



CBE Community Conversation, Part 2

June 28, 7pm, Council Chambers

Facilitated by Village Council's Economic Sustainability Commission

Second CBE Community Conversation Agenda

- “ 7:00pm Introductions & Goals – Saul Greenberg
- “ 7:10pm Community Feedback from First CBE Community Conversation – Sammy Saber
- “ 7:25pm Panel Discussion – Patti Bates, Melissa Dodd, Dino Pallotta, Denise Swinger
 - “ History of Covenants
 - “ Legal Implications of Covenants
 - “ Economic & Housing Development Context
 - “ Financial Implications
- “ 8:10pm Q&A – facilitated by Saul Greenberg
- “ 8:50pm Concluding Remarks – Emily Seibel



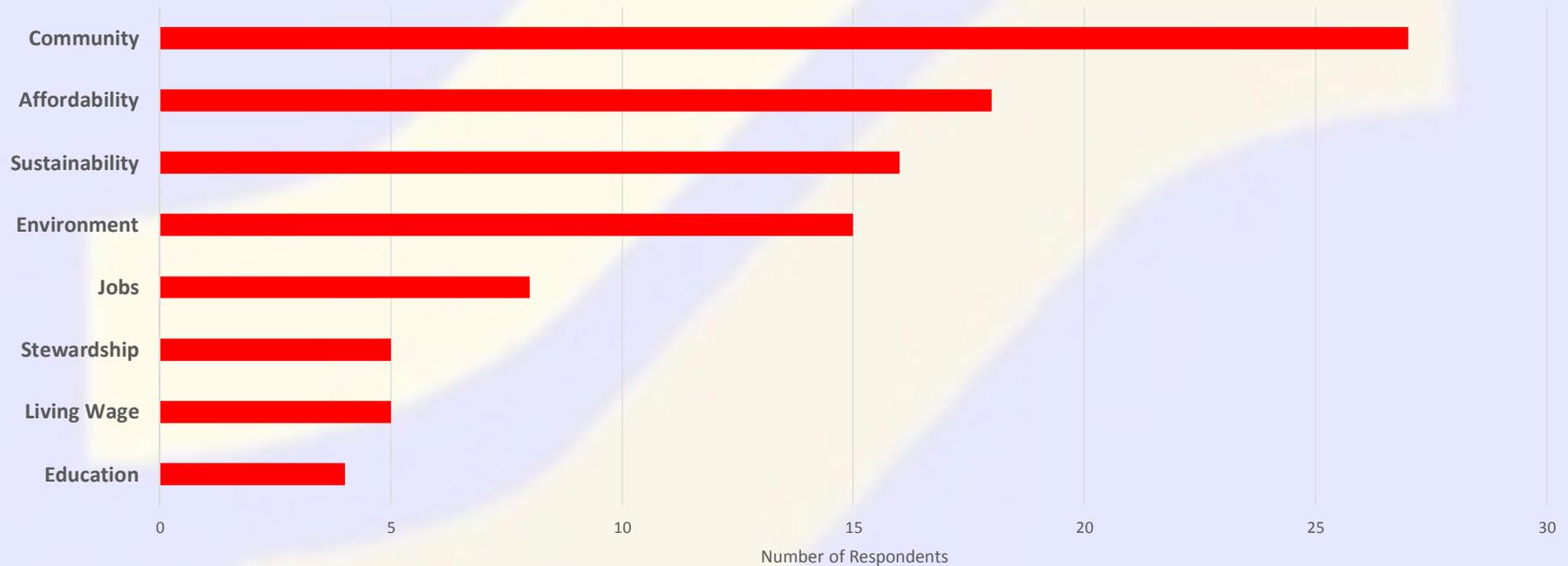
CBE Community Conversation Feedback Summary

Background

A public forum was held on March 2nd, 2017 regarding the use of the property currently known as the CBE. A survey was created in association with this first CBE Community Conversation to elicit the opinions of Village residents. The ultimate purpose of this survey, for which 124 responses were received, is to inform the decision of Village Council on what to do with the CBE land.

What community values should inform the use of the property formerly known as the CBE?

