



EXECUTIVE COMMITTEE MEETING

Tuesday, June 22, 2021

4:00-5:30 p.m.

at

PNC Arts Annex

46 W. Second St., Dayton, OH 45402

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Executive Committee was held Tuesday, June 22, 2021, at 4:00 p.m., at the PNC Arts Annex. Vice-Chair Dan Meixner presided.

Also in attendance were Mr. Edward Bentley, Mr. David Dickerson, Ms. Shelley Dickstein, Ms. Madeline Iseli, Ms. Julie Liss-Katz, Commissioner Deborah Lieberman, Mr. Ryan Powell, Mr. Ty Sutton, Mr. Sam Warwar, and Mr. Jason Woodard. All other Executive Committee members were absent and excused. Other attendees included Ms. Geri Pegues, Montgomery County Human Services. Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Mr. Scott Murphy, and Ms. Colleen Turner.

Welcome & Approval of Minutes

Vice-Chair Dan Meixner opened the Executive Committee meeting at 4:00 p.m. He made introductions and welcomed all who were present. After receiving a quorum, Mr. Meixner asked for a motion to approve the May 25, 2021, meeting minutes. The motion to approve the minutes was made by Mr. Ryan Powell and seconded by Ms. Shelley Dickstein. The motion unanimously passed.

DISCUSSION ITEMS:

Montgomery County Human Services Levy

Commissioner Lieberman introduced Ms. Geri Pegues of Montgomery County Human Services who presented an overview of the Human Services Levy which is on the ballot in November. She also requested the DDP's support and endorsement of the renewal. The two levies, Levy A and Levy B, pay for services that protect vulnerable children and the elderly, assist people with developmental disabilities, combat the drug epidemic, help people find work, and seek to improve the quality of life for other residents. Levy A, which expires at the end of the year, will be placed on the November ballot. If approved, Levy A will raise more than \$73 million annually for health, human, and social services programs.

Mr. Meixner asked for a motion to endorse the Human Services Levy. The motion was made by Ms. Julie-Liss Katz and seconded by Ms. Madeline Iseli. The motion unanimously passed. Mr. Meixner then asked for a motion to donate, at minimum, \$2,500 from the DDP for the Human Services Levy. The motion was made by Ms. Madeline Iseli, and seconded by Ms. Julie Liss-Katz. The motion unanimously passed.

DDP Office Space

Current Office Conditions

Ms. Gudorf commented that for the last two weeks it has been incredibly difficult to work in the DDP office due to the malfunction of the building's air conditioner. Ms. Gudorf thanked Mr. Ty Sutton for allowing the DDP to use the PNC Arts Annex for meetings. The DDP also contracted with The Hub at the Arcade for staff to work in The Hub temporarily while keeping the DDP office open. Ms. Gudorf reported that every ten years the DDP typically reviews its spaces needs. She reported that the DDP has been in its current space for more than 11 years. The review/office search was delayed due to COVID. For the first five years in the KEY Bank Building, the building owner allowed the DDP to use the office space rent free, paying only cleaning and other misc. expenses. This arrangement was very generous, and allowed the Partnership to use the money saved to put back into programs. Ms. Gudorf reported that an Office Space Committee has been formed with Dave Dickerson, from Miller Valentine, chairing the committee. Other committee members include Julie Liss-Katz, Dan Meixner and Mark Heitkamp (from the SID Board).

Future DDP Space

Ms. Gudorf introduced Mr. Dave Dickerson, who gave an update on the office search. Mr. Dickerson has agreed to chair a committee on the search for office space. Mr. Dickerson recognized the office search committee members. He reported that the first meeting is scheduled this week to begin the process. Mr. Dickerson reported that a DDP staff survey was conducted in 2020, which will be reviewed with the committee. Mr. Dickerson described the overall search parameters, which include:

- Total of 3,000 to 4,000 SF
- More of a private office layout, but with a teaming / shared work area
- Centrally located downtown
- A space that shows well when hosting clients / prospects and represents the value proposition for downtown
- First floor space or in an office space above

Mr. Dickerson said he would like to see the DDP in a space that's more visible, and would encourage first floor space. Mr. Scott Murphy commented that everyone wants the DDP to have a space that represents the value proposition that the DDP has been selling downtown. Mr. Murphy said the DDP plans to go through the Site Seeker process and send Requests for Proposals (RFPs) out to downtown businesses. The Executive Committee agreed that first-floor space should be pursued if economically visible and suitable space could be found.

