



Intergovernmental Meeting
Yellow Springs Exempted Village School District & Yellow Springs Village Council
Date: Wednesday, September 25, 2024, 6-8 pm
Location: Mills Lawn Gym

6:00 **Roll Call & Review of Agenda** (Housh)

6:05 **Public Hearings/Legislation** (Hempfling/Housh)
Reading of Council **Resolution 2024-61** and School Board **Resolution** Condemning Harassment and Violence Against the Springfield, Ohio Haitian Community and Expressing Support for Positive and Proactive Leadership

6:15 **New Business**
Discussion Goals – i.e. information sharing, clarifications & updates (Hempfling: 5 min.)

Affordable Family Rentals (a.k.a. LIHTC) Project (Housh: 40 min.)

- **Project Overview**
- **Project Plan Review** (e.g. timeline, options to purchase land, expectation mgmt)
- **Intergovernmental Agreement/Legal Highlights Review**
- **Logistical Discussion of Project Location**
- **Anticipated Project Costs** (funding expectations/limitations, developer profile)
- **Steps Completed** (survey, subdivision, rezoning in-process)
- **Next Steps** (lien removal, land appraisals process, confirming replacement property, securing developer, submitting LIHTC application by February 2025)
- **Communications Moving Forward**

Citizen Questions – 2-min limit (Housh: 15 min.)

Elected Official Thoughts re: LIHTC (20 min.)

Gun Safety Collaborative Opportunities (Hempfling: 5 min.)

School Facilities Update (Holden: 20 min.)

8:00 **Adjournment**

**VILLAGE OF YELLOW SPRINGS
RESOLUTION 2024-61**

**Condemning Harassment and Violence Against the Springfield, Ohio Haitian Community
and Expressing Support for Positive and Proactive Leadership**

WHEREAS, Council for the Village of Yellow Springs wishes to acknowledge that the United States and the State of Ohio have been well served by the skills and innovation of those who come to us from around the world; immigrants and refugees make our communities stronger economically, socially and culturally, while often needing our support to transition and assimilate; and,

WHEREAS, since false and inflammatory remarks have been directed against Springfield, Ohio's Haitian community on the national level, hate speech and racist activities against this community have increased dramatically; and,

WHEREAS, there have been over 30 bomb threats made to government, community and educational institutions located in Springfield, Ohio since the remarks made by presidential candidate Donald Trump and his running mate, JD Vance, and innumerable derogatory comments have been posted to social media, all targeting the Haitian immigrant population with the intent to cause harm and trauma; and,

WHEREAS, government and community leaders, including the Haitian Community Support and Help Center, Governor DeWine, Mayor Rue, Springfield City Council, the U.S. Conference of Mayors, the Ohio Mayors Alliance and other civic- and church-based leadership have responded to this situation with compassion, funding and condemnation of racist and xenophobic remarks and actions; and,

WHEREAS, Council for the Village of Yellow Springs expresses our sadness and anger at this intentional targeting and violence against immigrants of color as well as our great appreciation for the leadership and intentionality of Haitian community members and Springfield's government officials; and,

WHEREAS, we condemn in the strongest terms these attacks against men, women and children who have come to the United States in hope of a new life free from political and economic instability and persecution so that they can contribute to their community and build a future,

**RESOLUTION CONDEMNING HARASSMENT AND VIOLENCE AGAINST THE
SPRINGFIELD, OHIO HAITIAN COMMUNITY AND EXPRESSING SUPPORT FOR
POSITIVE AND PROACTIVE LEADERSHIP**

WHEREAS, Yellow Springs Exempted Village School District Board of Education (“Board”) wishes to acknowledge that the United States and the State of Ohio have been well served by the skills and innovation of those who come to us from around the world; immigrants and refugees make our communities stronger economically, socially and culturally, while often needing our support to transition and assimilate; and,

WHEREAS, since false and inflammatory remarks were directed against Springfield, Ohio’s Haitian community on the national level, hate speech and racist activities against this community have increased dramatically; and,

WHEREAS, there have been over 30 bomb threats made to government, community and educational institutions located in Springfield, Ohio since the remarks made by presidential candidate Donald Trump and his running mate, JD Vance, and innumerable derogatory comments have been posted to social media, all targeting the Haitian immigrant population and causing harm and trauma; and,

WHEREAS, government and community leaders, including the Haitian Community Support and Help Center, Governor DeWine, Mayor Rue, Springfield Board of Education, the U.S. Conference of Mayors, the Ohio Mayors Alliance and other civic- and church-based leadership have responded to this situation with compassion, funding and condemnation of racist and xenophobic remarks and actions; and,

WHEREAS, the Board expresses our sadness and anger at this intentional targeting and violence against immigrants of color as well as our great appreciation for the leadership and intentionality of Haitian community members and Springfield’s elected officials and administrators; and,

WHEREAS, we condemn in the strongest terms these attacks against men, women and children who have come to the United States in hope of a new life free from political and economic instability and persecution so that they can contribute to their community and build a future.

NOW THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board actively supports local efforts to meaningfully engage with the Haitian community members of Springfield, Ohio and will be involved in collaborative initiatives to provide assistance, resources, encouragement and fellowship to our neighbors and friends.
2. The Board expresses its solidarity with and appreciation of the Springfield City School District’s students, teachers, parents and administrators as well as the entire community of Springfield, Ohio as you work to address these challenges, offering any appropriate assistance you might need.

3. The Board hereby condemns all forms of anti-immigrant and racist expression and implores all to endeavor to truly “love your neighbor as yourself.”

IT IS FOUND AND DETERMINED that all formal action of the Board concerning or related to the adoption of this Resolution was adopted in an open meeting of the Board, and all deliberations of the Board that resulted in such formal action were adopted in meetings open to the public, in compliance with all applicable requirements of the Ohio Revised Code.

