



DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, APRIL 27, 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, April 27, 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. Javad Adinehzadeh, Mr. Edward Bentley, Mr. John Buscemi, Ms. Juanita Michelle Darden, Mr. David Dickerson, Ms. Shelley Dickstein, Mr. Mark Donaghy, Ms. Sarah Hackenbracht, Mr. Peter Haley, Ms. Lisa Hanson, Mr. Brian Heitkamp, Mr. Jeff Hoagland, Ms. Madeline Iseli, Ms. Helen Jones-Kelley, Mr. Chris Kershner, Ms. Marilyn Klaben, Mr. Vincent C. Lewis, Montgomery County Commissioner Deborah Lieberman, Ms. Julie Liss-Katz, Mr. Brian Martin, Ms. Emily Mendenhall, Mr. Dan Meixner, Mr. David Neal, 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, Mr. Sam Warwar, Mr. David Williams, and Mr. Jason Woodard. All other Board of Trustees members were absent and excused. Also in attendance was Ms. Pam Plageman, Montgomery County Convention Facilities Authority, and Ms. Carrie Scarff, Five Rivers MetroParks.

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, Ms. Colleen Turner, and Ms. Mary Van Kirk.

Welcome/Approval of Minutes

Mr. Dan McCabe opened the meeting at 4:00 p.m. and made welcoming remarks. He requested a motion to approve the January 26, 2021, meeting minutes. The motion to approve the minutes was made by Ms. Julie-Liss Katz and seconded by Mr. David Dickerson. The motion passed.

DISCUSSION ITEMS

Dayton Convention Center – What’s Next

Ms. Pam Plageman, Executive Director of the Montgomery County Convention Facilities Authority (CFA) gave a presentation on the Dayton Convention Center. Ms. Plageman reported that the City of Dayton, which owned and operated the Convention Center for 48 years, transferred ownership to the CFA. She also reported that the Convention Center has been closed since the pandemic began other than being a COVID-19 vaccination site. The Dayton Convention Center is slated to reopen on May 1.

Ms. Plageman reported that the CFA developed a Master Plan that included gathering community input, hiring an architectural firm, and seeking approval from the facilities board. She said the CFA has partnered with ASM Global, a leading venue and management company, to manage the day-to-day operations at the Convention Center. This strategic partnership will be a countywide collaborative sales approach to elevate all guests and visitor experiences. Ms. Plageman said the top priority before reopening the facility is giving the facility a deep cleaning and fixing some deferred maintenance. She said the CFA is looking at every aspect of health and safety for the convention center guests coming back. Ms. Plageman talked about the phased approach for improvements in progress at the Convention Center, which include:

- Phase 1 (2021) - HVAC replacement, roof repairs, and improvements to the lobby, restrooms, and concierge desk

- Phase 2 (2021-2022) - replacing lobby furniture, fixtures, carpet, tile, and other office equipment, including in the meeting rooms
- Phase 3 (2022-2023) includes renovations to the exhibit hall and theater, and exterior upgrades and enhancements. Other plans include attracting a “fast casual” food and beverage concept with street and lobby access.
- Phase 4 (2023-2024) - converting some offices into meeting spaces, and a portion of the exhibit space could become a new ballroom

Ms. Plageman presented the CFA’s Sales and Marketing Plan. She said the marketing and planning committee has had a series of four visioning sessions with local government, nonprofit, and business leaders, whose suggestions for the Convention Center’s future were compiled. The committee also had a meeting to review potential new logo designs for rebranding the facility. She said the main goal of the Sales and Marketing Plan is to drive economic impact by increasing countywide hotel occupancy and visitor spending through brand awareness, cultivating community partnerships, elevating the standard of service, and developing and delivering to the customer as promised. Renderings were shown of the of the planned renovations. Ms. Plageman entertained any questions or comments.

Downtown Recovery Plan

Ms. Gudorf gave introductory comments. She introduced Mr. Scott Murphy who gave an overview of the Downtown Recovery Plan. He reported on the work that went into creating the plan and what will be seen in the coming months. Mr. Murphy reported this has been a very large-scale recovery plan effort with teams that include DDP staff, community partners, stakeholders, and others. Mr. Murphy reported on the Recovery Plan progress which includes:

- A downtown business survey was circulated on March 1st. The DDP received 134 total responses.
- Downtown Recovery Plan work began:
 - Steering Committee convened on March 18th
 - Eight subcommittees: 80-100 people engaged on various topics
 - Subcommittee meetings started early April. These meetings will continue over the next few weeks.

Mr. Murphy reported that the most pressing items that were voiced by the subcommittees are:

- A genuine desire to team together across all groups / stakeholders
- Excitement to bring the public and office employees back downtown
- A coordinated re-opening/recovery marketing and events strategy is on everyone’s mind
- First floor businesses: sales are picking up, but workforce is a major issue
- Office employers will bring employees back, but the future is hybrid work
- Supply chain/cost of material issues are impacting the development industry

Mr. Murphy noted the next steps and timelines:

- Subcommittee meetings will be ongoing through mid-May
- Next Steering Committee meeting will be mid- to late-May
- DDP board engagement/feedback session late May
- Public initial Recovery Plan recommendations, May/June

RiverScape

Ms. Carrie Scarff reported that the Dayton Riverfront Plan proposes more than 90 projects within five corridors along 15 miles of waterway covering more than 4,000 acres. The Dayton Riverfront Plan is a joint effort with many downtown partners, and those partners have developed an implementation strategy. The partners are identifying and prioritizing the corridor plans that will have the most impact and address the most underserved populations. Ms. Scarff said the partners are planning now to lay the groundwork for the many phases of effort required of ambitious, larger projects. Ms. Scarff noted that the pedestrian bridge replacement at RiverScape/Deeds Point has now been installed, with completion and reopening set for early summer.

Levitt Pavilion Dayton

Ms. Lisa Wager gave an update. She reported this season will look a little different due to the pandemic. Opening weekend of the season is typically the weekend after Memorial Day, but this season’s opening concert is slated for June 12th. Levitt Pavilion usually holds 50 concerts in a full season but, due to the pandemic, Levitt will have an abbreviated season. Ms. Wagner said they continue to monitor health orders as the summer progresses. Touchless restrooms and hand sanitizing stations have been installed. The Levitt Pavilion is announcing the concerts for 2021 on May 20.

DDP Events

Ms. Gudorf reported that the following events are scheduled to occur in 2021:

The Square Is Where programming – lunchtime entertainment on Courthouse Square during the summer
Downtown Adventure & Art in the City – signature events scheduled as part of the AES Ohio Summer in the City programming
Downtown Housing Tour
Downtown Development Tour

Place Lab

Ms. Gudorf provided a brief overview of a new program, Place Lab, which is the DDP's approach to prioritizing and implementing tactical placemaking projects. She said the DDP's focus for 2021 are projects that support COVID-19 relief/downtown re-opening efforts and help businesses enhance street-level activation. An advisory board will be formed later this year to help guide this new project.

Mr. McCabe thanked all for coming. With no more business to discuss, the meeting was adjourned at 5:12 p.m.