

Yellow Springs Economy Survey

Q19 Please share any additional thoughts on your vision for the Yellow Springs economy, or any concerns about economic growth:

Answered: 84 Skipped: 197

#	Responses	Date
1	The economic landscape has changed and high-paying low skill jobs are not returning. We need more business tax revenue and won't get it from massage therapists and artists and green space. We need to have more mid-sized businesses here and the past attitude of too many people is not conducive to attracting them.	5/11/2014 10:18 AM
2	Government should not be funding private organizations who are not subject to the sunshine laws.	5/11/2014 2:33 AM
3	We must NOT complete the "Green Belt" on the west side of town. With the conservation areas surrounding the Village and the geography to the south, west is only way we have left to grow. There should be no more land put off limits to development within the urban service boundary on the west edge of the village.	5/10/2014 12:56 PM
4	I feel that as we envision how to strengthen our economy we should do so with a positive view, not reflecting on what isn't right, but instead ways that could be better. YS has a awful habit of complaining about what isn't working and wasting there energy stewing on those thoughts rather than using it to coming up with and implimenting	5/10/2014 11:19 AM
5	Provide jobs for mentally disabled locals.	5/10/2014 9:23 AM
6	I like what we have, would wish for slightly larger business district, more younger families	5/10/2014 9:09 AM
7	Help one another with a revolving loan fund. This would build sustainability and enduring cooperation between business owners in the village.	5/10/2014 1:46 AM
8	Our strength is our colorful uniqueness . Not doing things the way everyone else does .Thinking out of the box.. Not insulting the earth .living sustainably. setting an example.	5/9/2014 11:52 PM
9	In the past it seems Village Council focused on low cost housing. It is time to focus on developing a strong economic base for the entire community then all housing will be sustained.	5/9/2014 9:42 PM
10	I think the letter the editor of the YS News on May 9 said it all!	5/9/2014 9:22 PM
11	It seems that YS is becoming the village of "no". No to the Antioch farm. No to the CBE. No to solar panels. No to a dog park. No to the driver intervention program at the Arthur Morgan B&B. No to the new hotel. No to Nora's. No matter what the issue, there is always a vocal NIMBY group that is ready to kill an idea for development or change. It seems the only thing YS residents can agree on is that more art is good. Art alone is not going to sustain our village. We need to nurture local entrepreneurs and encourage businesses to locate or grow here. We need reasonably priced business locations that are also well-maintained - so many of the properties in town are falling apart yet the rent is as high or higher than you would find in surrounding communities. We need to embrace business ideas rather than tearing them apart at every tum. On a different note, I have long wondered if a local scrip program would help our local businesses.	5/9/2014 9:09 PM
12	The priority rating buttons do not change with selection on previous page. Culturally diverse, intellectual, thriving g financial & technological hub grounded in sustainable practices.	5/9/2014 6:02 PM
13	Disruption of how village looks and how is able to keep to older values of the village.	5/9/2014 5:07 PM
14	I value living in Yellow Springs, I like having green space and citizens that are energy conscience and trying to live a sustainable lifestyle. We do need to energize our economy and infuse it with opportunities for our young adults to live and thrive here. I don't know what that is and I hope those with more expertize in this area will get together and come up with some ideas.	5/9/2014 5:04 PM
15	Influence from township and Young's Dairy is excessive.	5/9/2014 4:59 PM