_____ moved and _____ seconded the motion that the above Resolution be adopted.

Upon roll call and the adoption of the Resolution, the vote was as follows:

Yeas: _____ Nays: _____

ADOPTED this ___th day of ____, 2024.

Treasurer

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of a Resolution adopted at a meeting held on the 12th day of July, 2024, together with a true and correct extract from the minutes of said meeting to the extent pertinent to consideration and adoption of said Resolution.

Treasurer



Affordable Family Rentals a.k.a. LIHTC Project





PROJECT OVERVIEW

- Low Income Housing Tax Credits (LIHTC) are one of the few ways to build affordable housing at-scale.
- The proposed LIHTC project would bring \$15M, if the application is successful, to build approx. 50 affordable family rental units for which rents not exceed 30% of 60% of area media income (AMI) adjusted for family size.
- Identifying a site for a competitive application involves locating the project based on the Opportunity Index – properties west of E. Enon Rd score “94” vs. the rest of YS scores “80”, which apparently are not competitive.
- After comprehensive outreach to the viable property owners, along with consideration of infrastructure challenges, the YS Schools property at the corner of Dayton-YS & E. Enon appears to be the best available site.
- The School Board and Village Council are committed & required to find suitable replacement property for the recreational soccer fields and other school sports activities that are impacted by the LIHTC project.
- If the lien is removed and replacement property secured, options to purchase land – contingent on a LIHTC award – and identification of a Community Housing Development Organization (CHDO) will be pursued.



PROJECT PLAN REVIEW

- Draft Timeline – need feedback from legal counsel about how long these pieces will take
 - Subdivision (complete)
 - Rezoning Approval by Village (to be decided by 10/21)
 - Securing Replacement Fields (likely needs to be done by end of October)
 - Lien Removal (need confirmation US Bank Trustee will release by 12/1)
 - Option to Purchase School Property (signed by 12/1)
- Options to Purchase Land
 - For both affordable family housing property and replacement property, contingent on a LIHTC award.
- Expectation Management
 - The LIHTC program is highly competitive, which is why a perfect score is critical to be considered.
 - There are still several hurdles, e.g. a solid cost estimate to purchase/prepare replacement property.
- Other Issues?



INTERGOVERNMENTAL AGREEMENT/LEGAL HIGHLIGHTS

- The Intergovernmental Agreement between the School District and the Village allows our bodies and legal counsel (Bricker Graydon) to more freely communicate and share information to pursue the LIHTC project.
- Notably, the Village's current agreement is to cover legal costs for pursuing the removal of the lien, up to \$20K.
- Waivers have been signed so that our attorneys, Bricker Graydon for both bodies, can collaborate on this issue.
- Legal Highlights
 - 9/5 – "I interpret that they [BAM, the lienholder] are essentially okay in principle with releasing the 3.6-acre parcel subject to the preparation of acceptable documentation. As previously discussed, getting BAM's approval was just the first step. The next step, which I expect to be more difficult, would be trying to work through the requested release with U.S. Bank, as Trustee for the COPs (Certificates of Participation)."
 - Other?



LOGISTICAL DISCUSSION OF PROJECT LOCATION

- Availability of Utilities
 - This site is within urban service boundary, and extending utilities is easier than to other proposed sites.
- Access to Affordable Family Rentals
 - Village Manager has indicated that access to these apartments should be from E. Enon Rd.
- Current Uses of Proposed LIHTC Project Site
 - Recreational Soccer
 - Cross Country and HS Girls Soccer
 - Also, Adult Soccer, ESC Outdoor Academic Space, Disc Golf Course, Local Youth Buckeye Premier League Training, Community Park and Boy's Soccer Fundraising Event
- Proximity to Greene County Educational Service Center
 - Concerns about proximity of the proposed housing, which should be addressed in design.



ANTICIPATED PROJECT COSTS

- Given the significant federal funding for a LIHTC project, tap-in fee waivers are not required to 'make the math'.
- A local CHDO has indicated that LIHTC projects allow for the developer to pay \$75K-\$85K per acre for property.
- In terms of securing site control, legal costs beyond removing the lien include negotiating options to purchase school & replacement property and appraisals; the developer covers costs of the LIHTC application.
- A meeting involving local soccer leaders and two School Board members produced a draft plan for preparing replacement property for athletic spaces, including ensuring that the sports fields are accessible.
- Funding Expectations/Limitations
 - In general, this is a residential development project for which the LIHTC funds close the funding gap.
 - Anticipating need for future discussions re: who will cover additional costs to move project forward.
- Developer Profile
 - The Village is currently discussing priorities & expectations to include in an RFP/RFQ.
- Other Issues?



STEPS COMPLETED

- Survey, which triggered outreach to the lienholder.
- Subdivision, which was needed for the lienholder to decide on lien removal.
- Re-Zoning 3.6 acres from R-A to R-C **in process**, allowing for 14 housing units per acre, which is one of the benchmarks recently shared by local CHDO St. Mary that should be completed by 12/1 to successfully pursue a LIHTC application – the other 2 needed items by 12/1 are (1) signed option to purchase land and (2) clarity on US US Bank Trustee's timing for getting the school bond collateral lien released.



NEXT STEPS

- Lien Removal
- Option to Purchase Replacement Property
- Funding Secured to Convert Replacement Property to Useable, Accessible Athletic Fields
- Option to Purchase School Property
- Securing Developer
- Submitting LIHTC Application by February 2025
- Others?



