



The Village Grapevine

A PUBLICATION OF THE VILLAGE OF YELLOW SPRINGS

INVESTING IN OUR COMMUNITY'S FUTURE



JOHNNIE BURNS
VILLAGE MANAGER

I want to share an update on growth efforts in Yellow Springs that highlights ways in which we are planning responsibly for the future.

The Village is fortunate to have land available for business development at the Center for Business and Education, a commerce park located at the western gateway into Yellow Springs. The site is intended for light industrial, office, and other compatible businesses, but not heavy manufacturing or retail. This helps keep our downtown as the vibrant, walkable hub it is today. We are looking for businesses that are socially conscious, environmentally responsible, and a strong fit for the community.

Yellow Springs' location is advantageous to businesses. We are five miles from I-675 and 11 miles from I-70, with Columbus and Cincinnati within easy reach. Dayton International Airport is about 25 miles away. This combination of small-town character and strong regional access makes the Village an attractive location for companies.

Our 2019 Comprehensive Land Use Plan, adopted by Council in 2020, provides a framework for responsible growth. The plan reflects extensive community input through surveys, workshops, and public meetings. It includes a future land use map that identifies areas for proposed growth based on criteria for annexation and access to utilities.

Even with limited land, development is moving forward. The Springs Meadows neighborhood is underway and will add 90 new homes in 2026. The Cascades, by Home, Inc., is a 32-unit senior housing development. Antioch College is exploring development through the sale of land parcels on their property. These projects will provide more housing options and help maintain balance in the local market.

Education is also an important part of our community. Yellow Springs schools are currently undergoing major construction projects across all levels. The Mills Lawn campus is being renovated, and the East Enon Road campus, which includes McKinney Middle School and Yellow Springs High School, is seeing a combination of renovation, demolition and new construction. These improvements will provide modern, high-quality facilities for our students.

Yellow Springs is unique in how we support new development. The Village owns and operates its own electric, water, and wastewater utilities, making us self-sufficient. This allows us to be hands on with contractors and developers in navigating their infrastructure needs. We are culturally rich, environmentally minded, and proud of our eclectic character. Businesses and developers that share these values will strengthen the community.

Looking ahead, we are focused on sustainable growth that reflects the Village's character and meets the needs of residents, businesses, and the broader community.



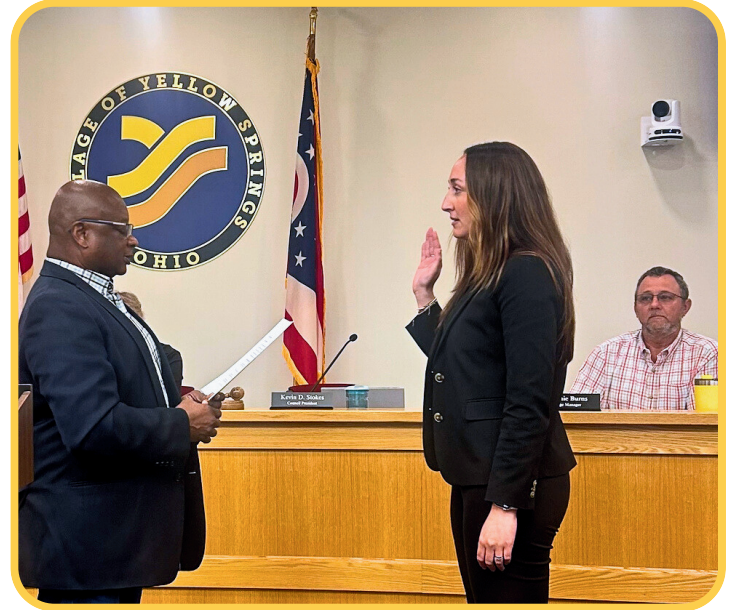
Assistant Village Manager

Raised in Yellow Springs, Elyse Giardullo now serves as Assistant Village Manager / Project Lead. Village Council approved the updated title at their September 2, 2025 meeting, and Elyse was officially sworn in at the following meeting on September 15.

The new title reflects the full scope of Elyse's work in both Village government and the broader community. In her role, she provides high-level support to the Village Manager, coordinates initiatives across departments, and serves as a key liaison at meetings.

Village Manager Johnnie Burns emphasized the importance of the update, noting, "This updated title more accurately reflects the scope of Elyse's work. It recognizes the leadership she brings to the organization and the trust we place in her to represent the Village effectively."

The Village looks forward to Elyse's continued leadership and service in this expanded capacity.