Summary of Community Value Responses

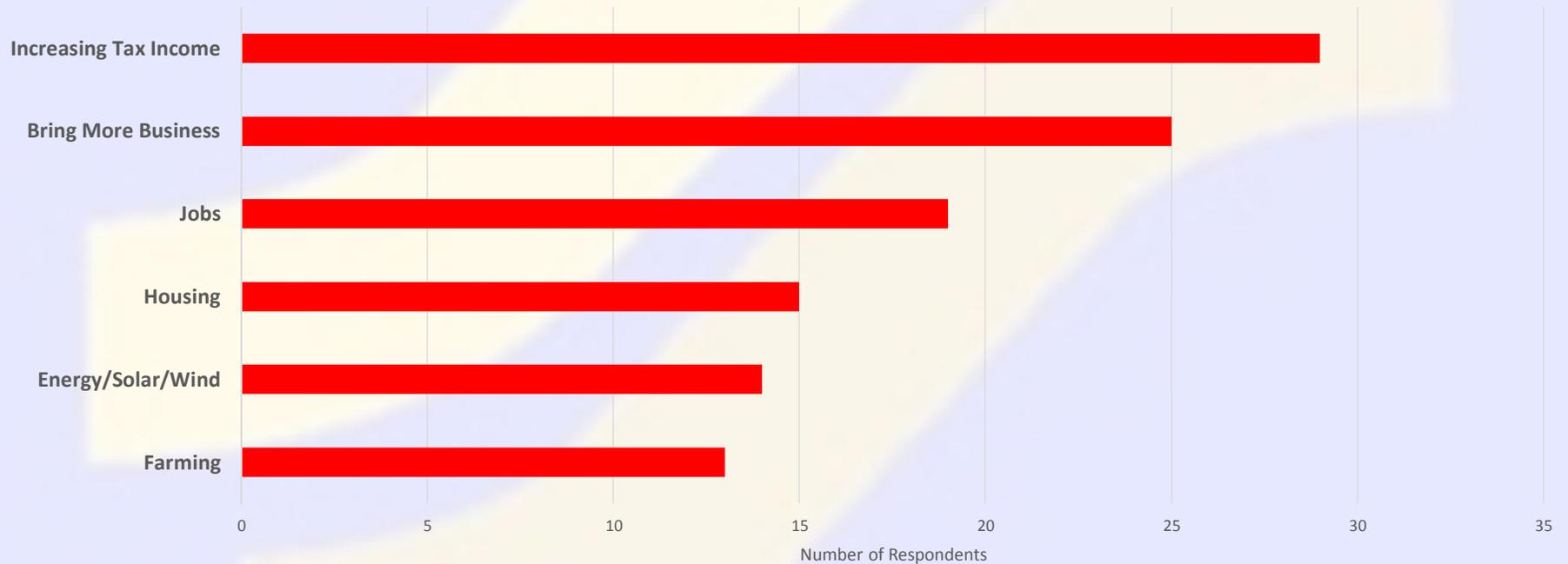


Comments

- “Long-term land stewardship and responsible use, environmentally conscious development, equity and fairness and inclusion, economic vitality”
- “Land preservation and conservation of resources for future generations”
- “Friendship, fellowship, community spirit, enrichment, beauty”

What community needs could this property serve?

Summary of Community Needs Responses

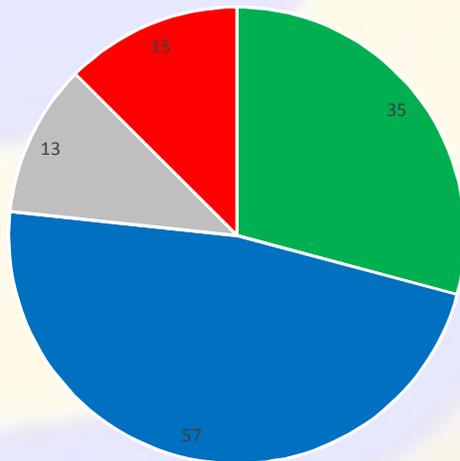


Comments

- ” “Support the community financially. Businesses that pay taxes and employ people and pay a living wage. Taxes from homes alone can’t support the community. Businesses are needed.”
- ” “Increasing the tax base with increased property tax and income tax. Providing jobs for locals. Reducing the carbon footprint of so many villagers leaving town for employment. Nurturing new and expanding local businesses. Attracting businesses that fit within the values of Yellow Springs.”
- ” “A solar field or tiny houses.”