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16	I have been dismayed by the level of discourse lately, especially through online forums. I also feel that there has been a cultural and demographic shift. I fear that we are losing both racial and economic diversity; we need to be mindful about how we attract business owners and we should aim to return YS to a place in which the working class person can afford a home, retirement, and healthcare.	5/9/2014 2:19 PM
17	The most important need is for a space for a business to operate and grow.	5/9/2014 2:11 PM
18	YS must make peace with the fact that our sustainability hinges on our relationships with visitors. Artists must have patrons. Very few local businesses could survive on the patronage of villagers alone.	5/9/2014 1:55 PM
19	Stop focusing on store ownership as a hobby, do away with the "I'm so open minded I'm closed minded" mentality a lot of villagers have. Focus more on industry and keeping it rather than letting rich basically outsiders chase jobs away because it doesn't suit their "beliefs and values". Encourage economic development that isn't just the equivalent of an outdoor shopping mall for useless junk.	5/9/2014 1:30 PM
20	some villagers need to stop being so insular in their thinking and attitudes. Open up to new outside opportunities.	5/9/2014 1:03 PM
21	We need village leadership, including a new village manager, who have a long term commitment to living in this community and do not want to make us into another Oakwood. We need to make this village welcoming to people from all walks of life through affordable housing and an emphasis on nurturing small business endeavors by ordinary people.	5/9/2014 12:43 PM
22	Needs to accept help from outside organizations to help low income families with utilities. More affordable housing for low income families.	5/9/2014 12:37 PM
23	We need to identify the needs of businesses that may want to locate in YS and ensure that we can accommodate those. Land/building space for a large employer like YSI is very limited.	5/9/2014 12:33 PM
24	Become known as a place where women can locate and receive benefits and support in form of low rent and expertise to start new business	5/9/2014 12:17 PM
25	The Village as a whole seems to not be able to think in a macro economic manner about our town. We want to take all the land for growth in order to keep it from developing but struggle to understand that the act of creating that very greenspace makes the housing prices rise in a supply and demand model. We then wonder why our village is gentrifying to all white. We don't actively create areas in which a business could move into outside of the massive industrial complexes on the outside of town and pull our hair out when a business has to move to expand. The village should under NO circumstances involve itself in the financing of business. We have a terrible track record of it - leave it to banks/investors. Leave the government to cheerlead, facilitate, and make life EASY for any startup. That will go a long way to making 10,000 small businesses in every house. Make it an entrepreneurs dream town- then at night they will want to immerse them self in village arts and culture which are so much fun.	5/9/2014 12:10 PM
26	Affordability overall, not just in housing, is a key issue for me.	5/9/2014 11:56 AM
27	I do feel that we need age race and economic diversity but I think for that to take place we must strengthen our base as described in previous question.	5/9/2014 11:39 AM
28	Continue to support essential businesses such as Tom's, Town Drug, Pfeifers, farmer's market.	5/9/2014 11:39 AM
29	Moved here for the climate -- open, artsy, green. But smart economic stewardship is necessary for keeping the schools functioning and launching the next generation.	5/9/2014 11:34 AM
30	I have always worked as a "Secretary." I have NEVER even thought to attempt to look for work in the Village. It just never seemed possible. It's always been a dream of mine to be able to simply stay home & WORK.	5/9/2014 10:49 AM
31	If real work toward living wage economic development is not forthcoming from village leadership, we are strongly considering withdrawing our support (paying increasing taxes) by leaving the village. The threatened referendum vote in November will be the bellwether. A. Kline's editorial on 5/8/14 is well stated.	5/9/2014 9:44 AM