Recovery Action Plan

Ms. Gudorf reported that over the last several months the DDP has had more than 100 volunteers serving on eight subcommittee teams and working together to put forth recommendations for the Downtown Recovery Plan. The initial recommendations from each subcommittee were reported at a recent steering committee meeting. Ms. Gudorf introduced Mr. Scott Murphy who gave an overview of the Recovery Action Plan.

He reported that eight different subcommittees convened, focused on the following areas:

- Future of Office
- First Floor & Small Business Relief
- Outdoors & Recreation
- Downtown Development
- Arts, Entertainment, Culture & Venues
- Public Realm & Transportation
- Residents
- Marketing

DDP and other partners' staff members met to identify areas of overlap and align subcommittee recommendations. There are 11 priority recommendation areas that are identified in the plan. Priority areas identify new initiatives and also leverage efforts already in work that take on greater importance in the context of downtown's recovery. Mr. Murphy reported that the timelines include recommendations that are near-term priorities, while others are targeted for the next 6-12 months.

Near-term recommendations that will be implemented were discussed include:

Marketing & Messaging

Ms. Gudorf reported that additional recommendations from the Marketing Committee that will be implemented in the coming months around the Rediscover Downtown Dayton theme include:

- Develop a toolkit for partners and stakeholders to use that includes all branding materials and consistent messaging
- Utilize DDP website as the central source for the Rediscover Downtown Dayton brand
- Launch a social media campaign
- Focused outreach to office employers to build excitement about welcoming employees back downtown
- Coordinate special promotions with key partners and stakeholders

Office & Outdoors

Mr. Murphy reported on recommendations from the Office & Outdoors Committee that will be implemented in the coming months around the Rediscover Downtown Dayton theme, which include:

- Connect office workers with opportunities to socialize outdoors (through existing and new programs). Promote existing programs: The Square Is Where, RiverScape's Music@Lunch, lunch/happy hour options
- Provide the building blocks to enable companies to utilize outdoor spaces for coworking, meetings, parties, and other office functions; facilitate use of larger outdoor spaces for office gatherings and welcome back picnics
- Create opportunities to make it easier for employees to work outside

Mr. Murphy entertained any questions or comments.

Ms. Gudorf reported that all recommendations will be finalized for the Steering Committee and sub-committees. The goal is to release the Recovery Plan right after the 4th of July to the community.

Stimulus Command Center

Ms. Shelley Dickstein reported that Dayton has been selected as one of six stimulus command centers around the country that will try to coordinate the use of federal relief and recovery funds to maximize their impact. Ms. Dickstein said this will be an 18-24-month partnership involving the U.S. Conference of Mayors, Accelerator for America, and other organizations. The City of Dayton expects to receive about \$140 million from the American Rescue Plan Act, and the command center will have task forces with leaders from the public, private, and civic sectors who will help plan, prioritize and coordinate federal relief and recovery investment. Ms. Dickstein said this is an exciting opportunity with a leveraged and greater-sustained impact because of the funding. Ms. Dickstein said there will be more conversations with the task forces, she will keep the Executive Committee updated on this effort.

OTHER UPDATES

Downtown Adventure /Art in the City

Ms. Gudorf invited all to attend the Downtown Adventure on July 10. The event will be a fun experience which will include more than 100 clues throughout downtown for users to complete through an app. Ms. Gudorf also invited all to attend the Art in the City event on Saturday, August 7. Venues such as the Schuster Center, PNC Arts Annex, The Arcade, and others will be open for the event. Ms. Gudorf said the event will be a great opportunity to showcase the arts. More news to follow.

Other Downtown Events

Levitt Pavilion is opening, and the City of Dayton's Lights in Flight Festival and fireworks event will return to downtown Dayton. Some events are pausing and/or having smaller events throughout the season.

8.4 Memorial Committee Update

The 8.4 Memorial Committee is moving forward for the memorial. Surveys went out this week, and a public survey will go out later. Ms. Gudorf said more information will follow.

Open DDP Position

The DDP has a job opening available for a Financial Administrator. Ms. Gudorf said the position offers flexible hours. She will send a job description to Executive Committee members.

Other Downtown Updates

Flyboys Deli will open this week in the CareSource building near the ballpark. Jollity restaurant opened last week in the Fire Blocks District. Ms. Gudorf said lots of great things are happening with many of the large projects in downtown Dayton.

Other Business

A question was asked about the Radisson Hotel. Ms. Gudorf said that is an ongoing conversation, and she will keep Executive Committee members updated.

Vice-Chair Dan Meixner thanked all for attending the meeting. He asked for a motion to adjourn the meeting. Mr. Ryan Powell motioned to adjourn. Ms. Shelley Dickstein seconded the motion and the motion passed. The Executive Committee meeting adjourned at 5:25 p.m.