COMMUNICATIONS MOVING FORWARD

- The School Board has appointed Terri Holden, Judith Hempfling, Rebecca Potter & Jay McGrath to represent the District and Village Council has appointed Johnnie Burns, Brian Housh, Carmen Brown & Meg Leatherman to represent the Village re: the LIHTC project.
- If appropriate, we could have future intergovernmental meetings to facilitate understanding of this Affordable Family Rentals project.
- Other key stakeholders, such as YS Home, Inc., YS Soccer, Inc. and GC ESC, will be brought to the table when critical decisions for which they contribute key expertise regarding the LIHTC project are being discussed.



Questions?

**VILLAGE OF YELLOW SPRINGS, OHIO
RESOLUTION 2024-56**

**APPROVING AN INTERGOVERNMENTAL AGREEMENT MEMORANDUM OF
UNDERSTANDING BETWEEN THE VILLAGE OF YELLOW SPRINGS AND THE YELLOW
SPRINGS EXEMPTED SCHOOL DISTRICT**

WHEREAS, Council for the Village of Yellow Springs has identified a need to increase availability of affordable housing units as necessary to the economic development and stability of the Village, as necessary to assuring a robust and diverse student presence in Village schools and as such as a public purpose worthy of pursuit; and

WHEREAS, property now owned by the Yellow Springs Exempted School District (YSESD) has been assigned to a category with a good potential for Low Income Housing Tax Credits per Ohio Housing Finance Agency standards and guidelines; and

WHEREAS, Council and YSESD, through stated shared common goals of support of development of affordable housing in the Village, seek to cooperate on steps necessary for an application to be submitted to OHFA by the February 27, 2025 deadline; and

WHEREAS, engagement in pursuit of this project requires clear communication among all parties representing YSESD and the Village of Yellow Springs, as well as a clear delineation of financial responsibility,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY RESOLVES THAT:**

Section 1. The Village Manager is hereby authorized and directed to enter into an Agreement with Yellow Springs Exempted School District in a form substantially similar to the attached Exhibit A.

Kevin Stokes, Council President

Passed: 8-19-2024

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL

Kevin Stokes_Y__ Gavin Devore Leonard__Y_ Brian Housh_Y__
Carmen Brown__Y__ Trish Gustafson_Y__

INTERGOVERNMENTAL MEMORANDUM OF UNDERSTANDING

This **INTERGOVERNMENTAL MEMORANDUM OF UNDERSTANDING** (this “Agreement”) is made and entered into as of this ____ day of August, 2024 (the “Effective Date”) by and between **THE VILLAGE OF YELLOW SPRINGS, OHIO** (the “Village”), and **YELLOW SPRINGS EXEMPTED VILLAGE SCHOOL DISTRICT, OHIO** (the “District”) (each a “Party” and collectively the “Parties”).

1. The Village and the District are undertaking cooperative efforts with respect to a parcel of land owned by the District and located within the Village, more particularly described on Exhibit A, and hereinafter referred to as “the Property”.
2. The Property has been assigned an opportunity index score of 94 and an opportunity index category of “Very High” by the Ohio Housing Finance Authority’s (“OHFA”) scoring for potential sites for a multifamily Low-Income Housing Tax Credit project, hereinafter referred to as “the Project”.
3. The Village and the District, through stated shared common goals of support of development of affordable housing in the Village, seek to cooperate on steps necessary for an application to be submitted to OHFA by the February 27, 2025 deadline.
4. The Property is currently encumbered due to a 2024 arrangement in which the District entered into a transaction to issue Certificates of Participation (“COPS”) as part of a leaselease-back structure which encumbers the Property. The COPS are insured by Build America Mutual (“BAM”). Additionally, in 2020, the District entered into financing arrangements with Huntington National Bank. Both the 2024 COPS and the 2020 Huntington financing arrangement encumber the Property. These two encumbrances are hereinafter referred to as “the Encumbrances”.
5. As of the date of this Agreement, the Parties have agreed to pursue the release of the Property from the Encumbrances. That will require coordination by the District’s legal counsel with BAM and Huntington to request such release and, if approval is granted, to draft the necessary documents.
6. The Village will incur the legal fees associated with unencumbering the land up to a cost of \$_12,500_____ (“Village’s Legal Fees Commitment”). If the Village’s Legal Fees Commitment is expended, and the goal of unencumbering the property is not fully achieved, the Village Council will address this in open meeting and determine next steps. The Village is not committing to any further expenditure pursuant to this Agreement.

7. If the Property is successfully unencumbered, the Parties may pursue the sale of the Property from District to Village.

8. Village will then coordinate a request for proposals to locate a qualified housing developer to complete the necessary application for submittal to OHFA.

9. The District will incur all costs associated with legal surveying of the Property, and the District will incur all costs associated with any required subdivision or rezoning of the Property.

10. All documents, records and other work product created by the Parties in furtherance of the Project, including but not limited to legal descriptions and surveys, shall be shared among the Parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Intergovernmental Memorandum of Understanding is executed as of the Effective Date.

