



DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, JANUARY 26, 2021
4:00 – 5:30 PM
VIA
ZOOM VIRTUAL MEETINGS
MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, January 26, 2021, at 4:00 p.m. via Zoom Virtual Meetings. Co-Chairs Mayor Nan Whaley and Mr. Dan McCabe presided.

Board of Trustees members in attendance were Mr. Edward Bentley, Mr. John Buscemi, Ms. Juanita Michelle Darden, Mr. David Dickerson, Ms. Shelley Dickstein, Mr. Mark Donaghy, Ms. Diane Ewing, Mr. Peter Haley, Ms. Lisa Hanson, Mr. Brian Heitkamp, Mr. Jeff Hoagland, Ms. Madeline Iseli, Ms. Helen Jones-Kelley, Ms. Marilyn Klaben, Mr. Vincent C. Lewis, Montgomery County Commissioner Debbie Lieberman, Ms. Julie Liss-Katz, Mr. Brian Martin, Ms. Emily Mendenhall, Mr. Dan Meixner, Mr. Rick Peters, Mr. Ryan Powell, Ms. Marya Rutherford-Long, Mr. Greg Scott, Dayton City Commissioner Chris Shaw, Mr. Ty Sutton, Mr. David Taylor, Ms. Lisa Wagner, and Mr. Sam Warwar. All other Board of Trustees members were absent and excused. Also in attendance was Mr. Jeff Cooper, Health Commissioner, Public Health – Dayton & Montgomery County.

Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Ms. Val Beerbower, Mr. Mike Colvin, Ms. Courtney Deutsch, Mr. AJ Ferguson, Mr. Scott Murphy, Ms. Tracey Obenour, Ms. Jami Pack, Ms. Allison Swanson, and Ms. Colleen Turner.

Welcome/Approval of Minutes

Mr. Dan McCabe opened the meeting at 4:00 p.m. and welcomed everyone to the first meeting of the year. He requested a motion to approve the July 28, 2020, meeting minutes. The motion to approve the minutes was made by Ms. Julie-Liss Katz and seconded by Mr. Dan Meixner. The motion passed.

2021 Board of Trustees Nomination Report

Mr. McCabe presented the 2021 DDP Board of Trustees Nomination Report, which included board members with expiring terms, newly nominated board members, and officers. He asked for a motion to approve the Nomination Report and recommendations. A motion was made by Mr. Taylor and seconded by Commissioner Shaw. The motion passed. Mr. McCabe welcomed the new board members.

2021 Draft Budget

Mr. Edward Bentley, DDP Board Treasurer, presented the 2021 budget. He explained that the proposed budget's total expenses are \$2,125,000, which are allocated by Special Improvement District (SID) Services Plan areas. He reported that the 2021 budget is conservative, and both revenue and expenditures remain constant. Mr. Bentley explained the budget schedule, and the development of the reserve fund. Mr. Bentley said DDP team does an excellent job of managing its money. Mr. Bentley entertained any questions or comments.

After more discussions and comments, Mr. McCabe asked for a motion to approve the 2021 Budget. The motion was made by Ms. Debbie Lieberman and seconded by Mr. Jeff Hoagland. The motion passed unanimously.

PRESENTATIONS & UPDATES

COVID 19 Updates

Mayor Whaley welcomed all. She reported that over the past 10 months, she and Health Commissioner Cooper have met every day and now spend at least two hours per day working on COVID-19 issues. Ms. Whaley said it is an honor to work with Commissioner Cooper and his team. Ms. Whaley introduced Mr. Jeff Cooper, who gave a detailed update on the data and where we stand as a community with COVID-19. His report included the following information:

- As of January 2020: 870,000 cases in Ohio; approaching 11,000 deaths
- Of the 870,000 Ohio cases, 43,000 are Montgomery County residents
- Mr. Cooper is somewhat optimistic that the pandemic will continue to trend downward in cases, but we are not where we should be. We need to continue complying with the Ohio Department of Health orders, continue social distancing, masking, and working remotely to the extent possible
- When the statewide color-coded maps were introduced in July 2020, most of the counties were designated yellow and orange, with a handful of red. Now, 83 counties are red (risk level three). Only four rural counties are orange (level two). Hamilton County has the highest exposure and spread currently of all counties in Ohio.
- All 88 Ohio counties have exceeded the high incidence rate (greater than 100 cases per 100,000 people over a two-week period). Montgomery County currently has an incidence rate of 608 cases per 100,000 people. While we may be seeing decreases per week reported across the state, there are still high incidences.

Regarding vaccine distribution, Mr. Cooper reported that the CDC gave initial recommendations around which groups should be chosen for Phase 1A, 1B, and 1C based on limited supply of vaccine. Ohio's approach is somewhat similar to the CDC approach in terms of phases. Ohio has chosen different population groups for each phase so far. As supply increases, Ohio will move to Phase 2, and once vaccine become widely available, Ohio will be able to offer the vaccine to all Ohioans who choose to be vaccinated. Currently, there is not enough vaccine to cover everyone within Phase 1A. About 50,000 to 70,000 individuals in Montgomery County fall within the Phase 1A group. Montgomery County will continue to be vaccinating individuals in Phase 1A and Phase 1B at least through February and potentially through March.

Mr. Cooper shared images of the Public Health vaccination clinic setup in the Convention Center. He entertained any questions or comments.