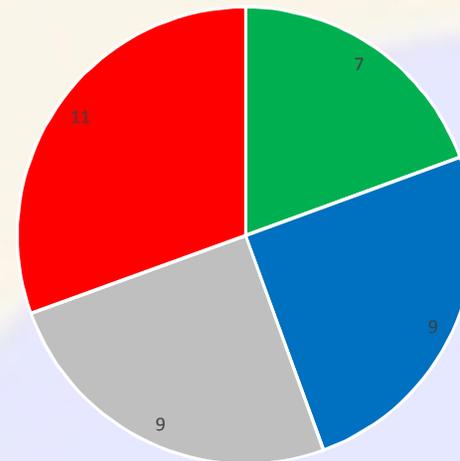
What would you like to see and/or not see on this property?

Wanted



■ Greenspace/Farmland ■ Economic Development ■ Housing ■ Energy

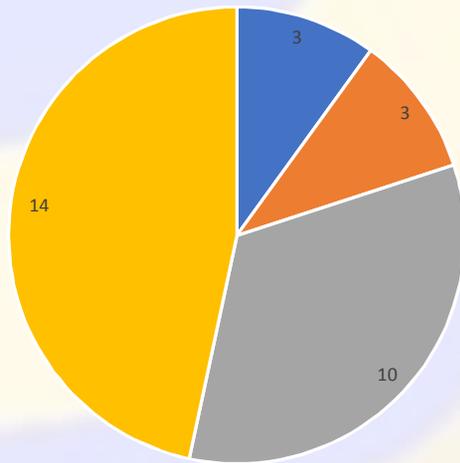
Not Wanted



■ Greenspace/Farmland ■ Economic ■ Housing ■ Energy

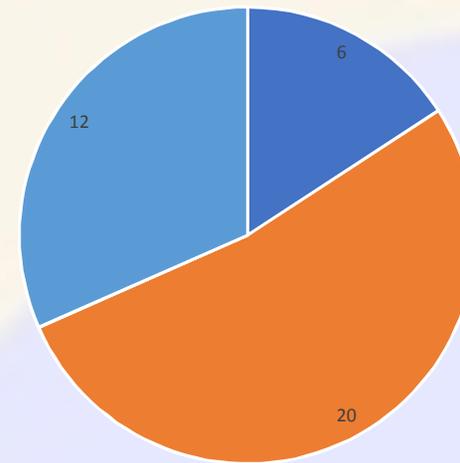
What economic development would you like to see and/or not see on this property

Wanted



■ Hospitality ■ Retail ■ Tech ■ Light Industry

Not Wanted



■ Hospitality ■ Retail ■ Big Business/Chain

Comments

- ” “I would like to see a portion of the land be used for affordable housing but a major emphasis on economic development.”
- ” “I would like to see professional offices and light manufacturing. Something with a connection to agriculture/food processing would be ideal to take advantage of and sustain the adjacent agricultural uses. I would not like to see retail except the sale of items produced on site like a woodworking shop, brewery, etc. I would not like to see single family residential but would be amenable to a portion being used for high density residential like apartments or hotel.”
- ” “I’d prefer no retail, no fast food, and certainly

Key Points

- “ The general consensus is to have economic development to expand the tax base of the village.
- “ Many of the things villagers do not want to see done with the property are currently not allowed based on the covenants which govern use of the land.



History, Purpose & Legal Implications of Covenants

CBE Property



VISION 'Economic Health'

" Agreed Upon Themes:

" More jobs • Bigger tax base • Economic growth • Businesses to satisfy local needs • Living wage jobs • Preserving a viable downtown • Economic diversity • Tourism • Integrate educational resources with community • Wage affordability • Variety of businesses • Energy and green industry

" Test Goal:

" A strong economy that provides diverse, living-wage employment opportunities, a stable tax base, and places attractive for tourists.

