

**Council for the Village of Yellow Springs
Special Council Meeting Minutes**

Council Chambers, 5:00 P.M.

Monday, August 20, 2025

CALL TO ORDER

President of Council Kevin Stokes called the meeting to order at 5:03pm.

ROLL CALL

Present were Council President Kevin Stokes, Vice President Gavin DeVore Leonard and Council members Brian Housh, Carmen Brown and Trish Gustafson. Planning and Economic Development Director Meg Leatherman, Project Lead Elyse Giardullo, Finance Director Michelle Robinson, Solicitor Amy Blankenship and Village Manager Johnnie Burns were also present.

WORK SESSION:

Tax Increment Financing and Community Reinvestment Area Overview and Discussion.

Tyler Bridge, Public Finance Attorney for Bricker Graydon presented an overview of both Community Reinvestment Area and Tax Increment Financing to start the discussion.

Bridge stressed that a CRA offers a tax reduction, in that it abates the increased assessed value of the property in question for up to 15 years. He noted that at least two structures of historical value and evidence of new housing being discouraged must be present in the area before it can be declared a CRA area.

Bridge provided the information that school districts must grant approval for the CRA if the abatement is for residential housing and is more than a 75% abatement. Approval is not required for commercial CRAs or for abatements of 75% or less.

After outlining the requirements for setting up a CRA district, Bridge speculated that the process could conceivably be concluded in a two-to-three month period.

Bridge differentiated TIFs as a tax diversion rather than reduction, in which property taxes would go directly to the Village to be directed to improvements in the area of the TIF property.

Bridge stressed that TIFs are project-specific and are designated parcel by parcel.

President Stokes recused himself from the meeting at 6:02pm.

Council discussed the possible benefit of a CRA overlay for the entire village.

DeVore Leonard noted that Windsor's ask is for a 15-year CRA at 75% in combination with a TIF.

Bridge reiterated that no School Board approval is needed if the School District is made whole through the TIF.

Council queried Bridge regarding a possible timeline to establish a CRA.

Bridge noted the requirement that a housing survey be completed prior to bringing an establishing ordinance. Following passage of the ordinance, the CRA area would need to be certified. Bridge

estimated a two month process to set up the CRA, after which specific projects would need to be agreed-to, by resolution.

TIFs would be simpler, Bridge said, involving a development agreement to lay out specific improvements.

Housh asked that discussion be brought to Council regarding these tools as soon as possible.

Bridge affirmed that Bricker Graydon would conduct the housing survey.

Bridge noted that if Council designates the entire village a CRA, Council can always amend the ordinance to reduce the area.

Council asked to consider CRA legislation as soon as possible, and to discuss what priorities would be considered.

ADJOURNMENT

At 6:35pm, Housh MOVED TO ADJOURN. Gustafson SECONDED, and the MOTION PASSED 4-0 ON A VOICE VOTE.

Signed: _____
Kevin Stokes, Council President

Attest: -----
Judy Kintner, Clerk of Council