Assistant Village Manager Elyse Giardullo being sworn in by Kevin Stokes, Village Council President

New Faces at the YSPD



YSPD is excited to welcome our newest dispatcher, Larry Rader. Larry enjoys connecting with the community and staying active in his free time. His hobbies include riding motorcycles, watching sports, and gaming with friends. He is eager to make a positive impact in the Village.



Larry Rader
YSPD Dispatcher

The YSPD is pleased to welcome Jared Bullock as our new intern. Jared, a Political Science student at Wright State University, will gain hands-on experience through ride-alongs, records and reporting, community outreach, court observation, and other aspects of Village operations.



Jared Bullock
Wright State Intern



Danny Steck
Community Outreach
Specialist / Victim Advocate

The Village of Yellow Springs is proud to welcome Danielle "Danny" Steck as our new Community Outreach Specialist and Victim Advocate. Danny joins Florence Randolph, who was the Village's first-ever Community Outreach Specialist, making Danny the second person to serve in this important role.

A lifelong Yellow Springs resident and graduate of Yellow Springs High School, Danny brings valuable experience from the past three years working in mental health and community outreach in Dayton. "Helping others is truly my passion," Danny says. "I'm thrilled to bring that passion back home. It's a unique opportunity to serve the community I love. Getting to do that alongside YSPD makes it even better."

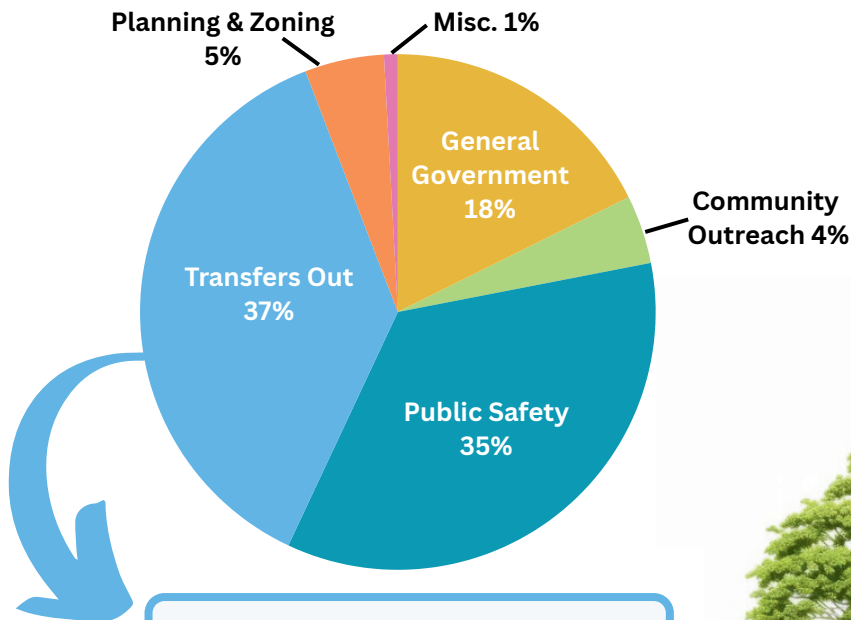
2025 Levy Renewal Information

- **What is Issue 10?** – Issue 10 is a 5-year property tax levy renewal at the current rate of 8.4 mills. A mill is a unit used to calculate property taxes. This renewal does not increase taxes, except for new construction, and is estimated to generate approximately \$850,000 annually for the Village’s General Fund.
- **How is the General Fund used?** – In 2024, the General Fund totaled \$5,471,725. These dollars support essential Village services and provide transfers to other areas such as streets, parks, and capital improvements that do not generate enough funding on their own.
- **How has state funding changed?** – State funding for local governments has decreased significantly over time. In 2008, the Village received \$487,323 in state and local support; by 2024, this amount had been reduced to \$130,269 due to reductions in local government funds and the elimination of the Estate Tax.

2024 General Fund Revenue Sources			
Income Tax	Property Tax	Levy Proceeds	Other Sources
\$2,623,729	\$387,057	\$848,842	\$1,612,097

**THE LEVY PROVIDES
15.5% OF THE
TOTAL FUNDING
FOR THE
GENERAL FUND**

What did the General Fund support in 2024?



**Affordable Housing
Facilities Improvement Fund
Parks & Recreation
Police Pension Fund
Public Safety Capital
Streets**

**Homeowners would pay
\$168 per \$100,000 of
assessed value each year**



CBE: Vision to Reality

For decades, the Village of Yellow Springs sought a location to support local commerce and economic growth. Several sites were considered, including Sutton Farm, but none of these early efforts came to fruition. The idea of a dedicated business park remained an aspiration until the early 2000s, when the Village partnered with Education Village Inc., a nonprofit subsidiary of Community Resources, a local economic development organization, to purchase 46.2 acres of land from Vernay Laboratories. Shortly after purchase, the property was annexed into Village limits, officially bringing the land into Yellow Springs.

