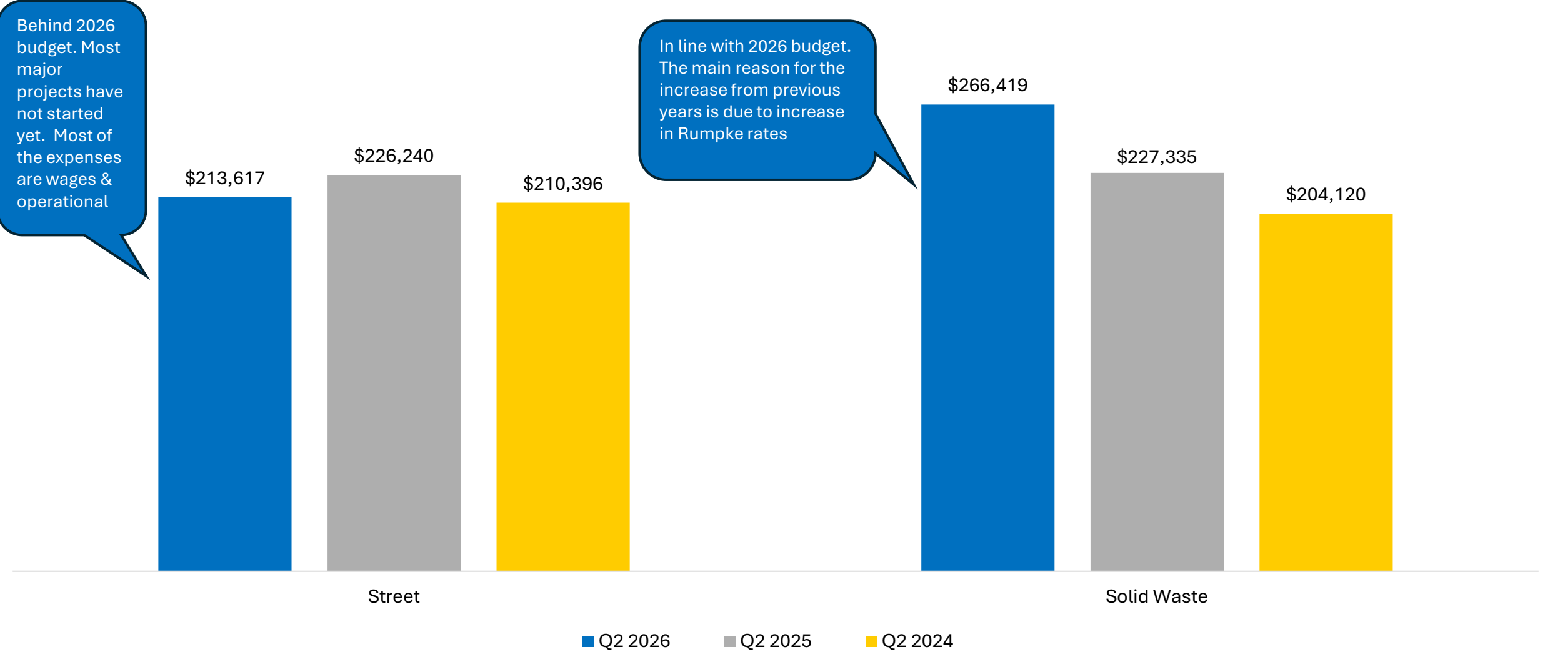
Parks

All expenses in line with previous years for the 2nd quarter.



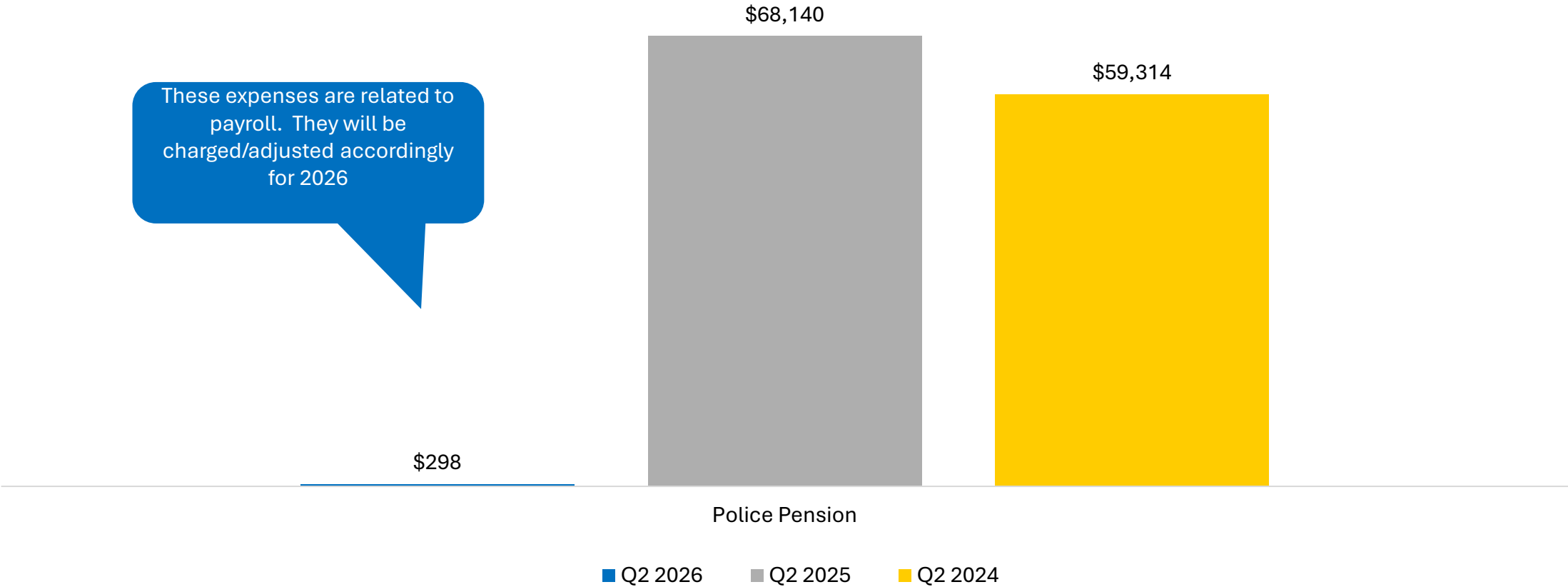
Expense – 3 Year Comparison

Streets & Solid Waste



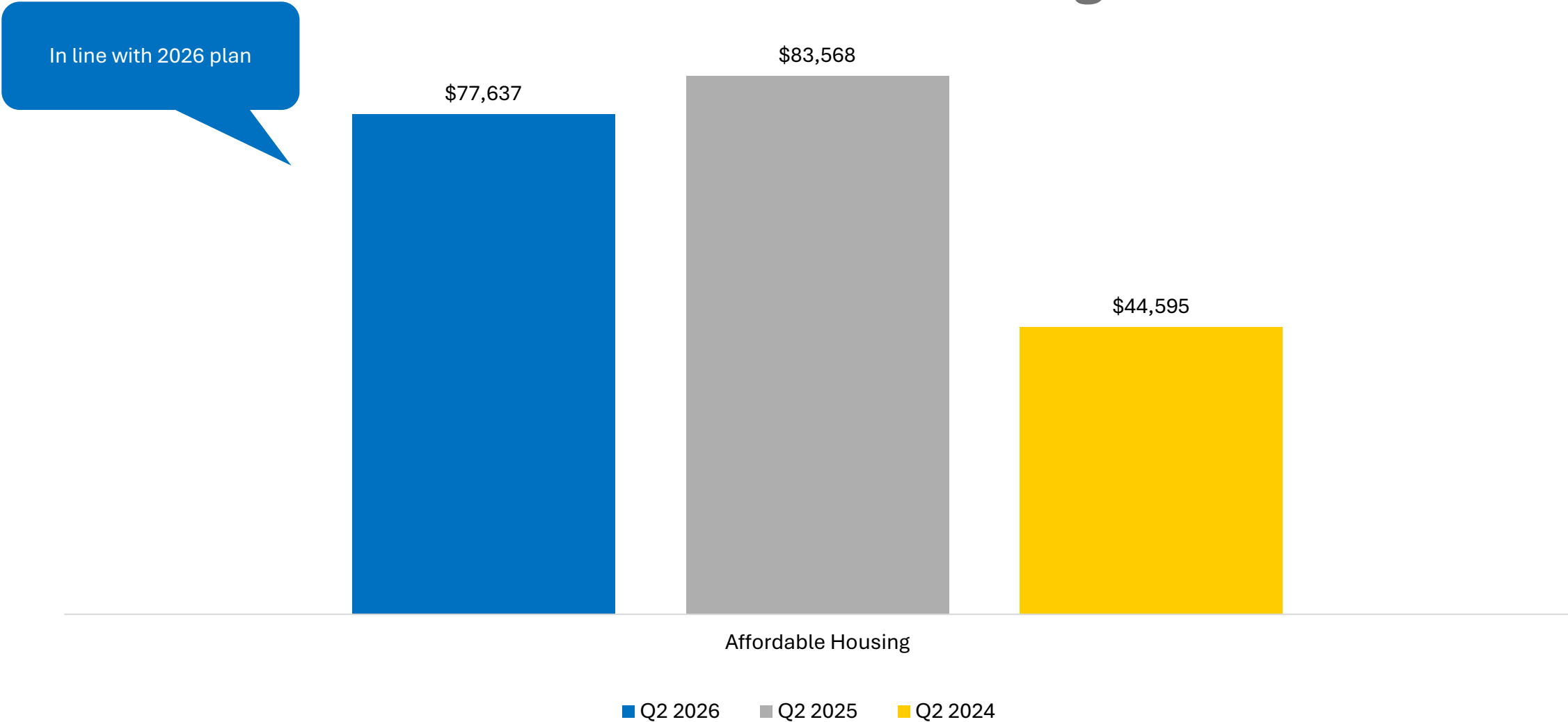
Expense – 3 Year Comparison

Police Pension



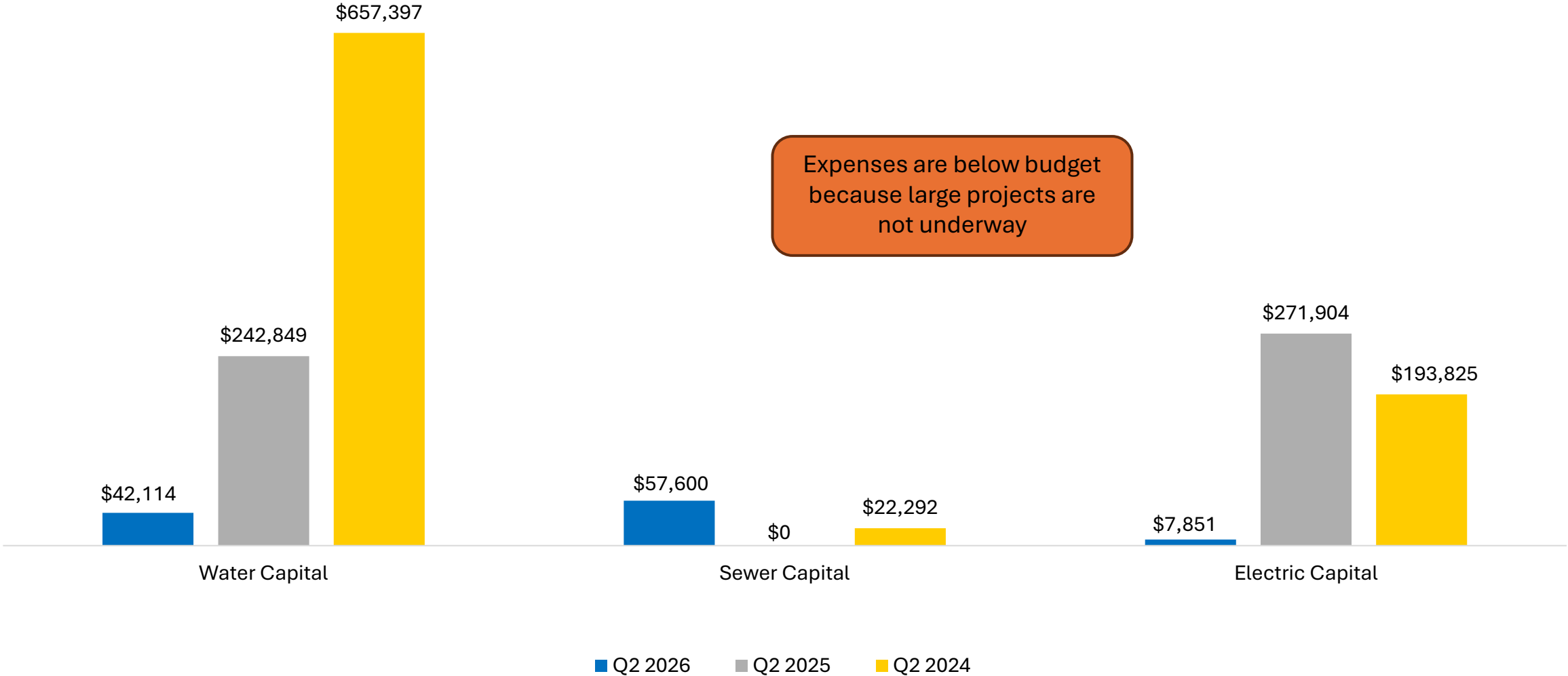
Expense – 3 Year Comparison

Affordable Housing



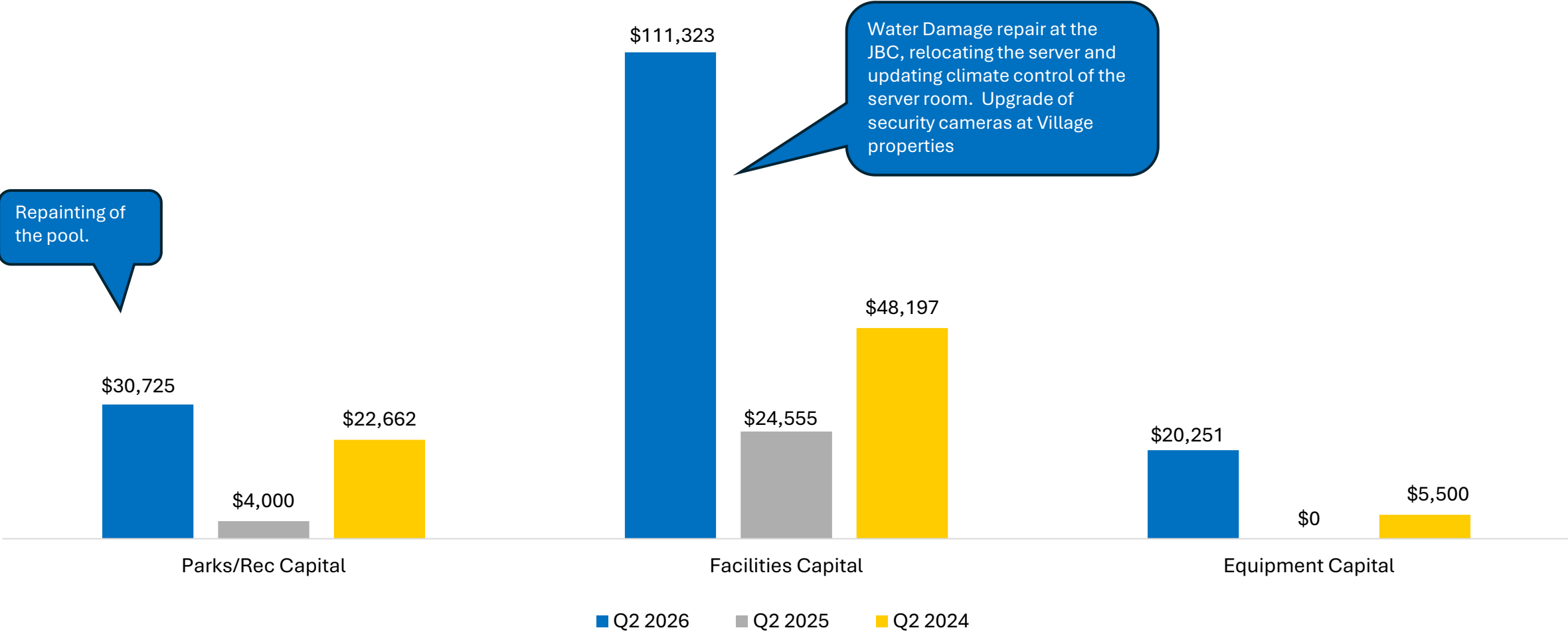
Expense – 3 Year Comparison

Capital Fund



Expense – 3 Year Comparison

Capital Fund



**Village of Yellow Springs
Treasurer's Report for Period Ending June 30, 2026**

Quarterly Comparison: As of June 30, 2026, the Village had under active investment \$18,773,879. This amount represents a cash balance increase of \$1,553,351 since your last report, given in April. The total investment number is derived from combining the Star Ohio account, Raymond James account and WesBanco account information.

Interest on all investments for 2026 to date is \$323,992.

CASH BALANCE as of June 30, 2026:

Account	Balance
Wesbanco	\$9,645,197
Raymond James	\$3,606,476
Star Ohio	\$5,522,206
Total	\$18,773,879

CASH BALANCE as of June 30, 2025:

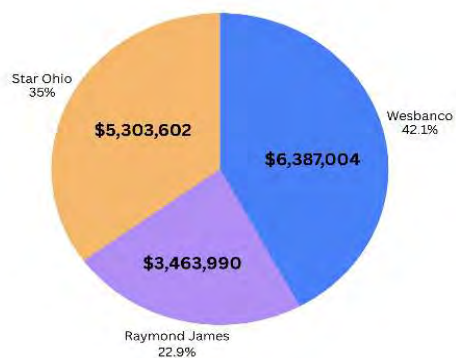
Account	Balance
Wesbanco (interest rate at 3.77%)	\$6,387,004
Raymond James	\$3,463,990
Star Ohio	\$5,303,602
Total	\$15,154,596

INTEREST INCOME Second Quarter of 2026:

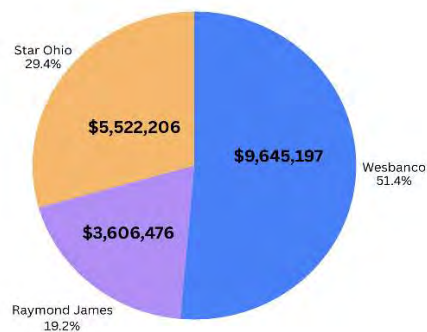
Account	Balance
Wesbanco (interest rate 3.77 as of March 31)	\$85,015
Raymond James	\$37,640
Star Ohio	\$52,050
Total	\$174,705

ANNUAL QUARTERLY COMPARISON BY YEAR: Q-2 Interest Income, 2025 with comparison to 2026:

Account	2025 Balance (Amount over/under 2026)
Wesbanco	\$70,793 (-\$14,222)
Raymond James	\$42,673 (+\$5,033)
Star Ohio	\$58,550 (+\$6,500)
Total	\$172,016 (-\$2,689)



Investment Distribution 2025



Investment Distribution 2026

Below is the Fixed Income Portfolio from Raymond James for the end of second quarter 2026.

*Face (Par) Value of Individual Securities:	\$3,575,000
Value of Money Market Funds	\$44,620
Total Portfolio	\$3,619,620

Security Type:

FDIC Insured Securities	43.4%
US Treasury Securities	53.3%
Federal Agency Securities	3.3%
FFCB	0.0%
FHLB	3.3%
FHLMC	0.0%
FNMA	0.0%

Liquidity:

Average Weighted Maturity	2.28	Years
Modified Duration	2.08	Years

Yield:

Yield to Maturity at Purchase	4.35%
Yield to Worst at Purchase	4.35%
Current Average Coupon	4.22%
Est. Annual Cpn Cash Flow	\$150,842

Money Market Funds Estimated Yield & Annual Income	3.60%	\$1,606
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Total Portfolio Estimates	Cpn Cash Flow	YTW	Mod Duration
	\$152,448	4.34%	2.05 Years

Rates over the first two quarters of 2026 remained consistently in the 3.87-3.89 range. That has changed during the third quarter and is reflected dramatically in the difference between the September 28th Treasury rates and those of March 31st, particularly the two-and -five year rates, shown below.

As of September 28, 2026, Treasury rates were:

1 Month:	4.04%	(3.72%)
One Year:	4.59%	(3.70%)
Two Year	4.92%	(3.76%)
Five Year	5.06%	(3.65%)

Rates from **March 31, 2026** are shown to the right, in parentheses.

