



# 2020 BOARD OF TRUSTEES

## DDP & SID Overview

### ***The Downtown Dayton Partnership***

- The Downtown Dayton Partnership is a private, non-profit organization representing downtown's interests in business and amenity development, housing, marketing and other critical issues.
- As the strategic planning organization for downtown, the DDP works with its partners, constituents, and other interested people to provide strategic direction, planning, and implementation of strategic initiatives that make downtown a better place to visit, work and live.
- The Downtown Dayton Partnership is funded, in part, through a Special Improvement District. The Downtown Dayton Special Improvement District contracts with the DDP to provide services outlined in the 2016-2020 Services Plan.
- Along with its partners, the DDP focuses its efforts in these primary areas: ensure that a comprehensive and coordinated strategic plan for downtown Dayton is implemented; serve as a collective voice for downtown, advocate for the interests of property owners, and bring stakeholders together to address challenges and opportunities in downtown Dayton; provide targeted business, housing and amenity development services that directly benefit SID members, businesses, institutions, and other stakeholders; promote downtown Dayton as the premier regional center for business, urban living, arts, entertainment, and recreation; and, with the City of Dayton, develop and implement a coordinated public space management program.
- A positive image of downtown Dayton is vital to everyone. The Partnership implements a marketing program to promote the center city to the region and beyond.
- Each year, the Partnership manages such events as the Dayton Holiday Festival, Summer in the City events, and The Square Is Where, and supports other special events including summer music festivals, cultural festivals, Levitt Pavilion concerts, RiverScape activities, visual and performing arts events, and other downtown events. These and other activities bring tens of thousands of people downtown.

### ***Special Improvement District***

#### **What is a Special Improvement District?**

Special Improvement Districts (SIDs) are formed to support downtown organizations through business recruitment and retention efforts, marketing and promotions support, strategic planning, and other efforts focused on revitalization. In Ohio, SIDs are made possible by Senate Bill 264 (O.R.C. Section 1710). This legislation states that such a district can be formed if the owners of at least 60 percent of the front footage of all the property within the district sign a petition to form the SID. SIDs are renewed by that same petition process.

#### **QUICK FACTS ABOUT THE SID**

- The current Special Improvement District (SID) term began in January of 2016 and continues through December of 2020.
- SID assessments are based on 25% of front footage and 75% of the property's assessed value.
- Signatures of property owners representing 60% of the district's front footage are needed to renew the SID every five years.
- In the most recent renewal, the SID received signed petitions representing an impressive 71.05% of the district's front footage.



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## What is the history of the Downtown Dayton SID?

Since its beginning in 1996, the SID has contracted with the DDP to implement the Services Plan approved by the majority of property owners. The SID has made great progress in making downtown a better place.

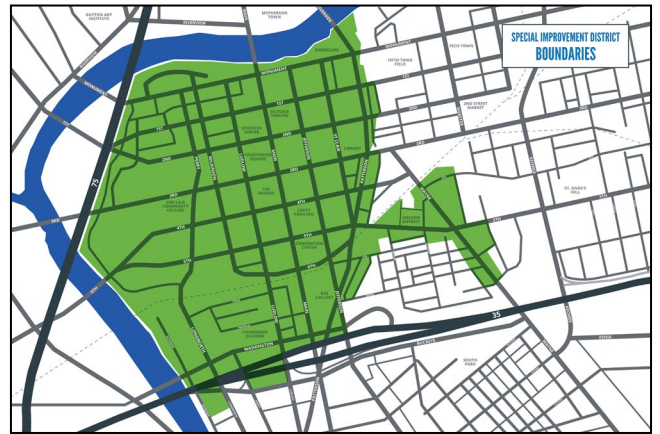
Each term of the assessment levied by the Downtown Dayton SID is five years. The first term began on January 1, 1996. The current term began on January 1, 2016, and will expire on December 31, 2020.

The current SID assessment schedule is as follows:

2016:	\$1,400,000
2017:	\$1,450,000
2018:	\$1,500,000
2019:	\$1,550,000
2020:	\$1,600,000

## What are the boundaries of the SID?

Essentially, the boundaries are as follows: the Great Miami River on the north, I-75 and the Great Miami River on the west, U.S. 35 on the south, and the eastern edge is mostly the properties fronting on Patterson Boulevard. With the addition of the Oregon District into the SID in 2011, the eastern boundary extends down Fifth Street to Bainbridge on the east, and Wayne Avenue from the railroad bridge on the north to Jones Street on the south.



## What is the method of the SID assessment, and who pays it?

Property owners within the SID boundaries pay a SID assessment as part of their property taxes to Montgomery County. The assessment amount is different for each property owner, and is calculated using a weighted formula based on 25% of the front footage and 75% of the property's assessed value. The rate of assessment is locked in at a fixed amount for the full five years of the SID term. There are more than 300 property owners in the Downtown Dayton SID.

## Who oversees the SID?

An eight-member Board of Trustees governs the SID. The City of Dayton appoints one member, while one member is chosen by Montgomery County and other political subdivisions. The remaining members are elected by the downtown property owners. Current board members include:

- **Chair:** Ryan Powell, *LPI Properties, Inc.*
- **Vice-Chair:** Gary Gottschlich, *Gottschlich & Portune LLP*

**Members:** Shelley Dickstein, *City Manager, City of Dayton*  
Carolyn Rice, *Montgomery County Commissioner*  
Jeffrey J. Mims, Jr., *City of Dayton Commissioner*  
Shannon Isom, *YWCA Dayton*  
Mark Heitkamp, *CareSource*  
Anne Pfeiffer, *Big Brothers Big Sisters of the Greater Miami Valley*