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32	I think we have one of the most vibrant tourist towns in Ohio- we should appreciate that, but realize that arts are great, but can't entirely fund a village and that an infrastructure that supports economic, and educational growth are vital to our future. Change can be good. Our artsy-outdoorsy culture of acceptance and diversity keeps people coming back again and again, but we do need some sort of industry that can sustain a tax base. I am not entirely sure, however that "if you build it, they will come"... I think we need to know who the "they" is before we start building. Perhaps if we targeted specific companies and asked them what it would take to move their operation to YS, we'd have more luck. Thanks.	5/8/2014 10:49 PM
33	Why not raise taxes on the wealthiest residents?	5/8/2014 10:46 PM
34	YS economy has to make sense in larger context of regional economy, strengths and weaknesses	5/8/2014 10:39 PM
35	Survival and support of Antioch College is essential to the economic health of the village.	5/8/2014 9:25 PM
36	We need to stop thinking about affordable housing and start thinking about affordable living. We need growth and many in town do not want to see that happen.	5/8/2014 4:04 PM
37	The other thing we lack is a stable and quality child care center so that parents of young children can work.	5/8/2014 3:37 PM
38	Yellow Springs should not be afraid to change and grow. Other alternative taxes instead of always levies in property owners. This is very hard on seniors with fixed incomes. Perhaps income tax, which doesn't unduly effect lower income folks as much and allows them to stay in their long time homes.	5/8/2014 3:18 PM
39	Encourage the sustainability of Antioch College.	5/8/2014 2:58 PM
40	I think there are a lot of movements that are in the right direction. If the town is growing, so will have to be the space for business as well as homes. We need to keep an open mind when it comes to change because it's not always going to stay the same as it was when Antioch was thriving back in the sixties. Times are changing	5/8/2014 2:58 PM
41	Think further about the assets and how to leverage what is working in YS to fuel the economy and then double down on that. Take tourism to a higher level and become an attractor for individuals, business travelers, small conferences, and other tourist related activities. Invest in amenities, art and culture, events that increase attractiveness. In addition, provide a welcoming environment with attractive amenities that make visitors think "I want to live here" regardless of where they work.	5/8/2014 1:38 PM
42	While I want to see the YS economy grow, I think it is very important to be mindful of not creating an suburban sprawl type of situation. We need to keep a strong "downtown" business area and not sacrifice green space for the sake of brick and mortar. I am a single mom who works in YS (self employed). I have much to offer as do my two children, and yet, we struggled to find decent housing at a reasonable price. We need to address that issue. YS stats show we are losing diversity. I believe that loss is a result of lower college enrollment in YS colleges and the lack of affordable housing. We need to stroke the balance between "projects" and "affordable" in order to draw and retain positive people who have something to offer but do not fit into the current constraints of village income levels.	5/1/2014 9:29 PM
43	I feel new, affordable housing, apartments, and condos would be very beneficial to attract new businesses and to maintain aging residents, like myself. I would LOVE to stay in the village once I retire but may not be able to due to lack of affordable housing on a fixed income.	5/1/2014 1:23 PM
44	Instead of building big new buildings on the fringes of the village, use the space that already exists right here IN the village.	4/30/2014 9:02 PM
45	Wake up.	4/30/2014 9:01 PM
46	Business men will build businesses, builders will build houses, of all income levels, developers will build new streets but ONLY THE VILLAGE COUNCIL CAN REPAIR THE EXISTING INFRASTRUCTURE. That is what VC should do, and leave economic development to the private sector.	4/30/2014 12:49 PM
47	Rental reforms... making sure standards are kept to code on the multiple rental properties here in Yellow Springs will not only make it look better, but it would be safer for our residents as well. Since it is cheaper to rent her than to buy, we seem to fall short on major guidelines in rentals. Like ex. A unit must be painted prior to being rented. I know many landlords here that do not even do this and rent units out with scuffed walls and flooding basements, with no disclosures. etc.	4/30/2014 12:03 AM
48	Either concentrate on a tourist economy or help develop office space to attract white collar jobs.	4/29/2014 7:03 PM

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49	AFFORDABLE HOUSING!!!	4/29/2014 4:34 PM
50	It needs to be open as opposed to private.	4/29/2014 3:57 PM
51	Yellow Springs is a small community. Those of us who live and work and have family here want the best for our community. If we work to strengthen and care for our citizens and their businesses, they will reciprocate. Support what makes us the strong and attractive community we all enjoy.	4/29/2014 3:45 PM
52	This survey is premised upon businesses moving in or starting will somehow not operate like existing businesses in the area. All the businesses in town pay poverty wages because they can. The only way to address this is legislation and unionizing workplaces.	4/29/2014 3:27 PM
53	I am concerned with the loss of our culture in ys. There seems to be a dichotomy in our town in which only a certain demographic has a voice and is involved in the public sphere. It concerns me that these people spend a lot of time and many resources bickering over minute issues when our village is suffering from larger issues. Wealth inequality, lack of jobs and a struggling part of the population goes un discussed. (until recently)! I am worries that soon yellow springs will be a white rich artisan town with no tie to its original culture.	4/29/2014 3:16 PM
54	Without economic growth to sustain public coffers the divisions in town over who gets scarce funding will become even more hateful and nasty than they are now. Council needs to provide better leadership.	4/27/2014 5:05 PM
55	Economic growth is not about broad brush policies or institutions. First and foremost it is about the vision of what the Yellow Springs economy will be comprised. In order for businesses to obtain supplies and provide products and services, there must be a ecology that supports the focus of Yellow Springs business. Xylem could be the foundation around which such an ecology is built; its environmental focus could provide a theme. In addition, it is about the small details that need to be managed in order make the Village attractive to businesses. Things that seem unrelated can influence business location. One example is trash policy. Poor dumpster management in town leads to debris and refuse being blown all around. This subtle tell can discourage people from relocating. If there is an Economic Development director, part of that person's job will be to identify these tells and communicate them to Village government so they can be addressed. Of course, that person will have a huge marketing challenge in communicating, not the benefits, but the focus of the Yellow Springs economy to businesses within and outside the Village in order to begin building the ecology. Ultimately, the goal should be to make Yellow Springs a destination for something. Environment, sustainability, etc. The college and university and K-12 schools can then align their curricula to provide the workers that would support that ecology and keep people who live here, and appreciate the social values, from leaving. It could be a VERY exciting undertaking. Right now, we're approaching it from the bottom up, relying upon 19th Century infrastructure improvements to lure and retain 21st Century businesses.	4/27/2014 1:58 PM
56	The "Arts" atmosphere makes us cute and a destination but does not represent a successful path to economic vitality. We desperately need well paying jobs that yield income tax and lots of it since the school is money hungry and the Village infrastructure is in desperate shape.	4/27/2014 9:06 AM
57	Downtown needs to stop expanding. Tourism is strong due to the culture and environment.	4/27/2014 1:49 AM
58	Stop pushing economic growth as an end in itself, start focusing on working people	4/26/2014 3:57 PM
59	Your model of economic growth benefits the few over the many, devalues human life, and destroys the planet.	4/26/2014 3:42 PM
60	We do not need to spend money on research and consultation that comes from outside of the region. Any moves we make should be semi-local.	4/26/2014 11:03 AM
61	Refer to the vision document	4/26/2014 8:17 AM
62	1. I appreciate this opportunity to give my opinions, 2. I feel the local businesses have an uphill road working within this community 3. I find zoning, etc. often supports new investments more than current ones	4/26/2014 7:45 AM