WesBanco sets the Village interest rate at the Star Ohio 30-day rate as an upper limit, which means they will drop the rate if Star Ohio drops for a period of time, but will not increase the rate unless requested to do so (and even then they may or may not acquiesce). The rate for the WesBanco sweep account at the end of June 2026 was 3.77%; unchanged from first quarter 2026. This means that the Village's sweep account earned an average of .88% less than Village Star Ohio funds for the second quarter.

Based on a slow, steady climb in interest rates which began in late March, along with speculation of a ¼ point interest rate increase forecast for September, I requested that 3 million dollars be moved from the WesBanco sweep account into Star Ohio in early September. Those monies were transferred on September 15th, and the Star Ohio rate, as of Monday, September 28, was 4.12%

Submitted October 1, 2026,

Judy Kintner, Treasurer



Joe Zavaan Johnson performs at the REVIVAL music festival on Friday, September 25.

Photo by Ben Guenther

Staff Report

October 2, 2026

Village of Yellow Springs

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Police Update: 9/4/26 - 9/30/26

9-1-1 Calls	51
Non-emergency Calls	986
Noise Complaints	8
Traffic Stops	39
Business Checks	119
Community Policing	28

Welcoming Our Newest Team Member

On October 12th, the Department will proudly welcome its 6th service dog in training (SDIT) from 4 Paws for Ability. Meet Dot, a sweet pup hailing from the Lego litter!



Welcome, Dot!

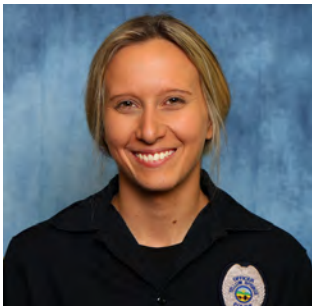
Police Update: 9/4/26 - 9/30/26 (Continued)

New Staff Join the Team

While law enforcement turnover has been keeping us on our toes, we are thrilled to have the opportunity to bring in new faces! This month, we were thrilled to welcome our new dispatcher, Danielle Kroh, who jumped right in and is already doing a fantastic job keeping our comms running smoothly. We are also excited to welcome Officers Sarah Bowen (hired 8/17) and Stephen "Scott" Hall (hired 9/8) to our team. The great news is that while faces may change, the new additions coming our way bring a wealth of valuable experience from other law enforcement agencies. Be sure to say hello to Danielle, Sarah, and Scott when you see them around town!

Recruit Graduates

We are proud to announce that our third sponsored candidate for Police Officer, Damion Day, officially graduated from the Greene County Career Center on September 28th. In the coming weeks, he will receive his state exam date; upon passing, he will begin his Field Training Program with the Department.



Left to right: Officer Sarah Bowen, Recruit Damion Day, Dispatcher Danielle Kroh, Officer Scott Hall.

Community Events & Festivals

Officers provided support and maintained a friendly presence during several wonderful community gatherings this month, including PorchFest and Blues Fest. Both events ran smoothly and offered a great time for all attendees.

Going Above and Beyond (Literally!)

Officers assisted with traffic control and coordination after a few oversized deliveries when utility trucks snagged local lines or struck the bike path bridge on Fairfield Pike. Thanks to quick teamwork traffic was safely managed and utility crews restored power and lines promptly.

COS Monthly Activity Report: 9/1 - 9/30

Community Outreach Specialists - Monthly Activity Report

Community Outreach Services (COS) provided 387 total services during September 2026. Overall service volume remained consistent with August, increasing by 5 services (+1.3%).

September activity was driven primarily by food assistance, case follow-up, housing support, mental health services, and COS referrals. There was also a notable increase in housing-related contacts and use of phone services, while mental health checks and COS referrals declined compared to August.

Average service delivery for the month was approximately 13 services per day.

Month-to-Month Comparison

Overall service volume remained very consistent between August and September.

- August: 382 services
- September: 387 services
- Net Change: +5 services
- Percent Change: +1.3%

Significant Increases

The largest month-to-month increase was in Homeless/Housing services, which rose from 5 contacts in August to 51 in September. Case follow-up and victim advocacy also increased, reflecting continued demand for ongoing client support and advocacy.

Compared with July:

- Homeless / Housing: +46 (+920%)
- Use of Phone: +11 (+92%)
- Victims Advocate: +6 (+30%)
- Case Follow-up: +7 (+13%)
- Rent Assistance: +4 (+80%)

COS Monthly Activity Report: 9/1 - 9/30

Annual Summary (January–September 2026)

Through August 31, 2026, COS has provided:

- 617 Food & Voucher services
- 409 COS Referrals
- 378 Case Follow-up contacts
- 397 Mental Health Checks
- 270 Victim Advocacy services
- 204 Homeless/Housing contacts
- 174 Utility Assistance contacts
- 68 Rent Assistance contacts
- 181 Bus Token services
- 107 Use of Phone contacts
- 156 Welfare Checks
- 51 Gas Card services

Additionally, COS has documented:

- 2,328 YS/Township resident contacts
- 279 Visitor/Non-resident contacts
- 457 Homeless/At-Large contacts
- 3 Veteran contacts

Summary Insight

September represented another month of consistently high COS activity, with 387 services provided, slightly exceeding August's total.

The month's activity was particularly concentrated in food assistance, case follow-up, housing support, mental health services, and referrals. The significant increase in Homeless/Housing contacts stands out as the largest month-to-month change and indicates a substantial increase in housing-related work during September.

At the same time, the continued volume of case follow-up, victim advocacy, referrals, and basic-needs assistance demonstrates that COS is providing both immediate assistance and ongoing support to community members throughout the year.

Planning & Zoning Update

- The update to the Village Active Transportation Plan continues with the conclusion of the second steering committee meeting. The consultant firm, GFT, plans to continue outreach in partnership with the school board ahead of the December steering committee meeting.
- Several members of the Planning Commission and BZA attended a half-day training hosted by the Ohio Chapter of the American Planning Association (APA Ohio). The training was designed to provide foundational skills and legal insights necessary to perform their roles.
- Aaron and Nia attended the Ohio-Kentucky-Indiana (OKI) Regional Planning Conference, held in Dayton from October 1st – 2nd . Sessions included topics on housing, AI in planning/zoning, data centers, community engagement, and signage.
- Nia was elected to the APA Ohio Board of Trustees in September. Her four-year term will begin January 1, 2027.
- The Planning Commission reviewed draft Smoke & Vape Shop language at its September meeting. Chair Susan Stiles also presented her initial findings on data centers.
- Nia continues to participate in the selection committee for the strategic planning process.

Economic Development Update

- Stakeholder engagement include:
 - An interview with Tik's Thai for the Village Grapevine.
 - Visits to Smoke & Vape Shop businesses.
 - Working with local businesses and the Chamber to create a Yellow Springs-themed gift basket to donate to the OKI brunch.
 - Nia meeting with Antioch's new leadership team, Natalie Kubat and James Goffe.
- Aaron participated in the Business First! Centerville Business Walk on September 3rd. These business walks include representatives from Centerville, Montgomery County's Economic Development Office, the Small Business Development Centers, SBA lenders, and other regional resource partners. The purpose is to meet with business owners and managers to learn more about individual businesses and provide resources and assistance.

Economic Development Update (Continued)

- Village staff have had several conversations with YSDC to clarify roles and responsibilities. The Village's goal is to enter into a formal agreement with YSDC by Q1 2027, with a clearly defined scope of work outlining the respective roles, responsibilities, and expectations of each party.
- Revised CRA applications are under legal review. Next steps include sending the revised ordinance to Council and obtaining approval of the application fees.

Permitting Update (Since 9/7/2026)

8 Zoning permits: 3 working in ROW, 2 fence, 1 addition, 1 sign, 1 zoning compliance.

21 Building permits: 5 electric, 4 HVAC, 4 roof, 2 signs, 1 revisions, 1 CofO, 1 generator, 1 gas line, 1 remodel, 1 addition.

FINANCE & UTILITIES

Utility Round-Up

A total of \$1,606.35 in Utility Round-Up assistance was processed for September, bringing the current fund balance to \$15,724.17.

State Audit

The State Auditors have concluded the IT audit, and the report will be included in the financial audit.

The State Auditors are still working on the 2025 annual audit. They have made 2 onsite visits and have sent 3 separate lists that the Finance Director and other staff members have been working on.

Utilities Department

Disconnects & Extended Hours

Disconnects are on Wednesday the 27th and we will have extended hours (8-4:30) on Oct 15th, 19th and 26th.

Rumpke Yard Waste Pickup

Yard Waste Pickup runs from April through November, the last Friday of each month. Customers must use Rumpke/Biosave yard waste bags, available only at the Utility Office. The price of these bags is \$4.29/each, which includes pickup fees.

Water Plant Update

Completed	• Monthly lab standardizations in water lab. • Received quote for pipe cleaning at plant. • Ohio EPA conducted routine ambient well sampling on Well #2. • Changed tubing on chlorine pumps. • Changed oil in gear boxes and pump motors at plant.
Ongoing	• Working with EPA for Water Technical Assistance program on PFAS treatment plan. Attending regular monthly meetings and providing water quality data. • Additional PFAS testing with CDM Smith on 10/13. • Conduct daily and weekly cleaning, monitoring, and sampling. • Old HSP motor also being repaired to have as backup for future use. • Scheduling pipe cleaning at plant. • Replacing pH probes in both softeners.
Upcoming	• Video and cleaning of well #5.

Water Plant and Billing Totals (2026)

MONTH	WTP TOTAL (MG)	BILLING TOTAL (MG)	WATER LOSS (MG)	WATER LOSS %
JAN	8.184	6.625	1.559	19.05%
FEB	7.384	6.282	1.102	14.92%
MAR	8.161	7.108	1.053	12.67%
APR	8.592	5.639	2.932	34.12%
MAY	8.779	6.589	2.042	23.26%
JUN	8.043	7.079	0.648	8.06%
JUL	8.894	7.207	1.474	15.57%
AUG	8.59	6.802	0.999	12.40%
SEP				
OCT				
NOV				
DEC				
TOTAL	66.096	53.331	11.739	17.76%

Wastewater Update

Completed	• Treated 10.186 million gallons in September. • 4.04 inches of rain in September. • Covid-19 sampling for September. • Ran belt press. • Repair work on Filtrate Wet Well and Aeration Gate C completed 10/1.
Ongoing	• Looking to replace ORP probes in aeration tanks. This will help us better monitor the phosphorous treatment process. • Continuing to run microscopic bug counts on MLSS. Microorganisms look good. • Cleaning out and organizing work areas and storage areas in garage.
Upcoming	• Working on getting quotes for new trucks.

Water Distribution Update

Completed	• Had a very successful hydrant flush. Took the crew a total of 6 days. • Mowed solar field. • Service lines at Spring Meadows are being installed. • Completed purity test at Spring Meadow. • Power wash and clean shop floors. • Six hydrants repaired and painted.
Ongoing	• Continue GIS and locates.
Upcoming	• More hydrant painting. • Keep up with locates. • Prep for Street Fair.



Recently completed hydrant repairs and painting.

Electric Update

Completed	• Set three poles on King St. and transferred wire. • Worked on underground at switch station on the center circuit. • Changed out regulator at switch station. • Two major outages: ◦ Semi hit guy wire on Corry St. ◦ Car hit pole on Hyde Rd. • Tree trimming on multiple areas ◦ Omar Cr. ◦ King St. • Received 2026 wood pole shipment. • Installed multiple banners. • Crew was able to assist Piqua on a Mutual Aid call. • Changed out transformer on Allen St. due to it being bad. • Set new pole on Randall Rd.
Upcoming	• Install three phase bank at 143 Marshall St. • Getting ready to pull wire in at switch station. • Prepping for Street Fair. • Finish up Randall Rd. underground. • Concentrating on center circuit.



Recent electrical work around the Village.

Metering Update

5/8” Water Meter Replacement Update

- Total 23 meters have not been upgraded.
- 6 meters with bad valves, (all inside, one village-owned).
- 12 inside water meter customers have been unresponsive and made no contact to schedule their meter changeout.

Ongoing	• Potential High Water Use Causes: Toilets, Spigots left on or frozen, Water Softeners, Whole House Humidifiers, RO systems, back-up sump pumps, service line leaks. • Travis is collecting the data from the ALFX system monthly. • Payment Plan Disconnects 10/20/26 • Electric disconnects 10/27/26 • Meter Audit: putting eyes on each water meter once a year, datalogging, checking ERT and meter numbers, checking service line material • The 2024 4H SLIM notice violation is now returned to compliance. • Service Line Inventory Material: working with Arcadis on next steps for meeting all EPA requirements to be validated as a non-lead system. Updated inventory and notice ID tool for 2026. • Finish changing out FM2S electric meters • Water Reads – both manual and electronic • Working with Mapped Out to update and streamline Water Meter - Service Line Inventory map. • GIS new water and electric meters • Inspect and install new water services in Spring Meadows neighborhood. • Commercial Water Meter Change-out – inventory acquired and labeled, will schedule and create work orders for Water Dept to do changeouts. Almost complete!
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Streets & Sewer Update

Completed

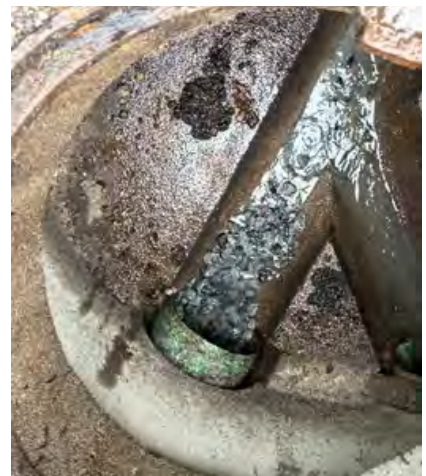
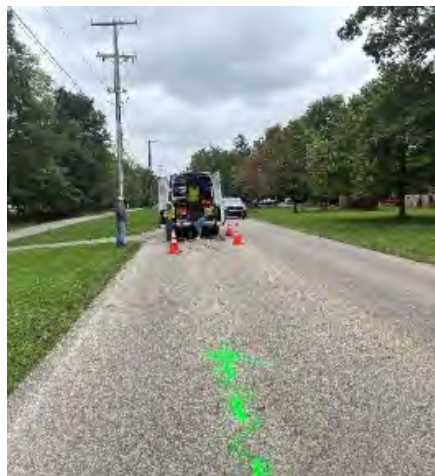
- Tanner Bussey graduated from the Center for Local Government Leadership Academy.
- Began pool closure for the 2026 season:
 - Emptied pool.
 - Emptied baby pool.
 - Removed canopies.
 - Removed ADA lift chair.
 - Removed baby pool pump.
- Mowed municipal properties 6 times.
- Repaired JBC roof.
- Mulched front flowerbed at JBC.
- Mulched flowerbed on Dayton St. & trimmed bushes.
- Assisted in painting of crosswalks for YS Film Festival.
- Trimmed front ROW on Xenia Ave. between Cemetery & Corry.
- Repaired sidewalk gutter in front of Dino's.
- Mortared catch basins at Gaunt Park.
- Block Party street shutdowns.
- Closed JBC for Blues Fest.
- Setup for PorchFest.
- Closed the JBC for the Zombie Walk.
- Setup at Gaunt for the Shred It event.
- Began cutting/splitting wood for Halloween bonfires.
- Repaired street sweeper.
- Installed/replaced strobes on jetter truck.
- JBC HVAC fall maintenance.
- Repaired 2 broken down mowers.
- Replaced manhole & manifold on Hyde Road in the township
- Mowed ROW's (right-of-way's).
- Trimmed branches in ROW's.
- Rebuilt catch basin on Whitehall Dr.
- Continued cutting brush around signs & low hanging branches.
- Asphalted driveway basin at WWTP.

Streets & Sewer Update

Completed	• Jetted 900' of sanitary main on E. Limestone & Corry, removed gravel from AltaFiber bore crew. • Had camera truck/crew come in to record sanitary main on E. Limestone & Corry. • Prepared fields for softball league 2 times. • Street swept 1 time. • Downtown cleanup 1 time. • Rolling test of Phase III & IV of Spring Meadows. • Graded baseball & softball diamonds at Gaunt Park.
Ongoing	• Street sweeping. • Utility locates. • GIS information. • Empty trash/litter pickup every Monday, Wednesday, and Friday. • Problematic sanitary sewer checks every Friday. • Empty trashcans/ cleanup Short Street.
Upcoming	• Mulch playgrounds at JBC & Gaunt. • Continue ROW clearing. • Continue ally grading. • Full depth repairs on large potholes. • Continue park tree trimming.

STREETS & SEWER COLLECTION

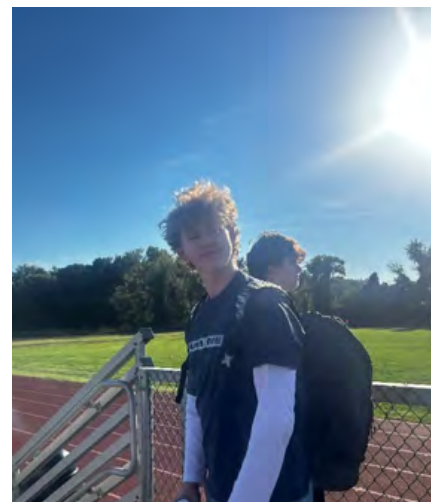
Streets & Sewer Update



Various Streets, Parks & Sewer crew accomplishments around the village.

Youth Center Update

Completed	• An average of 19 youths were served per day, with 8-10 dinners provided each night. • Accepted deliveries of dinners and extra grocery donations from the Food Pantry and Beloved Community Project • Accepted prepared dinners from Who's Hungry on Monday and Wednesday • Accepted burritos from Beloved Community Project for evening dinners • There have been 172 rentals in the building • Collaborating with The Little Art Theatre, NCCJ and MLS PTO for Summer movie night at Gaunt Park • Completed our partnership with Green County Public library to host the fee tutoring program with school age children in the Village, the program will continue at the library starting October 6 from 3:30-5:30pm Tuesday and Thursday.
Ongoing	• Wednesday craft nights 5:30-7:30. • We are continuing to support our Jr. and HS athletes by attending home games with the youth center. Thank you to the Yellow Springs Schools for providing us with season game passes!



Recent Youth Center activities.

Digital Media Update

Completed	• Covered Village Council meeting on Tuesday, September 8. • Covered Planning Commission meeting on Tuesday, September 15. • Held Microsoft Teams meeting with Danny Callaway and Kristina Kingman from Revize to discuss issues with new Village website functionality on Thursday, September 17. • Photographed annual YS PorchFest event on Saturday, September 19. • Covered Village Council meeting on Monday, September 21. • Updated Village website landing page video on Tuesday, September 22. • Procured and set up A/V equipment for REVIVAL presentation and performance on Friday, September 25; photographed event. • Recorded America 250 Speaker Series event on Saturday, October 3.
Ongoing	• Updates to new website. • Village Grapevine newsletter.





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Amelia Blankenship
Of Counsel
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ablankenship@bricker.com

To: Village Council
From: Amy Blankenship, Village Solicitor
Re: Charter Amendment Regarding Recall
Date: October 5, 2026

In July of 2025 the Supreme Court of Ohio issued a decision determining that chartered municipalities must set forth a specific process for the recall of elected officials in the charter. Simply referencing the process set forth in Ohio law was not deemed sufficient by the Court.

The Yellow Springs Charter contains the following provisions regarding recall:

SECTION 71. POWER OF RECALL.

Members of the Council may be removed from office by the electors through the procedure prescribed in this Charter.

SECTION 72. RECALL PETITION.

Members of Council may be removed from office before the expiration of their term by the qualified voters of the Village. The procedure for such recall shall be that provided in the Ohio Revised Code.

Therefore, in light of recent case law, the Village should amend its Charter to provide a full process for recall of an elected official. Charter amendments must be placed on the ballot to be voted on by the citizens of the Village. Council can proceed with a Charter amendment by approval of an ordinance with new Charter language addressing the recall process and submitting the issues to the Board of Elections. If Council decides to place this issue on the May 4, 2027 ballot, the legislation must be submitted to the Board of Elections by February 3, 2027.

If so directed by Council, staff can prepare the ordinance containing ballot language to amend the Charter to bring our recall process into compliance with Ohio law.