VILLAGE OF YELLOW SPRINGS, OHIO

By: _____

Its: _____

Date: _____

YELLOW SPRINGS EXEMPTED VILLAGE SCHOOL DISTRICT

By: _____

Its: _____

Date: _____

**RESOLUTION AUTHORIZING REPRESENTATIVES OF THE BOARD OF
EDUCATION TO APPLY FOR REAL PROPERTY ZONING CHANGES AND
TO PERFORM OTHER ACTIONS TO EXPLORE AND FACILITATE
THE POTENTIAL SALE AND PURCHASE OF REAL PROPERTY**

WHEREAS, the Yellow Springs Exempted Village School District Board of Education (“Board”) owns real property located at 420 East Enon Road, Yellow Springs, Ohio 45387 comprised of approximately 32 acres and known as Green County Auditor Parcel ID F19000100200000100 (the “32 Acre Parcel”); and

WHEREAS, representatives of the Village of Yellow Springs (“Village”) have approached representatives of the Board with plans to locate affordable housing within the Village, and more specifically, upon a 3.6 acre portion (the “3.6 Acre Portion”) of the 32 Acre Parcel, with such 3.6 Acre Portion bordered to the east by East Enon Road and to the north by Dayton Street as, delineated in attached Exhibit 1; and

WHEREAS, representatives of the Village have inquired as to the Board’s interest in selling and/or exchanging said 3.6 Acre Portion in order to provide more affordable housing opportunities to the residents of the Village; and

WHEREAS, placement of affordable housing on said 3.6 Acre Portion is anticipated to increase student enrollment in the schools of Yellow Springs School District; and

WHEREAS, placement of affordable housing on said 3.6 Acre Portion is anticipated to create a more diverse and inclusive student population in the schools of Yellow Springs School District; and

WHEREAS, said benefits to the Yellow Springs School District, created by the placement of more affordable housing opportunities within the Village, align with the District’s Strategic Plan of “*a diverse and inclusive community*”; and

WHEREAS, the Yellow Springs School District’s Strategic Plan commits to a goal of “School and Community Engagement” through fostering a “culture of connection and collaboration”; and

WHEREAS, the Yellow Springs School District is committed to a vibrant and mutually supportive partnership with the Village; and

WHEREAS, the Board wishes to take the initial steps to petition the Yellow Springs Planning Commission for certain zoning changes to facilitate a future decision by the Board on potentially selling, exchanging or otherwise lawfully transferring said property for the purposes detailed above;

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby authorizes the Superintendent, Treasurer and Board President to do all things necessary to:
 - a. Submit an application to the Yellow Springs Planning Commission to subdivide the 3.6 Acre Portion from the Board’s 32 Acre Parcel located at 420 East Enon Road, bordered to the east by East Enon Road and to the north by Dayton Street (as delineated in attached Exhibit 1) and to simultaneously file an application to change the zoning of this parcel from “Residential-A” zoning to “Residential-C” zoning, as described by the Yellow Springs zoning code; and
 - b. Facilitate the removal of any legal, equitable or contractual encumbrance preventing the sale or transfer of real property delineated in Exhibit 1, in collaboration with representatives from the Village of Yellow Springs, and subject to all required approvals by the Board, the Village, and all other applicable administrative bodies or courts of law; and
 - c. Identify suitable real property and to commence discussions on the purchase by the Board of real property for purposes of relocating athletic fields on the 3.6 Acre Portion serving the students of the Yellow Springs Exempted Village School District.

IT IS FOUND AND DETERMINED that all formal action of the Board concerning or related to the adoption of this Resolution was adopted in an open meeting of the Board, and all deliberations of the Board that resulted in such formal action were adopted in meetings open to the public, in compliance with all applicable requirements of the Ohio Revised Code.

_____ moved and _____ seconded the motion that the above Resolution be adopted.

Upon roll call and the adoption of the Resolution, the vote was as follows:

Yeas: _____

Nays: _____

ADOPTED this 12th day of July, 2024.

Treasurer

CERTIFICATE

The undersigned hereby certifies that the foregoing is a true and correct copy of a Resolution adopted at a meeting held on the 12th day of July, 2024, together with a true and correct extract from the minutes of said meeting to the extent pertinent to consideration and adoption of said Resolution.

Treasurer

**VILLAGE OF YELLOW SPRINGS
RESOLUTION 2024-44**

**COMMITTING TO SUPPORTING THE PURSUIT OF A LOW-INCOME HOUSING TAX
CREDIT PROJECT IN LINE WITH OUR HOUSING VISION AND VILLAGE VALUES**

WHEREAS, Yellow Springs Village Council is committed to the provision and nurturance of a welcoming community, as highlighted in our Village Values; and,

WHEREAS, This effort requires, in part, the availability of diverse housing stock to create an inclusive place to live and work, underscored by our YS Housing Vision & Values Statement; and,

WHEREAS, Council acknowledges the need for an intentional and informationally grounded approach to increasing housing stock, which led to the 2019 Bowen Housing Study that identifies affordable rentals as a critical need for our community; and,

WHEREAS, The current system incentivizes residential developers to build market-rate single-family housing, while the development of affordable housing at-scale requires additional funding sources, with low-income housing tax credits (LIHTC) being the most important resource; and,

WHEREAS, The Village of Yellow Springs has a once-in-a-generation opportunity to add 50 affordable family rental units to our housing stock given that the opportunity index for an area at the western edge of our municipality is among the highest in the state, and the scoring, which changes every two years, has not lined up this well for Yellow Springs in at least two decades; and,

WHEREAS, Securing \$15 million through the LIHTC program would support a transformative affordable residential development, specifically addressing the significant shortage of rental units in the Village.

NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO HEREBY RESOLVES THAT:

Section 1. Village Council is committed to supporting the pursuit of a LIHTC project for the 2025 application cycle and will work with stakeholders to identify a viable site and develop a competitive application.

Section 2. Village Council will consider investing funds via customary practices from its Affordable Housing Fund and will consider taking other necessary steps to move this LIHTC project forward.