" Suggested Changes Themes to add:

• Wage affordability • Energy and green industry • Strong educational system • Businesses that satisfy local needs • Viable downtown (preserve CBD) • Economic diversity

" Proposed New Goal:

" A strong, diverse economy that provides diverse, living wage employment, linked to affordable housing, energy and green industry, businesses that satisfy local needs, a strong educational system, preservation of a strong viable downtown, a stable tax base and places attractive for tourists.

Permitted Uses of CBE Property

- " Offices
- " Commercial
- " Medical
- " Educational
- " Assembly
- " Research
- " Servicing
- " Light industrial
- " Warehousing
- " Distribution

Prohibited Uses of CBE Property

- " No residential use other than hotels
- " No fast food restaurants
- " No gas stations
- " No retail use other than incidental to primary use
- " No dangerous activity to person or property
- " No drive-in theaters
- " No auto-repair or painting establishments
- " No auto-retail or used auto sales
- " No junkyards
- " No concrete or asphalt mixing plants
- " No dumping
- " No refining of oil
- " No smelting of ores
- " No cemeteries
- " No wood or lumber processing
- " No penal institutions
- " No quarrying or excavations
- " No blasting
- " No activity that may cause electro-mechanical or electro-magnetic disturbances
- " No activity involving disturbance to others because of radiation, air, or water pollution
- " No post-secondary education (except Antioch)
- " No adult-entertainment or sex stores or drug paraphernalia shops



Economic/Housing/Community Development Context

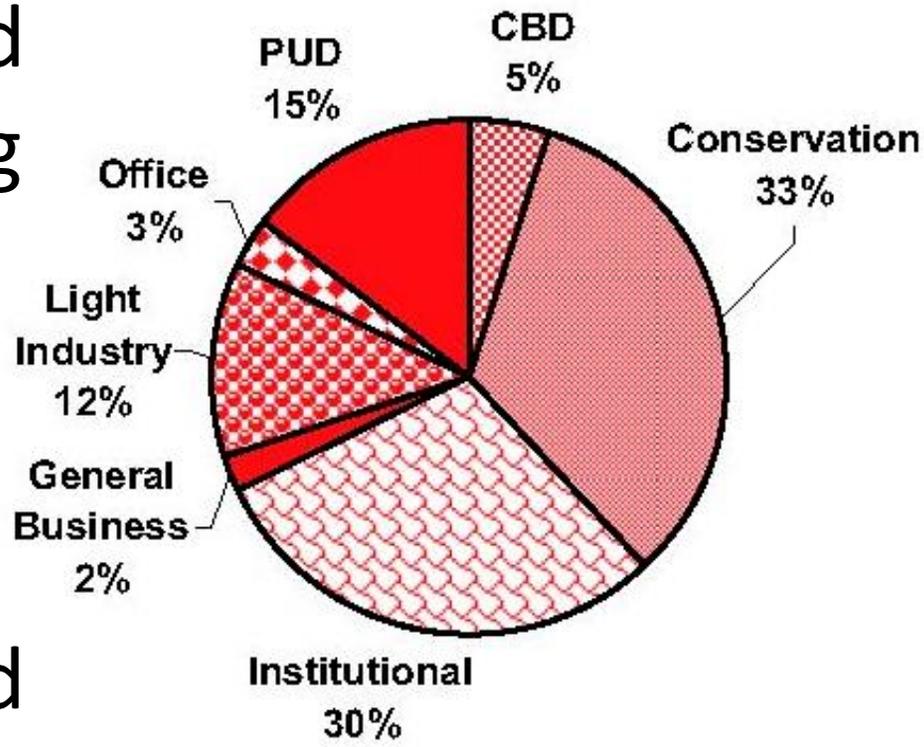
70% Residential

of land in the Village is zoned Residential. Of the remaining 30% only 37% is zoned for business/industrial use.

11% Business

of land in the Village is zoned for business/industry.