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63	<p>I am against the CBE, or any other attempts to get outside companies to invest here. We have a village full of people who would love to own a small business here, if it were affordable to do so. I am concerned that the majority of jobs in town are part-time, pay slightly more than minimum wage, have no benefits, and often require a full-time availability from their employees. It is expensive to rent a place to live here, and many apartments are in poor repair (look in the paper; is \$1200 a month affordable?! NO way!!). I also remember when street faire was a local event, and think it would help our village tremendously if we could return to those roots (local, handmade crafts and foods, only non-profit booths; no imports, no greasy food carts, no knock-off purses or sunglasses, no for-profit businesses like chain banks, etc); the time when the average person could afford a booth, or spread-out a blanket at Mills Lawn and sell handmade jewelry, etc... Now, street faire looks like most others around the country- a few nice artsy things, and lots of junk. This was something that attracted me to YS, and now I cannot afford to participate as an artist, but I did long ago. And what happened to the street vendors selling handcrafted items on the sidewalk? Now they have to pay to do that? Many I have spoken with are paying \$60-80 a day to set-up a table; I miss the days of seeing someone sitting on the sidewalk reading tarot cards or selling jewelry or tie-die shirts. That went away when the village started making people pay. So sad. Please, bring back my village. Pass a living wage bill, encourage art. We have a lot of homeless young people struggling here....I myself can barely afford it. If I had to move here now, I would not be able to afford to do so, and we may have to leave anyhow...my husband and I have a combined 50 years here....and the younger people are leaving in droves. This is becoming a village of 2 types: very poor, and ultra rich. So sad...</p>	4/26/2014 12:24 AM
64	<p>There is not enough jobs in town for all residents. We can't all work here. We need to be welcoming to outsiders who want to move to town. YS. Is considered as a joke by many people from other places. It is a mediocre village with poor service to tourists and villagers alike. Shop and restaurant staff are often not always friendly or helpful. This is off putting and annoying. We need to quit the collective narcissism and stop looking down our noses at other towns and cities. We are quickly falling out of fashion.</p>	4/25/2014 11:55 PM
65	<p>This is a joke, right? Nothing will come of this.</p>	4/25/2014 10:15 PM
66	<p>We were foolish to turn our backs on BRAC opportunities. CBE is not the enemy. Micro-financing and private investing can do a lot of good in a community. Take care of emergent growth businesses!</p>	4/25/2014 9:15 PM
67	<p>We are a village of visionaries & innovators. We need to be encouraged to develop our dreams. I supported my family for more than a decade solely from a photography business I started in Yellow Springs in 1996. This community is very receptive & supportive of entrepreneurs.</p>	4/25/2014 7:23 PM
68	<p>This is a village that seems to be run by a small vocal minority with a social agenda predicated on higher taxes and handouts for special interest groups.</p>	4/25/2014 6:51 PM
69	<p>Having first rate public schools and a strong relationship with Antioch College are also essential for a healthy economy.</p>	4/25/2014 5:57 PM
70	<p>There's no one answer here. We ought to consider a multi-faceted approach and encourage as many citizens to take ownership as possible.</p>	4/25/2014 5:57 PM
71	<p>We need to stay grounded in the realities: make YS a place where residents across the socioeconomic spectrum can experience a high quality of life.</p>	4/25/2014 5:46 PM
72	<p>I'd like to see yellow springs have a stronger economic foundation but like that it is smaller than a city. I do wonder what becoming a city would mean. More tech jobs, sustainable food system jobs, sustainable energy jobs, light manufacturing of educational toys, science museum.</p>	4/25/2014 5:12 PM
73	<p>Affordable housing does not mean subsidized housing. We need a trailer court!</p>	4/25/2014 4:57 PM
74	<p>We've got to do a better job of city planning and community development. Encouraging partnerships and working smarter, more collaboratively -- e.g. the Village could work with nonprofits on a loan fund.</p>	4/25/2014 4:13 PM
75	<p>I think we need to encourage private economic development-- not economic development in which oversight by village personnel is going to be necessary. I am for the CBE, for example, but not the village being responsible for the costs of its development. I do not think the village has the staff to oversee these kinds of projects and would rather the village put resources and energy toward utilities and infrastructure.</p>	4/25/2014 3:35 PM

