



EXECUTIVE COMMITTEE MEETING

Tuesday, March 22, 2022

4:00-5:30 p.m.

at

Downtown Dayton Partnership

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Executive Committee was held Tuesday, March 22, 2022, at 4:00 p.m. at the office of the Downtown Dayton Partnership, 10 W. Second Street, Suite 611, Dayton, OH 45402. Co-chairs Mayor Jeffrey Mims, Jr. and Mr. Dan Meixner presided.

Also in attendance were Mr. Edward Bentley, Mr. Michael Colbert, Mr. David Dickerson, Ms. Shelley Dickstein, Ms. Diane Ewing, Mr. Peter Haley, Ms. