



2021 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 2021-2025 Services Plan.
- Along with its partners, the DDP focuses its efforts in five key areas with the following goals in mind:
 - **Strategic Planning & Advocacy** - Provide **leadership** and plan for downtown's future, be the primary **advocate** for property owners, and bring stakeholders together to **champion opportunities** and **address challenges**.
 - **Economic Development** - **Stimulate economic activity** in downtown's core through the development of under-utilized properties and growing the downtown **employer base**.
 - **Marketing & Communication** - **Enhance downtown Dayton's image** as our region's premier center for businesses, arts, entertainment and recreation, and a thriving residential neighborhood.
 - **Street Vibrancy & Creative Placemaking** - Activate downtown's **public realm** through targeted programs, beautification projects, and special activities/events that drive street-level vibrancy, improve walkability, and reinforce the center city's **unique sense of place**.
 - **Clean & Safe Services** - Maintain a downtown environment that is **clean, safe, and welcoming**.

Special Improvement District

What is a Special Improvement District?

Special Improvement Districts (SIDs) are formed to support downtown organizations through economic development, 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.

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

QUICK FACTS ABOUT THE SID

- The current Special Improvement District (SID) term began in January of 2021 and continues through December of 2025.
- 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 64.4% of the district's front footage.



2021 BOARD OF TRUSTEES

property owners. The SID has made great progress in making downtown a better place.

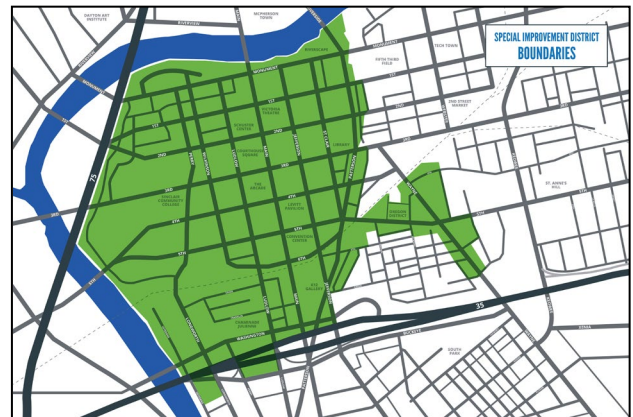
Each term of the assessment levied by the Downtown Dayton SID is five years. The first term began on January 1, 1996. The current term began on January 1, 2021, and will expire on December 31, 2025.

The current SID assessment schedule is as follows:

2021:	\$1,600,000
2022:	\$1,640,000
2023:	\$1,681,000
2024:	\$1,723,025
2025:	\$1,766,101

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. The SID also includes East Fifth Street and a portion of Wayne Avenue to encompass the Oregon District businesses.



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:** Shannon Isom, *YWCA Dayton*
- **Treasurer:** Mark Heitkamp, *CareSource*
- **Secretary:** Anne Pfeiffer, *Big Brothers Big Sisters of the Greater Miami Valley*

Members: Shelley Dickstein, *City Manager, City of Dayton*
Carolyn Rice, *Montgomery County Commissioner*
Jeffrey J. Mims, Jr., *City of Dayton Commissioner*
Gary Gottschlich, *Gottschlich & Portune, LLP*