October 1, 2026

Dear Community,

There is a lot of reviewing, sorting and filtering that happens in this position. When the community - individuals or groups - come forward with a subject at hand, I am trying to understand what it is, what the history or context is, and if it is best directed to staff, Council or both to review. I am still learning about those differentiations. If it's for Council, sometimes a different council member is better equipped to review. Some explorations are internally fueled: I read something or talk to someone, and I wonder, "Does that apply to Yellow Springs? Can that help address affordability for our residents? How would that look for us?" If it seems potentially relevant, I read, research, ask stakeholders, and try to understand more.

In this process of constantly reviewing concepts, ideas, and opinions, this is a clear trend: there is no shortage of ideas in YS. I have yet to hear of something truly novel and extraordinary, because almost every effort that is new to me has already been attempted 2, 5, 10 or 40 years ago. I say this with my inherent optimism and hope: there are thoughtful and committed people in the community who are bringing forward thoughtful ideas all the time. But they often get stuck somewhere, and more often than not I am chasing down what happened. What was the last memo about it, or when was it last discussed at a public meeting? Who was last responsible for it, did it change hands?

When I first moved here and started to engage in civic life, several people told me that YS is a place where perfect is the enemy of good. There are no perfect ideas or solutions, but there are so many good ones that have come and gone, often without reaching the end goal. Here are some that I have been learning more about, and please do share if you have more context or history that would shed insight.

1. In conversations about how to address affordability issues with rising costs of utilities, I have been learning more about the history of our **broadband internet pilot**. In meeting with the leaders of the pilot that is currently running with 100 families, I am understanding that it is effective in maintaining set, affordable rates for these households, as the Village is not interested in profit as the utility provider, unlike the massive internet corporations doing so. Additionally, it brings in revenue for the Village that can cover its own costs of operation and potentially offset other costs (i.e. other utilities that are rising). My understanding is that the pilot was never fully summarized or presented to Council, and hence the project has continued to serve a little over 100 subscribers but has not been authorized to bring online a significant number of Village homes and businesses using the fiber infrastructure built in 2021. This group is organizing updated information about the project so we can re-engage in a productive way to consider the potential benefit of municipal broadband to residents and the community at large.
2. Similarly, in learning about the **municipal solar projects** in Athens, I was able to meet with key staff from Athens who have driven the solar developments there, which result in

electric savings for households and for the municipality at large. There have been some exciting ideas about additional projects in YS that would advance both our environmental impact goals as well as cost savings for residents. I will continue to expand my learning, especially with/from community members and Village staff with expertise in the field.

There continue to be regional, state and federal resources that we can leverage to explore possibilities that have proven to be effective in other communities our size.

3. I intend to present the draft of the next **housing retreat** in the next Council meeting or the one after, and along with that to receive Council and community feedback while scheduling when it will take place. We have 2-3 budget meetings ahead of us, so I understand this time of year is difficult but hopefully we can make time and space for it.
 - a. There were previously seven goals identified in relation to housing. We will have time to review the goals and update progress and prioritization on what we said we wanted to do - and make adjustments to those goals as needed.
 - b. This retreat will include forms of public participation/feedback/engagement. I am happy to hear from the community thoughts on this format before proposing a final version to bring to Council for approval. Here is one potential structure. Once the agenda is finalized and the public at large knows the topics that will be discussed, we will receive any written letters/commentary to be included in the packet. There will also be a listening session to allow space for discussion and open consideration of different viewpoints. This can inform staff/Council as we enter into the retreat. At the end of the retreat, a section of time will allow for public comments and responses to what was discussed. From there, next steps will be identified, which may include one-on-one meetings or smaller groups to follow-up.
 - c. It will also be a clear goal of the retreat to identify the best format of working on housing issues into the future. We have repeatedly talked about the best format to continue this work, and in Retreat 1 and 2 we discussed the merits and difficulties with a commission versus a committee versus an alternative, like what we are doing with retreats (the first was in January, the second in June). My personal belief is we also need a commitment to timing, so these meetings are scheduled in advance, include more of the public, and ensure consistency to how often we meet and work collectively on housing.
 - d. I'd like to reiterate, as has been raised in several meetings with me recently, that working on affordable housing includes work on the state of rental housing in Yellow Springs, which Stephanie has led. For those not updated on the background and effort here, Stephanie has prepared several thorough memos previously about this topic.
4. Yellow Springs is well represented at the **2026 Ohio Kentucky Indiana Regional Planning Conference in Dayton**. On Wed 9/30 I joined several Planning Commission and BZA members at "Mastering the Essentials of Local Government," including a session by our solicitor Amy Blankenship. Tomorrow, I intend to participate in sessions regarding shrinking college and university campuses and impacts on community planning; modern manufactured and modular homes and quality, cost and efficiency

benefits; and the nexus of housing and affordability and planning policies like zoning reform, inclusionary housing, density bonuses, and subsidy tools.

I am behind on my daily Tao meditations, but this one has stayed with me: "We cannot communicate directly from mind to mind, and so misinterpretation is a perennial problem. Motions, signs, talking and the written word are all encumbered by miscommunication."

In short: miscommunication is bound to happen, yet we have to keep trying to communicate. I appreciate your engagement, whether it be reading, writing, or speaking. If you have thoughts to share on any of the above, I look forward to hearing it and working together.

Sincerely,

Angie

ahsu@yellowsprings.gov

Sept. 30 2026

In the late spring of 2026, I addressed my observation of safety issues and signage concerns at our schools and surrounding streets to our school board members, superintendent, Council members, village manager and police chief. I also took several of them on a drive-by observation in my car.

Now, our students have been in school almost a month with the same observed and documented safety issues remain.

Terri Holden, our past superintendent, and Megan Winston, our current superintendent, have both sent letters to Council encouraging them to address these safety and signage issues. Our school board's Active Transportation Committee representative, Kim Reichelderfer, has compiled data from her observations at Mills Lawn and shared it with our school board and Council. This information is available to review in the Sept. 21, 2026, Council packet. It's very concerning documentation that has been shared.

The Village had Choice One Engineers do an observation on school zone signage at Mills Lawn and the middle and high school on March 26, 2026. It stated that the existing static signage and crosswalks are generally located where they expect to be. If Council wanted to consider additional signage or modifications, the Ohio Manual of Uniform Traffic Control Devices and the Ohio Revised Code would need to be followed. Also, Council might want Choice One to do a full engineer review at around \$5,000-\$6,000 at both schools.

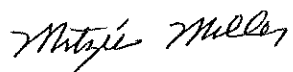
This didn't seem to go anywhere, except possibly to revisit in 2027. While there was some thought about waiting until our schools' construction was finished, safety issues are too concerning to wait. This month, our school board has sent Council a letter requesting immediate action by the Village Council to address documented traffic and pedestrian safety concerns surrounding both school campuses.

The board believes these issues should not remain unresolved while we wait for a serious incident to happen. It's become a major concern for me that our students' safety and infrastructure weren't being properly addressed in a timely manner. There are temporary and permanent

changes that should happen now to make it safe for all our students, parents, staff and drivers during drop-off and pick-up. We have several Council members with children who attend our schools, so you'd think they'd prioritize it. Instead, they are focusing on their personal goals as Council members.