Federal support soon followed, with funding from the U.S. Army Corps of Engineers helping extend municipal water and sewer service to what would become the main entrance to the site. Around this time, Antioch University Midwest became the first organization to establish itself at the newly named Center for Business and Education (CBE). Approximately 11 acres were gifted to the university from Education Village Inc., and construction officially began in 2007, marking the beginning of the CBE's role as a hub for education and commerce.

Years later, Village Council approved an ordinance authorizing then-Village Manager Patti Bates to solicit bids for construction of the main road into the CBE and for extending water, sewer, and electric lines. In November 2014, a community referendum prevented the Village from spending public funds to make the parcels shovel ready, which limited the ability to move forward with infrastructure improvements at the site.

In 2016, Community Resources approached the Village with a proposal to transfer the property outright, effectively erasing the debt owed by Education Village. The original purchase had been funded with a \$300,000 loan from the Village's Economic Revolving Loan Fund, supplemented by a \$100,000 grant from the Yellow Springs Community Foundation. An appraisal at the time valued the land at \$640,000, reflecting infrastructure improvements that had already been made at the entrance. This transfer allowed the Village to assume ownership and continue the CBE project in a way that respected the outcome of the referendum while positioning the site for future development

Momentum returned in 2017, when Karen Wintrow of the Yellow Springs Chamber of Commerce connected Cresco Labs Ohio, LLC, to Village Administration. Village staff, including former Manager Patti Bates, Public Works Director Johnnie Burns, and former Planning and Zoning Administrator Denise Swinger, identified a viable site within the CBE that complied with restrictions on proximity to schools and religious institutions. Cresco agreed to fund the infrastructure needed to make the CBE fully functional, including water, sewer, electric, storm water, and roadway construction. Upon completion, the company returned ownership of those utilities to the Village. While many nearby communities were imposing moratoriums on marijuana facilities, Yellow Springs took a different approach and welcomed Cresco, which broke ground at the site in December 2017. Since then, Cresco has added more than 145 new jobs and continued to expand its operations, becoming one of the community's major private employers.

Reflecting on the long process that led to the CBE's development, Village Manager and Public Works Director Johnnie Burns said, "The Center for Business and Education did not come easily. There were setbacks, disagreements, and moments when it felt like the project might stall for good. But through persistence and partnership, we were able to turn a long-standing vision into a tangible asset for Yellow Springs' future."

More recently, the Village entered into an agreement with Coldwell Banker Commercial Heritage to market the remaining parcels. Allison Moody said, "As the realtor for the remaining roughly 20 acres of available land, marketing efforts are aimed at attracting startups and established businesses seeking to expand or relocate to Yellow Springs, with a particular emphasis on midsize manufacturers and other large employers that can contribute to local job creation and diversity."

Currently, 20 acres of commercial land remain available for sale at the CBE. Permitted uses include office, medical, educational, assembly, research, servicing, light industrial, and distribution. Retail, residential, and heavy manufacturing are not permitted.

Today, the Center for Business and Education stands as a milestone and a testament to perseverance and collaboration, providing a foundation for the next generation of education, innovation, and economic growth in Yellow Springs.



Businesses interested in expanding or relocating to Yellow Springs can learn more by visiting www.YellowSpringsLand.com or by contacting Allison Moody directly at AllisonAMoody@gmail.com or 614-403-3004.

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ANTIOCH MIDWEST

Two Becomes One

Two trusted public sector technology organizations, the Miami Valley Educational Computer Association (MVECA) and the Miami Valley Communications Council (MVCC), are merging to form the Miami Valley Technology and Communications Group (MVTCTG). Once complete, nearly 50 employees will work out of 888 Dayton Street in Yellow Springs, with room to grow. The merger is more than a name change. It represents a major step forward in connectivity, collaboration, and opportunity for the village.

MVECA has been part of Yellow Springs since the 1980s, supporting 31 school districts and local governments with IT services such as payroll, data systems, software support, and cybersecurity. The organization has also been instrumental in bringing fiber infrastructure to the Village, keeping Yellow Springs ahead in high-speed connectivity.

MVCC, founded in 1975 to manage cable services in suburban Dayton, grew into a regional hub for communications and shared services. Its work ranges from broadcasting and video production to energy aggregation programs for 25 municipalities, as well as employee and elected official training. MVCC has partnered with MVECA on regional fiber projects, including a national Smart City award-winning initiative.

