



**DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES**  
**TUESDAY, JULY 27, 2021**  
**4:00 – 5:30 PM**  
**AT**  
**THE HUB AT THE ARCADE**  
**31 S. MAIN STREET**  
**MINUTES**

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, July 27, 2021, at 4:00 p.m. at The Hub at the Arcade. Co-Chair Dan McCabe presided.

Board of Trustees members in attendance were Mr. John Buscemi, Mr. Michael Colbert, Ms. Juanita Michelle Darden, Mr. David Dickerson, Ms. Sarah Hackenbracht, Ms. Lisa Hanson, Mr. Brian Heitkamp, Ms. Helen Jones-Kelley, Mr. Chris Kershner, Mr. Vincent C. Lewis, Montgomery County Commissioner Deborah Lieberman, Mr. Brian Martin, Mr. Ryan Powell, Ms. Marya Rutherford-Long, Mr. Greg Scott, Mr. Ty Sutton, Mr. David Taylor, and Mr. David Williams. All other Board of Trustees members were absent and excused. Also in attendance was Chief Richard Biehl, and Lt. Col. Matt Carper, City of Dayton Police Department.

Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Ms. Val Beerbower, Mr. Mike Colvin, Mr. AJ Ferguson, Mr. Scott Murphy, Ms. Tracey Obenour, Ms. Allison Swanson, 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 April 27, 2021, meeting minutes. The motion to approve the minutes was made by Mr. Greg Scott and seconded by Mr. Chris Kershner. The motion passed.

**DISCUSSION ITEMS**

**Recognition – Chief Biehl**

Mr. Richard Biehl is retiring as City of Dayton Police Chief. The DDP staff and board members gave Chief Biehl a farewell tribute. He has led the department for 13 years, which is the third longest-running chief in the department's history. Chief Biehl said it has been his greatest honor to serve as police chief for the City of Dayton and to serve our community. Many of his friends and constituents came to bid him farewell.

**The Arcade**

**The Hub:**

Mr. Vince Lewis welcomed all to the Hub. He said that Hub has become a very vibrant space with an energy that you just don't get anywhere else. Mr. Lewis reported that the Arcade Innovation Hub is a newly created joint venture between the University of Dayton and The Entrepreneurs' Center. Mr. Lewis reported that the Hub 's mission is to bring together a diverse community to foster creativity, growth and entrepreneurship. The Hub is fully functional with more than 80 member companies employing around 150 people, along with 72 private offices used by various individuals and organizations. That doesn't even include the hundreds of students who will descend upon the Arcade for classes and other activities when the new school year begins in late August.

Mr. Lewis introduced Mr. Scott Koorndyk, The Entrepreneurs' Center (TEC) president who spoke about TEC. Mr. Koorndyk said there are similarities and differences between what TEC is doing at The Hub versus what TEC had been doing over the last two decades. He said its

similar in the sense that The Entrepreneurs' Center has always been about creating an environment for small businesses to connect and collaborate. But TEC didn't previously have students engaging with their entrepreneurial program, nor did they have the number of businesses bringing their energy to the space. He said with the presence at The Hub, that's all changed.

### **Events/Other Activities:**

Mr. McCabe introduced Ms. Lisa Hanson, Culture Works Executive Director, who reported that Culture Works moved to its new space in the South Arcade in June. She said they are excited to be in the Arcade, where there is a lot vibrancy and excitement happening every day. Ms. Hanson reported that Culture Works signed an agreement with Cross Street Partners to provide event management services for the Dayton Arcade. When Culture Works launched its branding efforts, it made a definitive statement that Culture Works sits at the intersection of culture and community. Both The Rotunda and The Tank will be available to rent for private events. Ms. Hanson noted Culture Works has already received dozens of calls from individuals and organizations looking to utilize the South Arcade for a variety of events. Proceeds from these rentals will be used to create a new revenue system that will provide additional funding opportunities for local arts organizations. She also shared that on August 6 & 7 the Arcade will open in conjunction with the Art in the City Event. She invited all to come.

### **What's Next:**

Mr. McCabe introduced Mr. Dave Williams of Cross Street Partners who gave an update on the Arcade. Mr. Williams reported that the first phase of the project, the South Arcade, consists of the innovation center with the University of Dayton as a higher education partner in addition to a 110-unit residential LIHTC and market rate development for artists and creative entrepreneurs. Mr. Williams reported that the second phase, the North Arcade, will include a shared commercial kitchen program, marketplace retail and restaurant environment and micro-lofts or hospitality user space. He shared pictures and renderings of South & North Arcade.

## **OTHER UPDATES**

### **Since We've Been Together**

Ms. Sandy Gudorf gave a quick roundup on some of the changes during the pandemic.

- Fire Blocks: Opened its first residential unit during the pandemic and now the building is completely leased. They started and finished construction on the S. Ludlow Building, and all the apartments are leased. First floor businesses continue to grow, with Jollity and Salt Block Biscuit Company opening during the pandemic. The Greater Dayton Area Hospital Association moved into its new space in the Fire Blocks as well.
- Water Street Area: During the pandemic, Crawford Hoying announced two new housing projects, and construction is underway on The Monument on Monument Avenue and The Sutton on First Street. Both are rental properties. Crawford Hoying also announced it will move forward with the hotel construction in the former Mendelson's building.
- CareSource's ballpark village building has welcomed Winans Chocolates + Coffees and Flyboys Deli. These are great new amenities for CareSource employees, as well as downtown residents and workers.
- Oregon East: Connect E-sports opened during the pandemic. Tae Winston and her team opened The Entrepreneurs Connection. It's an incredible place, where at any time there could be 20-30 vendors. Weyland Ventures completed the Motor Car building project and opened its co-working space as well.
- Downtown had more than 20 new businesses open during the pandemic, which included new restaurants Grist and 1Eleven Flavor House. Third Perk Coffeehouse and Wine Bar moved into its new space on Third Street. The Edward A. Dixon Gallery opened an expanded business in Talbott Tower.
- Thanks to the leadership of CareSource and Dayton Area Chamber of Commerce, grant programs were available for downtown businesses. New events were created to help the downtown businesses. Thanks to many volunteers, Pop-up Patios were built for the restaurants.
- Woodard Development continues its progress on East Third Street.
- Some of the favorite events are back, including concerts at Levitt Pavilion, Dayton Dragons games, and the Dayton Performing Arts Alliance's events. Out on 5<sup>th</sup> returned this year every Friday-Sunday through the end of October.
- Art in the City is scheduled for August 7. This will be a great day for downtown businesses, venues, and arts organizations.

### **Rediscover Action Plan**

Ms. Gudorf introduced Mr. Scott Murphy who gave an update on the Plan. Mr. Murphy reported that over the last few months the DDP has had almost 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.

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 were discussed include:

#### Marketing & Messaging

Mr. Murphy 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

#### Next Steps & Discussion

- Office employer return toolkit to launch in next few days
- Forming teams with partner organizations around priority implementation areas
- Aggressively pursuing funding opportunities to advance Action Plan priorities

Mr. Murphy entertained any questions.

Mr. McCabe invited all to take tour of the Arcade and convene downstairs for more socializing. He thanked all for coming. With no more business to discuss, the meeting was adjourned at 4:45 p.m.