2020 in Review

Ms. Gudorf gave a quick review of 2020 projects and DDP initiatives. She reported that, despite the pandemic, great progress continues downtown, and all of downtown's large-scale and much-anticipated projects continued moving forward throughout 2020, including:

- The Fire Blocks development group continued with its investments on Third and Ludlow streets. Housing at the Fire Blocks sits at 70-80% occupied. The Fire Blocks have new restaurants and first floor businesses opening, along with several leases being signed.
- Crawford-Hoying and Woodard Development began work on a project to create a new apartment complex called "The Monument" across from RiverScape MetroPark on Monument Avenue. The former Wright State University Kettering Center building was recently demolished to clear space for the project.
- Lindy Communities owns three downtown Dayton properties: The Flats, Dayton Towers and St Clair Lofts. All three buildings are undergoing renovation, and the St. Clair Lofts is replacing its original single-pane windows with new energy-efficient windows.
- The Weylands and the Haleys keep moving forward with their Weyland Ventures/Oregon East programs.
- The Barclay Building is being transitioned into a boutique hotel, and the project has received tax credits.
- The University of Dayton is moving into the Arcade, as the first phase of the Arcade project nears its completion.

Ms. Gudorf reported that 20 new downtown businesses opened in 2020, many of them in the middle of the pandemic. Some of those businesses included Salt Block Biscuit Co., Winans Coffee + Chocolates, Connect E-sports, and Café 1610. More than 15 additional businesses already have plans to open in the coming months, including several in the Fire Blocks, Gulzar's Indian Cuisine and Flyboys Deli in the Monument & Patterson CareSource building, and others.

Ms. Gudorf gave a brief overview of the 2020 Relief Efforts to help businesses survive the pandemic, including the following details:

- Re-Open Downtown Grant Program:
119 grants awarded = \$719,000 in funding (\$1K-10K per award) (29.5% minority-, 49.1% women-owned)
- Gift Card Bonus Buy:
3 rounds - 6,700 cards sold, ~\$150,000 funneled to 60+ downtown small businesses
- Pop-Up Patio Pilot Program:
Free expansion kits to 15 businesses, added 300 outdoor seats (~25 seats per business)
- Open* Downtown:
200+ businesses participating - restaurants/bars, retail/services, things to do

- Out on 5th:
Pilot program: 8 weekends Sept-Oct – 12 picnic tables, 13 umbrellas, 5 hand sanitizer stations
- Complimentary Professional Services:
30 businesses took advantage of restaurant consultation, legal/accounting aid, digital experiences
- Pick-up Zones:
18 free, temporary parking spaces specifically for carry-out, curbside pickup, and delivery drivers
- Downtown Dollars:
e-gift card: ~70 participating businesses, \$50,000+ sold, \$22,000+ redeemed, ~41% redemption rate

Ms. Gudorf reported how appreciative the downtown businesses have been, that collectively the DDP and others have put these programs in place, and she thanked CareSource and others who have contributed financially and in other ways to these important programs.

2021 - 2025 SID Services Plan

Ms. Gudorf reported that the DDP had a successful SID renewal campaign, and 2021 is the first year of the five-year SID Services Plan. This SID period goes through 2025. Ms. Gudorf noted that a very detailed draft of the 2021 DDP Work Plan could be found in the board packet. She asked all to review the Work Plan with special attention to efforts to help businesses during COVID-19. The DDP Work Plan is measured against the SID Services Plan. Ms. Gudorf explained the budget breakdown by percentage in the focus areas of the SID Services Plan.

COVID Recovery Plan / Greater Downtown Dayton Plan

Ms. Gudorf reported that the Greater Downtown Dayton Plan kicked off in 2010 and was a ten-year plan, so it's now time to take another look at the Plan. Ms. Gudorf introduced Mr. Scott Murphy, who gave an overview. He reported that the work of a broad team of public and private partners has led to \$1.5 billion of completed projects, and another \$420 million of projects in the pipeline.

Mr. Murphy said this is a very critical time for downtown, not unlike 2008-2009 as the community was coming out of the recession. There is a real opportunity here to rally the community around downtown's recovery and reopening. The DDP has been focused on the challenges due to the pandemic, but there also are opportunities for cities in terms of the long-term impact of COVID-19 that potentially will strengthen downtowns. Mr. Murphy proposed two connected and overlapping plans:

- A COVID-19 relief and recovery plan with more of a short term horizon (plan to be completed mid 2021)
- Prepare the Greater Downtown Dayton Plan update at a later date when things start to get settled with the pandemic, with a longer term horizon of 5-10 years

Mr. Murphy explained that this is an aggressive timeline, but he said it's very important in terms of setting the strategic direction of downtown Dayton. He reported this is certainly something the DDP needs to move quickly on, and is not waiting on the COVID relief efforts for this recovery plan - this is something that needs to happen in parallel. The DDP plans to organize this effort looking at leadership/work teams and engage key stakeholders and partners to understand the economic impact/health of downtown, and priorities for recovery. The DDP will also look for board involvement/engagement over the next 30-60 days. Mr. Murphy entertained any questions or comments.

Miscellaneous Updates

- **Digital Board Packet**
Ms. Gudorf reported that the DDP converted the usual board packet to a digital/online format this year. Going forward, all board packets will be digital. The digital board packet is a password protected page on the website.
- **Conflict of Interest Form**
Ms. Gudorf reported that a Conflict of Interest form is included in the board packet, and asked members to please sign and return the form to the DDP.
- **Community and Board Engagement**
The DDP will get back to the board members in a couple weeks to address the community and board members' engagement. There will be other opportunities for board engagement in 2021. Ms. Gudorf said the DDP is very appreciative of the board's help and involvement.

Mr. McCabe gave special thanks to Mr. Mark Donaghy. Mr. Donaghy has announced his retirement from the Greater Dayton Regional Transit Authority, effective April 1, 2021. Mr. Donaghy will be stepping down from the DDP Board. A special gift will be given to Mr. Donaghy as a token of appreciation. Special thanks were given by board members. McCabe thanked all for coming. With no more business to discuss, the meeting was adjourned at 5:31 p.m.