Non-Residential Land Use



Indicator Figure 1. Percentages of Non-Residential Land Use
Source: Yellow Springs Comprehensive Plan 2002

VISION 'Ideas for the Future'

Economic Health (135)

- Encouraging new business development and employment opportunities
- Living wage jobs
- Adequate tax base
- Fostering innovation and new industries
- Attracting more visitors/tourists

Land Use/Development (77)

- Denser development
- Focus on infill and redevelopment before expansion to greenfields
- Continue greenbelt and farmland preservation
- Encourage farming and agriculture as legitimate way of life
- Better property/building maintenance
- Maintain natural/urban balance

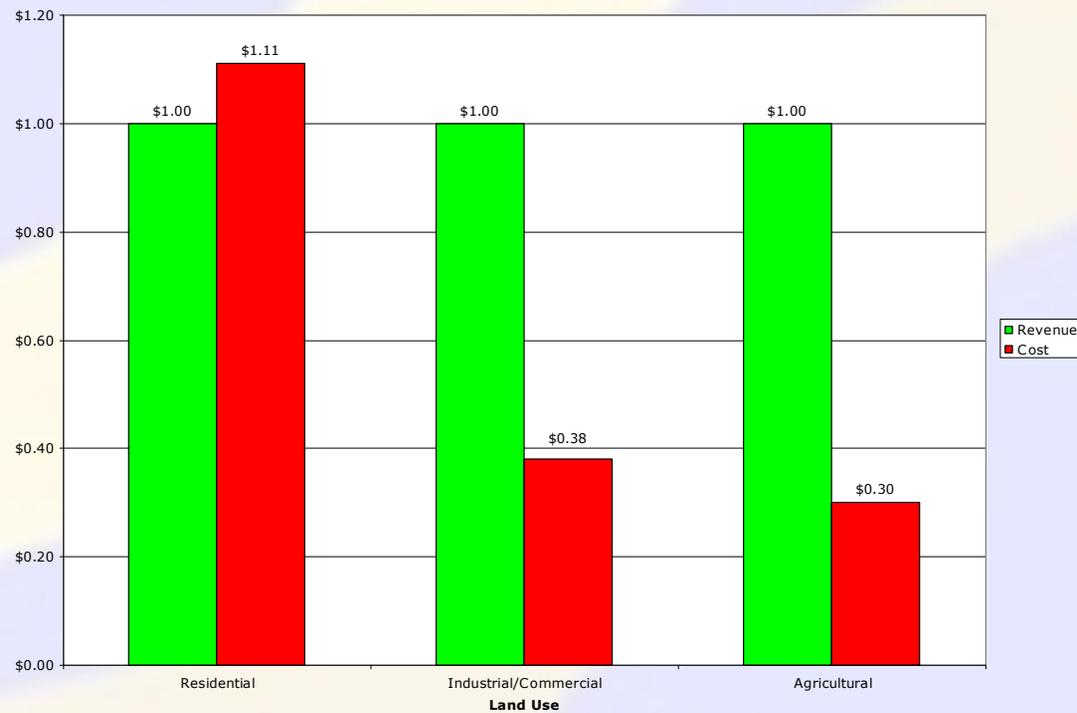
VISION “Overall Priority Actions

- 1) Establish a trust fund and partnerships for the construction or rehabilitation of housing that is permanently affordable for families with low to moderate incomes.
- 2) Create an economic development plan.
- 3) Conduct an analysis of the possibility for a cooperative effort by the Village of Yellow Springs, Antioch College, and other local entities such as Friends Care Community in creating a community health and fitness center in currently underutilized college buildings.
- 4) Identify and work to increase potential properties for business
- 5) Revise the zoning and development regulations in Yellow Springs to ensure desired village character, improve affordability and support economic vitality.
- 6) Prepare a long-term utility improvement plan.



Financial Implications Re: CBE Land Use

Cost of Community Services (2001 Clark County Study)