Kevin Stokes, President of Council

Passed: 6-17-2024

Attest: _____
Judy Kintner, Clerk of Council

ROLL CALL:

Stokes __Y_

DeVore Leonard_Y__

Housh__Y_

Brown_Y__

Gustafson_Y__

RESOLUTION REQUIRING THE BOARD OF EDUCATION TO MAINTAIN OWNERSHIP OF ALL REAL PROPERTY UNTIL EQUAL OR MORE REAL PROPERTY IS UNDER CONTRACT FOR PURCHASE

WHEREAS, the Yellow Springs Exempted Village School District Board of Education (“Board”) owns real property located at 420 East Enon Road, Yellow Springs, Ohio 45387 comprised of approximately 32 acres and known as Greene County Auditor Parcel ID F19000100200000100 (the “32 Acre Parcel”); and

WHEREAS, representatives of the Village of Yellow Springs (“Village”) have approached representatives of the Board with plans to locate affordable housing within the Village, and more specifically, upon a 3.6 acre portion (the “3.6 Acre Portion”) of the 32 Acre Parcel, with such 3.6 Acre Portion bordered to the east by East Enon Road and to the north by Dayton Street; and

WHEREAS, representatives of the Village have inquired as to the Board’s interest in selling and/or exchanging said 3.6 Acre Portion to provide affordable housing opportunities to the residents of the Village; and

WHEREAS, the Yellow Springs School District’s Strategic Plan commits to a goal of “Finances” by using “resources strategically to support the district’s mission and plans for a sustainable tomorrow”; and

WHEREAS, the Yellow Springs School District’s Strategic Plan commits to a goal of “Facilities” by providing a “safe, comfortable and accessible learning environment to instill pride and inspire current and future educational excellence”; and

WHEREAS, the Yellow Springs School Board has committed to abide by a code of ethics that indicates “A Board member’s first and greatest concern must be the educational welfare of all students attending the public schools”; and

WHEREAS, the Yellow Springs School District is committed to a vibrant and mutually supportive partnership with the Village;

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby commits to the option of releasing ownership of 3.6 acres within real property located at 420 East Enon Road, Yellow Springs, Ohio 45387 known as Greene County Auditor Parcel ID F19000100200000100 (the “32 Acre Parcel”) to the Village of Yellow Springs only AFTER the following contingencies are fulfilled:
 - a. The Yellow Springs School Board agrees that the Yellow Springs EVSD will not sell school land until the District secures land for similar use to replace it.

- b. The School District has the financial ability to convert purchased land in (a) into useable and accessible athletic fields.

IT IS FOUND AND DETERMINED that all formal action of the Board concerning or related to the adoption of this Resolution was adopted in an open meeting of the Board, and all deliberations of the Board that resulted in such formal action were adopted in meetings open to the public, in compliance with all applicable requirements of the Ohio Revised Code.

_____ moved and _____ seconded the motion that the above Resolution be adopted.

Upon roll call and the adoption of the Resolution, the vote was as follows:

Yeas: _____ Nays: _____

ADOPTED this 12th day of September 2024.

Treasurer

MEMORANDUM

TO: YELLOW SPRINGS VILLAGE COUNCIL

FROM: Chief Burge

DATE: SEPTEMBER 16, 2024

RE: Awareness & Outreach – Gun Safety

This MEMO is to briefly address the gun safety discussion that occurred on September 12, 2024, at the Yellow Springs Schools Board Meeting.

It was suggested that the school’s partner with the Police Department host or promote an educational awareness or outreach program around gun safety. I am in contact with Superintendent Holden, and we believe this is an excellent idea to be further explored.

This would entail hosting an event or educational campaign that would highlight the importance of basic gun safety and security. It would also include offering resources to residents, such as gun locks.

The YSPD keeps gun locks on hand to provide at any community member’s request. We also provide these gun locks to parents and/or friends of our Annual Safety Village participants.

Superintendent Holden and the Yellow Springs Police Department will continue our discussions around outreach opportunities, however, in the interim should any resident like to pick up a gun lock, you can come to the Police Department any time of day and we can provide you one at no cost!

If you have any questions, please let me know.

Thank you

UNLOAD, LOCK, AND SEPARATE: SECURE STORAGE PRACTICES TO REDUCE GUN VIOLENCE

Three-year-old Brayden Heath found his mother's handgun in the living room of their home in Anchorage, Alaska. Brayden was playing with the gun when it discharged, shooting him in the head. He was taken to a local hospital and pronounced dead later that day.¹

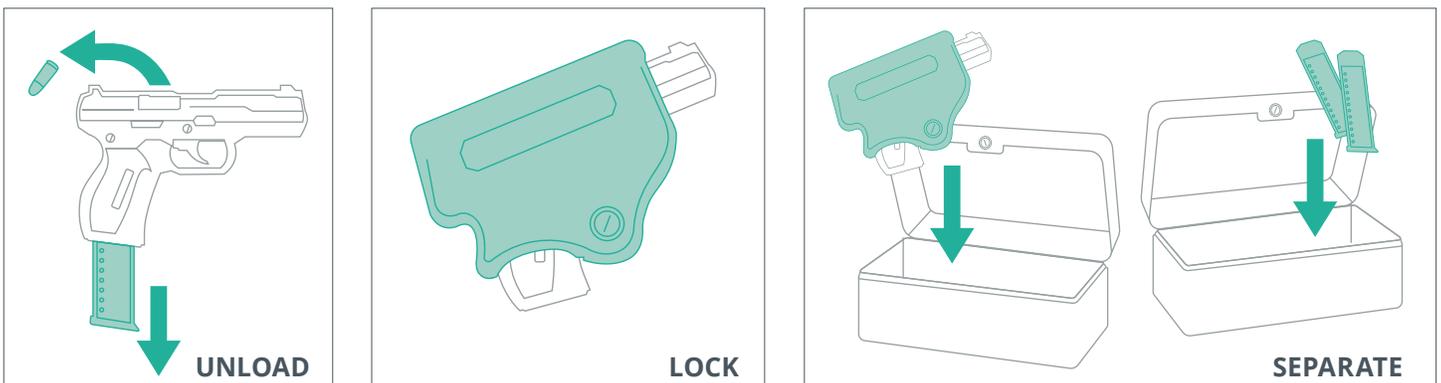
Introduction

There are an estimated 265 million civilian-owned firearms in the United States,² and more than one-third of homes contain at least one gun.³ Gun owners can make our homes and communities safer by storing their firearms unloaded and locked, with ammunition kept in a separate place, to prevent access by children and other people who are at risk of harming themselves or others. Research shows that these storage practices can play a vital role in reducing the risk of gun violence, particularly among children, due to unintentional shootings and gun suicides.⁴

The bottom line is this: Storing firearms unloaded, locked, and separate from ammunition prevents access and saves lives.