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76	This survey makes me feel many of us are thinking alike. I strongly agree with all I've denoted here but will add for an immediate result would be to provide more green space and comfort for our visitors and locals. For minimal dollars we can create a village that makes it comfortable to shop and hang out with us. This strategy has been proven to work around the country and world. We also need to look at a program that works with the land trust to home stead this land in 5 acre parcels with the right to build living quarters. This would allow our young people and old to get into the local farming economy. Be nice to be know for organic good food, awesome art, a long history of activists and intellectuals that helped shape our country, beautiful surroundings and a village that is just awesome to hang out in.	4/25/2014 3:11 PM
77	1977 Village Comprehensive Plan 1995? water rates task for report	4/25/2014 2:50 PM
78	I am an expert in Economic Development and can tell you above everything else the most important aspect of improving the economy is developing an innovation culture everything else is details	4/25/2014 1:48 PM
79	Yellow Springs has weathered the recent economic downturn reasonably well, all things considered but with the loss of a thriving Antioch and several larger business firms, increased pressure has devolved upon the service and retail sectors of the economy and the private tax base which in the long run begins to wear upon the village's overall self-presentation and democratic vigor. I would like to see some kind of business tax base that could offset some of the pressures recently laid upon downtown.	4/25/2014 1:05 PM
80	I'm not really against the CBE, but I think that strip-mall type business parks, and business parks in general, are kind of a thing of the past. It is important to have a space businesses can invest in that gives them what they need, but they should be building it and we should be giving them some architectural ground rules to follow. We do need to attract business from outside of the village, and we should really be upselling the greatness of what we do have here. We should also be looking for industries and opportunities that are going to attract the diversity we see slipping away from the village. We also need to invest in infrastructure and village services, such as the water plant, the downtown streetscape, the roads, the water pipes, etc. We should be looking into getting a village ISP and treating wifi like a village utility --- we need to evolve, think sustainably, and go out and preach the good word of life in Yellow Springs and our fostering of amazing and interesting businesses and education.	4/25/2014 12:16 PM
81	The Village should not provide funding for the CBE. Community Resources has done a mediocre job of attracting interest in the CBE. 10 years ago we were told that the CBE must have a strong anchor in Antioch University. AU built that new building based on bogus projections of increasing enrollment. Instead, enrollment has plummeted by 50% according to this week's YS News. Barbara Danley held the Village hostage to get that project completed then she left town. Ditto for former YS Council prez Tony Amett. They couldn't get out of town fast enough. AU "Midwest" is a massive boondoggle. Funding the CBE will merely add to the fiasco. The same people who are pushing the CBE wanted to annex the Fogg Farm and build McMansions right before the economic collapse of 2008. Thank Heaven that was stopped. 6 years later we are still waiting for the YS News to inform us who actually bought that property. Now the Barr property is being turned into GOD KNOWS WHAT. Money talks in Yellow Springs. The Village needs to spend money on infrastructure and NOT the CBE.	4/25/2014 12:09 PM
82	We have too many people with passionate ideas about this town which are at odds with success. It also should be examined the idea of a "vocal minority", meaning sometimes we seem to swayed by the loud and angry who show up in council, and they do not always provide the example of what the majority really thinks. I guess those who don't speak might not get heard though...	4/25/2014 11:54 AM
83	I am a single parent who owns a house in the village and I am DYING financially.	4/25/2014 11:41 AM
84	Nowhere in this survey were schools addressed.	4/25/2014 11:41 AM