



DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, OCTOBER 26, 2021
4:00 – 5:30 PM
AT
GREATER DAYTON AREA HOSPITAL ASSOCIATION
124 E. THIRD STREET
SUITE 400
FIRE BLOCKS DISTRICT

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, October 26, 2021, at 4:00 p.m. at Greater Dayton Area Hospital Association (GDAHA). Co-Chair 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, Ms. Sarah Hackenbracht, Mr. Peter Haley, Mr. Brian Heitkamp, Mr. Jeff Hoagland, Ms. Madeline Iseli, Ms. Julie Liss-Katz, Mr. Chris Kershner, Mr. Vincent C. Lewis, Montgomery County Commissioner Deborah Lieberman, Ms. Marya Rutherford-Long, Mr. Brian Martin, Mr. Dan Meixner, Ms. Emily Mendenhall, Mr. Ricky Peters, Mr. Ryan Powell, City of Dayton Commissioner Chris Shaw, Mr. Ty Sutton, Mr. David Taylor, Ms. Lisa Wagner, and Mr. Jason Woodard. All other Board of Trustees members were absent and excused. Also in attendance was Mr. Matt Sauer, City of Dayton Plan Board, attending in Mr. Greg Scott's absence, and Mr. Luke West, Windsor Companies.

Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Ms. Val Beerbower, Mr. Scott Murphy, and Ms. Colleen Turner.

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 July 27, 2021, meeting minutes. The motion to approve the minutes was made by Mr. Ryan Powell and seconded by Mr. Chris Kershner. The motion passed.

Welcome/Current COVID Hospital Numbers Update

Ms. Sarah Hackenbracht welcomed all to the Greater Dayton Area Hospital Association's (GDAHA) new office space. She reported that GDAHA has been in its new office since March 2021. GDAHA has allowed its team members to come back to a flexible environment, as they have been navigating the COVID response in partnership with area hospitals. She invited everyone to take a tour of the new office space. Ms. Hackenbracht gave an update on the COVID hospital numbers. She reported there have been 250 hospitalizations in the Dayton region hospitals, which is down from 402 hospitalizations, in three weeks. That is a significant decline, and the hope is to see those numbers continue to rapidly decrease. Ms. Hackenbracht reminded all that flu season is upon us and it is more important now than ever to take precautions. Such protocols as wearing masks and using hand sanitizer, and having both readily available, are very important. This will be the first season that GDAHA is managing COVID-19 and the seasonal flu without a formal mask mandate in place for the entire state of Ohio. She asked all to be ambassadors and help remind people in the community of the reality of the situation for the region's hospitals.

UPDATES:

Windsor Companies

Mr. Luke West gave an update and showcased photos/renderings on the following Windsor Companies projects:

- Graphics Arts Lofts: 20-unit apartment building located at 221 N. Ludlow Street.
- Old Price Store Building, located at 50 S. Jefferson Street, now known as the Home Telephone Building: 20 apartments with a modernized/newer look attractive to the younger crowd. Timeline: Spring of 2022.
- Grant DeNeau Tower: Mixed-use development and apartments with plans to also use as an Air BnB. First six floors will be office/retail space, which include a restaurant and potential penthouse. Timeline: Mid to late 2023.
- Upcoming Residential Developments: Renovate old Commodore Apartment Building located in Grafton Hill and the old Journal Herald Building in downtown Dayton.

Mr. West reported that more than 113 of the Windsor apartments have been rented to a variety tenants, including downtown workers and law and medical students. He also reported that 190 apartments are in the pipeline.