The merger comes at a pivotal time. MVCC's traditional cable franchise fees have been shrinking, threatening future deficits. By joining MVECA, essential services will be preserved and expanded under a stronger, shared model. MVECA Executive Director Thor Sage explained, "Even though the funding model has shifted, the services MVCC provides remain critical. By combining with MVECA, we can continue those services and expand them."



The current home of MVECA at 888 Dayton St. will now house MVTCTG.

For Yellow Springs, the benefits are tangible. Centralizing staff in town strengthens the local economy and regional network. Schools and governments will have access to a broader range of services, from IT and internet support to media production and collaborative government initiatives. The Village could also see gains from cooperative purchasing, advanced technology upgrades, and stronger cybersecurity support.

MVCC Executive Director Jay Weiskircher said, "There's real synergy here. MVECA's strengths in education and ours in local government complement each other. This merger positions us to better serve communities like Yellow Springs for decades to come." Sage added that MVTCTG will act as a "public sector clearinghouse for all things IT and communications," saving money and strengthening infrastructure.

The merger has been approved by both boards. The combined membership will include more than 178 entities across Ohio, from municipalities and school districts to nonprofit organizations. Staff are expected to transition by the end of this year, with technical operations centralized in Yellow Springs by early 2026.

This is more than two organizations adapting; it is building a forward-looking hub right here in Yellow Springs. With nearly 50 employees soon in town and room to grow, MVTCTG marks a bold step into the future of regional collaboration and innovation.



The interior of the warehouse space at MVECA.

Halloween Bonfires



The Village wishes a Happy Halloween to all!

Whether you call it Halloween, Beggars' Night, Samhain, or All Hallows' Eve, Yellow Springs is gearing up to celebrate the season with community bonfires and festive trick-or-treating on Friday, October 31!

The bonfires, a long-standing local tradition, offer neighbors a chance to gather, warm up, and enjoy the spirit of the evening together. Miami Township Fire-Rescue will oversee the fires to ensure safety.

Trick-or-treating will be from 6:00–8:00p.m. Families are invited to dress up, enjoy the festive evening, and safely make their way through the Village.

Don't forget to check the Village website (yellowsprings.gov) and the YSConnect app for bonfire locations and additional information!

Wheeling Gaunt's Gift

The Village of Yellow Springs Public Works Department will begin its annual delivery of flour and sugar to local widows and widowers on Monday, November 4th, with the goal of completing deliveries by Wednesday, November 26th, just in time for Thanksgiving.

This tradition dates back to the generosity of Wheeling Gaunt, a formerly enslaved man who purchased his freedom, settled in Yellow Springs, and became both a landowner and philanthropist. Upon his death in 1894, Gaunt donated farmland to the Village with a clear instruction: the rental income from the land should be used to purchase flour each Christmas for the widows of Yellow Springs.

Over time, the practice expanded to include both flour and sugar, and to reach widowers as well. The Village is honored to continue this meaningful expression of community. If you would like to be added to the list of recipients, please contact Cameron Fortin, Leadership Team Assistant at cameron.fortin@yellowsprings.gov.



Public Works staff member Lane Dykman delivering flour and sugar.

Community Tree Lighting



Police Chief Burge takes the Grinch into custody at last year's Tree Lighting.

The Village invites everyone to gather for the annual Community Tree Lighting Ceremony on Saturday, December 6th, at Jackson Lytle Point (the triangle between Xenia Avenue and South Walnut Street). This festive evening will feature holiday music and warm beverages, including complimentary hot chocolate donated by Dino's Cappuccinos.

The Community Tree Lighting has been a beloved local tradition for decades, bringing neighbors together at the start of the winter holiday season. Each year, the celebration continues to grow and improve, offering new ways for the community to connect and share in the holiday spirit.

Bundle up and join us as we light the tree, celebrate the season, and carry on this joyful Yellow Springs tradition.



POSTAL CUSTOMER
Yellow Springs, OH 45387

Village of Yellow Springs

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MacKenzie Baird, Clerk of Mayor's Court
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PUBLIC MEETING SCHEDULE

Village Council
First & Third Mondays at 6:00 PM

Planning Commission
Second Tuesdays at 6:00 PM

Environmental Commission
Currently On Hiatus

Public Arts and Culture Commission
First Thursday at 6:30 PM

Check out our YouTube channel to watch livestreams of
Village Council and Planning Commission meetings:
youtube.com/@yellowspringscommunityaccess



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AIM,
TAP LINK



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SCAN ME



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