What is secure firearm storage?

Experts agree: In order to prevent access, firearm storage practices should include three methods employed in combination—unloading the ammunition, locking the firearm, and storing the firearm and ammunition in separate locations.⁵



Unload: Gun owners should remove all ammunition from the firearm, including removing any chambered rounds.

Lock: Unloaded firearms should be secured with a firearm locking device, such as a jacket lock, or in a locked location, like a safe or lock box. Locking devices, safes, and lock boxes are equipped with keys, combinations, or biometric technology that limit access. *Remember: Firearm locks do not prevent gun theft.*

Separate: Ammunition should be stored separately from the firearm in a secure location.

The American Academy of Pediatrics (AAP) concludes that the absence of guns from homes is the most reliable and effective measure to prevent suicide, homicide, and unintentional firearm-related injuries to children and adolescents. But if there are guns in the home, AAP notes that storing guns unloaded and locked, with ammunition kept in a separate place, can mitigate the risk of child firearm injury.⁶

Key Findings

Access to unsecured firearms contributes to gun violence among children and teens. Brayden's tragic story is all too common. Every year, nearly 350 children under the age of 18 unintentionally shoot themselves or someone else.⁷ That's roughly one unintentional shooting per day, and nearly 77 percent of these incidents take place inside a home.⁸ Another 590 children die by gun suicide each year,⁹ most often using guns belonging to a family member.¹⁰ Unsecured firearms also fuel gun violence outside the home. In incidents of gun violence on school grounds, 78 percent of shooters under the age of 18 obtained their guns from their own home, a relative's home, or from friends.¹¹

We are all safer when guns are stored unloaded, locked, and separate from ammunition. One study found that households that locked both firearms and ammunition were associated with a 78 percent lower risk of self-inflicted firearm injuries, and an 85 percent lower risk of unintentional firearm injuries among children, compared to those that locked neither.¹² Another study estimated that if half of households with children that contain at least one unlocked gun switched to locking all their guns, one-third of youth gun suicides and unintentional deaths could be prevented, saving an estimated 251 lives in a single year.¹³

1/3

OF YOUTH SUICIDES
AND UNINTENTIONAL
DEATHS ARE PREVENTED
BY SECURING GUNS.

Despite the risks to safety, the majority of gun owners do not secure their firearms. While millions of responsible gun owners follow recommended storage practices, an estimated 54 percent do not lock all of their guns, let alone store them unloaded, locked, and separate from ammunition.¹⁴ Gun owners with children in the home are slightly more likely to lock all of their guns,¹⁵ but an estimated 4.6 million American children live in households with at least one unlocked and loaded firearm.¹⁶

Contrary to popular belief, storage devices do not prevent owners from readily accessing their guns. There is a common myth that storage devices negate the self-defense purpose of owning a gun by putting time-consuming barriers between the gun owner and their means of defense.¹⁷ The reality is that there are many affordable options for firearm storage that provide owners with access to guns in a matter of seconds while still preventing access by children and people at increased risk of harming themselves or others.¹⁸ Further, it is possible that unsecured guns may actually *increase* the likelihood of crime and violence through an increased risk of gun theft.¹⁹ Each year, an estimated 200,000 to 500,000 guns are stolen,²⁰ and many are funneled into the underground market, where once-legally-owned firearms can be transferred to people with dangerous histories.²¹

Recommendations

Gun owners understand that with rights comes responsibility, and promoting secure firearm storage is integral to public safety. Community members should work together to encourage recommended firearm storage practices.

Community members and local leaders should encourage secure firearm storage through outreach to gun owners and general public awareness campaigns. Researchers, clinicians, and gun owners should work together to develop messaging and recommend storage options that are relevant to local values and context.²²

Evidence suggests that clinicians who counsel patients can effectively promote recommended storage practices, particularly if storage devices are given away for free.²³