Rediscover Plan Updates

Ms. Gudorf gave a quick update on the Rediscover Downtown Dayton Action Plan. She reported that the recovery plan was launched on July 9, 2021. It was developed by eight subcommittees, with almost 100 volunteers engaged. Work underway includes:

- Continued focus on Rediscover Downtown marketing efforts
- Public Realm 2.0 policies, which include creating policies for pop-up patios, pick-up zones, and others that were popular during the Rediscover Action Plan, and how to create permanent versions of these temporary initiatives
- Downtown first floor planning – which includes collectively pulling together a revolving loan fund
- Continued support of first floor businesses, including:
 - Downtown Dollars
 - Out on 5th
 - Holiday promotions
 - DORA expansion exploration

Ms. Emily Mendenhall shared good testimonials from survey results of local businesses in the Oregon District regarding their experience with Out on 5th and DORA expansion exploration.

Retail Lab:

Mr. Scott Murphy introduced Ms. Val Beerbower who gave an update on the Downtown Dayton Retail Lab. She reported the Retail Lab includes a mix of business owners who are getting ready to transition to a brick and mortar location.

Retail Lab by the Numbers:

- 2020: Year Retail Lab Launched
- 29: Total number of participants
- 28: Women/minority-owned businesses
- 100: Percentage of current cohort that is woman/minority-owned
- 58: Number of classroom hours so far
- \$69,900: Entrepreneur Center funds spent on workshops and service providers
- \$1,800: Prize money up for grabs at first-ever Retail Lab Pitch Night
- 11/18: Date for the Pitch Night at White House Event Center

Events

Brief Updates were given by Ms. Gudorf and Mr. Murphy on following events:

Mr. Murphy reported that the Development Tour is a partnership between the DDP, NAIOP Dayton, and Dayton Board of Realtors. There were 65 attendees who toured the following areas downtown:

- Fire Blocks, which included Greater Dayton Area Hospital Association, among other new businesses and apartments
- Stratacache Tower, toured the space of a new tenant who is bringing 60 jobs downtown
- Schuster Center, which included presentations from other downtown businesses who shared plans for their new projects such as First Hospitality Group, owners of the future Hotel Ardent, located at 137 N. Main Street, and Pam Plageman, Executive Director, Montgomery County Facilities Authority, who gave an update on the remodeling of the Convention Center
- The Monument – Jason Woodard gave updates on the Crawford Hoying and Woodard Development projects downtown

Art in the City (AITC)

Ms. Gudorf reported that AITC was an incredible event. More than 15,000 people attended the event, featuring more than 300 local artists who were excited to actually perform in front of a live crowd. There were many different stages, and many interactive kinds of art that children and families could participate in. This event was a collaboration between all the various arts organizations, including Dayton Live, Culture Works, the Dayton Art Institute, performing and visual artists, and many more. Art could be seen everywhere you looked. The DDP was very successful with the fundraising, and was able to increase the stipends paid to the artists.

Housing Tour

Ms. Gudorf reported that due to no vacancies and nothing to showcase, which is good news, the housing tour will not occur this year. The team is planning to do another housing tour in 2022.

National Conference of Mayors

Ms. Gudorf reported that the National Conference of Mayors event, which was held in the Oregon District, was a perfect way to showcase downtown. Ms. Gudorf commended Ms. Emily Mendenhall on her great work in coordinating that event.

Dayton Holiday Festival

Ms. Gudorf shared an update on the Dayton Holiday Festival (DHF). In 2020, the DDP essentially cancelled the festival, and negotiated with WHIO to do a television special. Ms. Gudorf said that as things stand now, the DDP is planning a full Dayton Holiday Festival event with a few exceptions:

- Negotiate another contract with WHIO to do a half hour television special
- The majority of indoor activities will be moved outside or will be cancelled
- The Tike's Shoppe will be cancelled
- Masks will be available for attendees
- DDP will monitor the COVID numbers
- DDP is setting clear benchmarks on how to move forward
- DDP will work responsibly, and will work with all of the key partners

Other Miscellaneous Updates

Ms. Gudorf gave an update on the Radisson Hotel.

Mr. McCabe invited all to take a tour of the GDAHA office space and the Fire Blocks District. He thanked all for coming. With no more business to discuss, the DDP Board of Trustees meeting was adjourned at 5:15 p.m.