It's time to listen to our community members, businesses, school system and parents, Village government and staff, nonprofits and consultants and commit to doing better. This week, I was informed by Council member Angie Hsu that, in a couple weeks, our new interim village manager, Council, the superintendent, school board members and liaison to the Active Transportation Committee will start working immediately on the safety concerns at Mills Lawn and YS Middle and High School. Let's hope our interim village manager, Council, superintendent, Active Transportation Committee and school board members move forward with a commitment to accountability, transparency and solution-driven ideas that will improve school safety on our streets for our children, parents, community members, drivers, bicyclists and buses.

—Mitzie Miller

A handwritten signature in cursive script that reads "Mitzie Miller".

Yellow Springs School Issues
near Mills Lawn School



*Yellow Springs School Issues
near Mills Lawn School*





***Our Mission** is to enhance the dignity and quality of life for seniors in Yellow Springs and Miami Township and to foster interaction among them with the total community.*

October 2, 2026

Village of Yellow Springs
100 Dayton Street
Yellow Springs, OH 45387

To Interim Manager Sheridan and Council Trustees,

Thank you for providing \$32,000 to support the purchase and initial design work of 108 Cliff Street as the future site of the services and programs of Yellow Springs Senior Citizens, Inc. I have come before the Council several times in the past year to describe our history, including that the Council created the charge and funding that initiated YSSC in 1959.

We look forward to renewed connections to the Village over the coming years. In time, we will be neighbors. We're already partners on many fronts, including close linkage with the YSPD Outreach Officers, helping to maintain the annual flour & sugar list, and having been the Age Friendly process leaders and advocates for the community.

Since 2019, YSSC has been the representative for Age Friendly Yellow Springs work in the state, region and community. Through a Del Mar Encore Fellow supported by the Dayton Foundation, we completed the community survey and Action Plan to qualify as Age Friendly and have followed through on developing several Action Plan items and earned grants to support those initiatives. YSSC representatives attend meetings of the Coalition of Age Friendly Communities of Ohio, the networking programs of the Miami Valley Regional Planning Commission and have been the national representative of AARP's Age Friendly Rural Labs, a national network of small towns.

It is uncommon for any other senior center to be the representative of their community during these events, especially as an independent non-profit. Those senior centers who do participate are part of their county or city run/funded program. The other communities send their economic development staff, their planners, administrators - even their mayors. The Village of Yellow Springs has provided no support in staffing, representation or funding to back the work required to maintain the Age Friendly certification. Meanwhile, the Village has applied for funding grants using the Age Friendly certification as a qualification, sometimes in direct competition with the Senior Center. We request that the Village not only get involved with the Age Friendly Process but work to support the next phase of our certification.

Yellow Springs should be organizing the first Age Friendly renewal cycle now, which requires a community survey process. This work requires a paid position and needs additional funding for

postage, printing and processing the responses followed by development of an Action Plan with a committee. YSSC attempted to fund this work with a grant through the Dayton Foundation but was turned down. Without funds to support the work and an expert to help coordinate it, YSSC cannot help or sustain the process. It is not our responsibility to guarantee this certification.

There is another Age Friendly opportunity and partnership which has not been developed, and that could be the inclusion of Miami Township. I would be glad to help educate Village and Township representatives about the required process, benefits and linkage of being Age Friendly. The community is missing out on the full benefit of this linkage – it is a wealth of knowledge, both what is gained from a community survey AND what is learned by affiliation with other communities that have developed such new opportunities. Age Friendly is often misunderstood as advocating just for elders, but the entire point is to improve the community for ALL ages.

I would like to be sure the Village is aware of the new gap in transportation services. One vital service YSSC provides to the community – not only to elders – is transportation. Our service requires at least three days' notice and coordinates volunteer drivers to drive our vehicles. However, with the loss of the Greene Cats circulating bus in Yellow Springs this summer there is no longer a flexible option for individuals who cannot drive to get to short-notice medical appointments, errands or other essential trips. YSSC has had a significant increase in the number of ride requests in the weeks since that change went into effect and has had to turn down rides due to lack of volunteer drivers or vehicles.

The Yellow Springs Community Foundation recognized our increasing demand for services and has provided YSSC with a grant that temporarily funds an Assistant Transportation Manager, increased our publicity for volunteers and is paying for the wrap of our new vehicle. The Greene County Council on Aging provides us with funds to buy a new vehicle every other year, and we cover the costs to maintain, fuel and insure them all, as well as the staff time required to coordinate about 2000 trips every year.

In 2025, thanks to funds from GCCOA and donations, YSSC was able to purchase our daisy-covered 12-passenger Transit Van, but it is not an “accessible” vehicle. Ideally, Yellow Springs would have a vehicle that can accommodate people of all mobilities and allow them to join for outings and events. We would love to make a vehicle like this available to circulate in the community.

There are funding opportunities we have not been able to follow through on, such as Federal 5310 funds, which provide for the purchase of passenger vehicles such as buses. Those grants require a 20% portion of funding from a non-profit organization; they cover the other 80%. YSSC would be eligible for the grant, but the requirements include MVRPC transportation meeting attendance, a significant amount of time for the application process, and of course the matching funds. On top of that, once the bus is purchased, a paid driver would be necessary.

Considering what YSSC provides to the community, almost all for free, we ask that the Village Council consider planning to include ongoing financial support for the Yellow Springs Senior Center's operations. The year-long process of requesting what amounted to \$32,000 in funding to support our next facility does not relieve the burden of our costs to serve the community. We

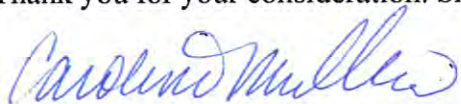
continue to be the only senior center in Greene County that does not have operating support from their municipality. Considering our population of senior citizens is more than double the average in the county, state or country, this is simply idiosyncratic.

We can do so much more together as a community. The team of YSSC want to help make that happen, but we are way beyond capacity and asking for your support.

If Council continues to be limited by your own policies to fund only projects and not operations, please consider any of these opportunities:

- providing financial support for the transportation department expansion
 - Paid driver (Dayton Foundation supported this in 2025)
 - Extend the paid Assistant Transportation Manager position (YSCF grant has covered through December 2026)
- assist in the purchase of a community bus (provide 20% funds to match Federal 80%)
- pay for the Age Friendly work (survey, data processing, committee leadership, develop Action Plan, attend regional and state meetings) that had been coordinated and managed through YSSC
- provide funding for a new community development position that will help **all** entities coordinate funding opportunities including
 - researching and writing grants
 - linkage to our representatives outside of the community
 - coordinate amongst **all** the Yellow Springs players so that we are working together for funding opportunities rather than competing for them

Thank you for your consideration. Sincerely,



Caroline Mullin
Executive Director, Yellow Springs Senior Citizens, Inc.
cmullin@ysseniors.org