For a full list of citations please visit: bit.ly/35YMIAE

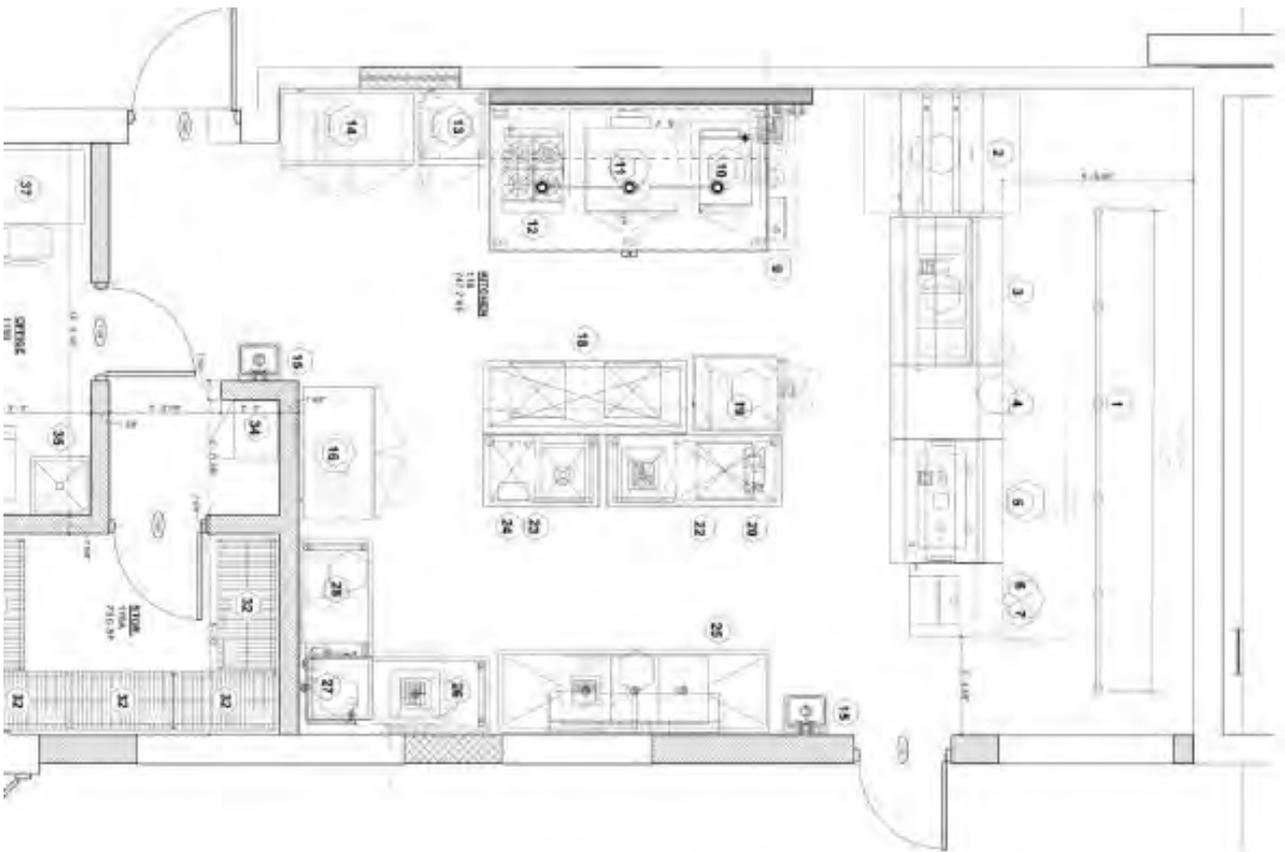
Yellow Springs EVSD & Village of Yellow Springs

*Joint Work Session
September 25, 2024*



Mills Lawn Elementary School Master Facilities Improvement Project





DRAFT ONLY

**McKinney
MS/Yellow
Springs HS
Master Facilities
Improvement
Project**





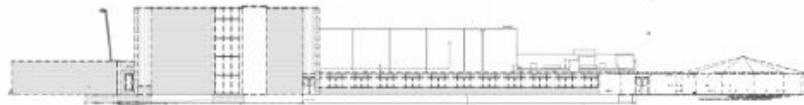
AERIAL VIEW

Middle School / High School

DRAFT ONLY



A OVERALL SE PERSPECTIVE VIEW
SCALE:



DA DEMOLITION EAST ELEVATION
SCALE: 1" = 20'-0"



AA NEW EAST ELEVATION
SCALE: 1" = 20'-0"



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301 LANCASTER STREET
SUITE 100
LAKE CHARLES, LA 70601
TEL: 504-485-8888
WWW.RUETSCHLE.COM

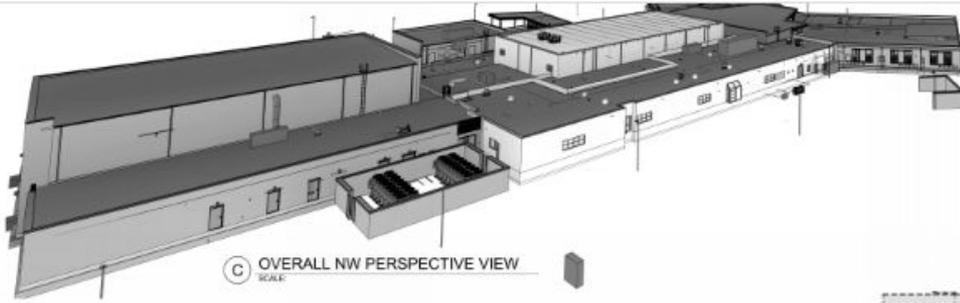


NOT FOR CONSTRUCTION

Issued:
10/17/2020
Design Development Submittal

Revisions:

L & HIGH



(C) OVERALL NW PERSPECTIVE VIEW
SCALE: 1" = 20'-0"



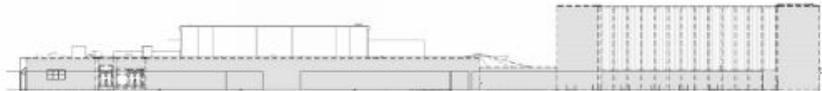
(DC) DEMOLITION WEST ELEVATION
SCALE: 1" = 20'-0"



(CC) NEW WEST ELEVATION
SCALE: 1" = 20'-0"



(E) OVERALL SW PERSPECTIVE VIEW
SCALE: 1" = 20'-0"



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201 LAMBERT AVENUE
ANN ARBOR, MI 48106-1500
TEL: 734-769-4500
FAX: 734-769-4501
WWW.RUETSCHLE.COM