Scenario Analysis - Cresco

" Income Tax Potential

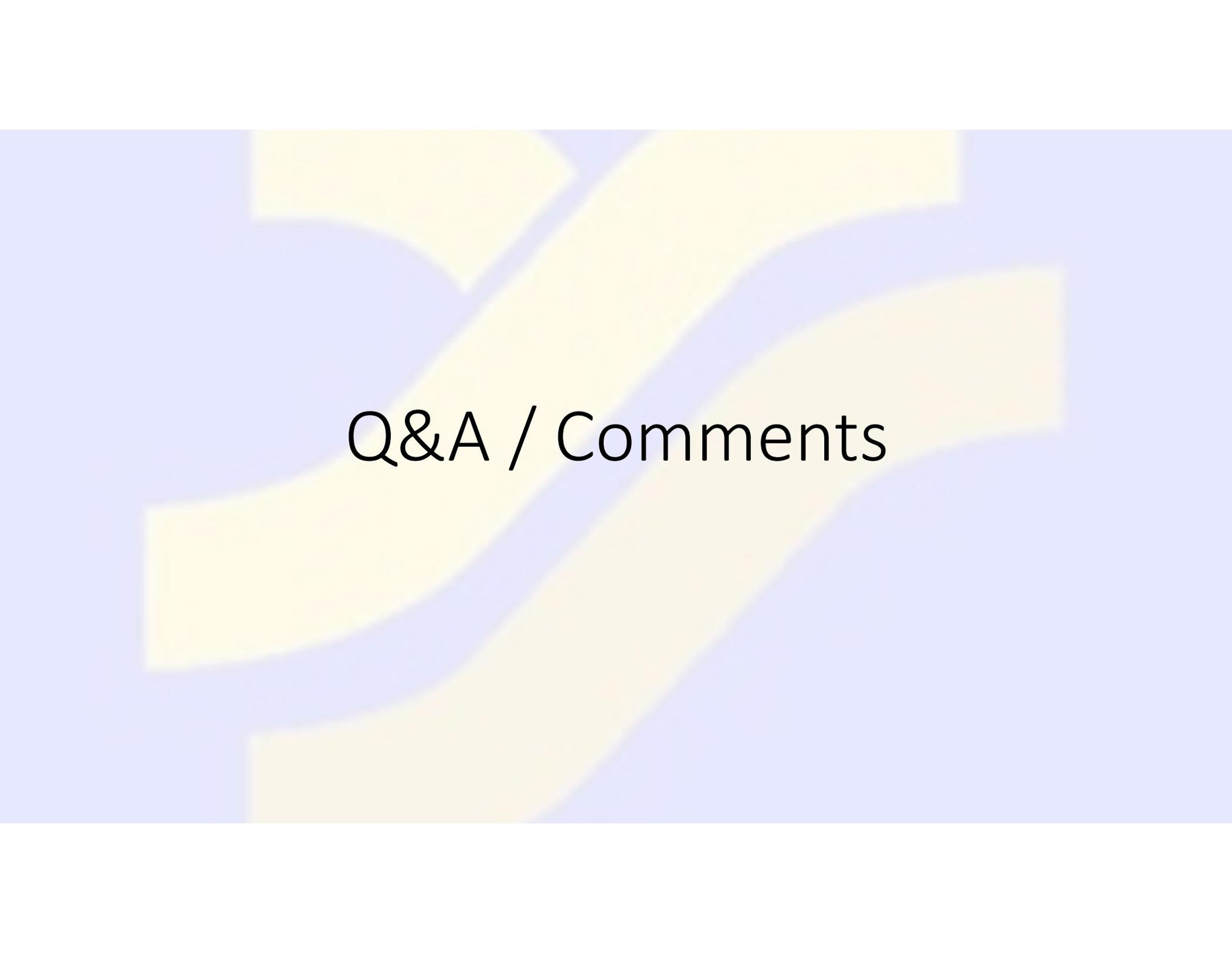
- " Withholding would be \$37,500 (Yellow Springs Tax Rate of 1.5% x annual payroll of \$2.5 million)
- " *Note that additional net profits would be disbursed to the Village but I did not have figures to calculate that impact

Property Tax Potential

- " Based on \$6 million property value

Assessment Ratio		35%	
Assessed Value	2,100,000		
TY 2016 Effective Tax Rate		77.865971	
Annual Tax Est	163,518.54		
		Yellow Springs Village (F19)	
		Effective Tax Rate	Est Tax
County			
	Total	13.838407	\$ 29,060.65
Miami Township		4.4	\$ 9,240.00
Yellow Springs Schools		45.071604	\$ 94,650.37
Yellow Springs Village		11	\$ 23,100.00
Career Center		2.781056	\$ 5,840.22
Health District		0.774904	\$ 1,627.30
Total		77.865971	\$ 163,518.54





Q&A / Comments



Concluding Remarks