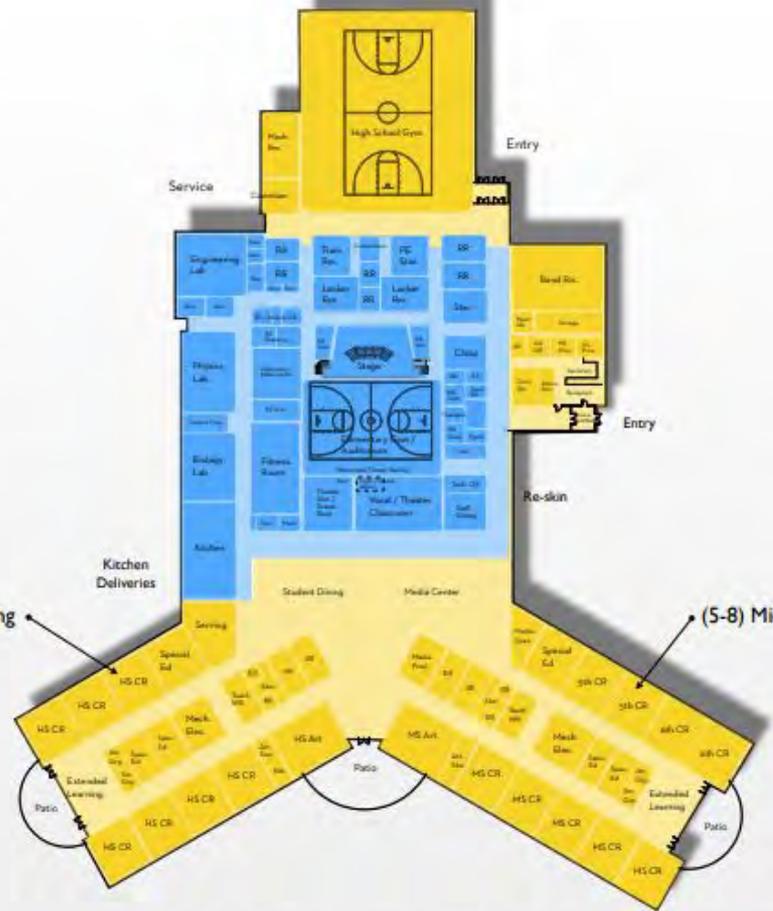


NOT FOR CONSTRUCTION

Revised:
July 31, 2009
Project Development Schedule

Revisions:

MIDDLE SCHOOL & HIGH
NO. 1000000



(9-12) High School Wing

(5-8) Middle School Wing

- KEY**
- Additions
 - Renovations

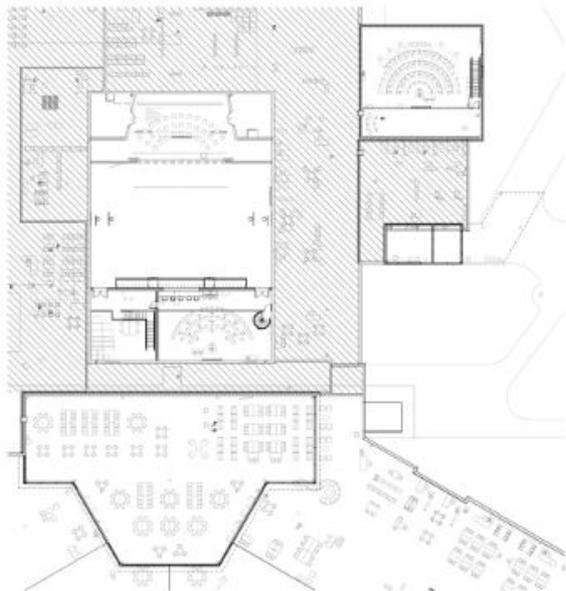
PROPOSED FLOOR PLAN (5-12)

Middle School / High School

DRAFT



DRAFT ONLY



2 OVERALL UPPER LEVEL FURNITURE PLAN
SCALE: 1" = 20'-0"





DRAFT ONLY

Dear Council Members:

Thank you for contacting Cresco Labs regarding the potential for a residential housing development next to our cultivation, manufacturing, and production facility in Yellow Springs. Cresco Labs is a proud member of the Yellow Springs Community and remains committed to being a good community partner while growing our facility and bringing more good paying jobs to Yellow Springs. Importantly, the start of adult use cannabis in Ohio has increased the opportunity to bring those jobs and expand our facility in Yellow Springs.

Cresco understands the need for an increase in affordable housing in Yellow Springs and hopes that a suitable site can be found for this project. Cresco is also concerned about the introduction of a residential housing immediately adjacent to our manufacturing and production facility. A residential facility will inevitably bring children and adults with a range of sensitivities that will conflict with our commercial activity. With our anticipated facility expansion and increased production, Cresco fears the increased truck traffic, construction noise, and manufacturing activity will be incompatible with the high quality of living those residents will deserve.

We are happy to discuss our concerns with the council and look forward to our continued partnership in Yellow Springs.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Sullivan', written in a cursive style.

John Sullivan
Executive Vice President, Cresco Labs

ANTIOCH UNIVERSITY

Office of the Chancellor
| 900 Dayton Street, Yellow Springs, OH 45387 | 937.769.1800 | www.antioch.edu

July 11, 2024

Kevin Stokes, President
Yellow Springs Village Council
100 Dayton Street
Yellow Springs, Ohio 45387

Re: Transformational Low-Income Housing Tax Credit Opportunity

Kevin,

Thank you for your letter requesting Antioch's consideration of amending the restrictive covenants of the Center for Business and Education where our campus is located. Given the significant potential impact a project of this nature would have on Antioch University, this is a matter that would require board approval. Our next regular board meeting is in late October. Therefore, I am unable to provide you with support for amending the restrictive covenants in the time frame you're requesting.

Sincerely,

ANTIOCH UNIVERSITY



William R. Groves, JD
Chancellor

WRG/mm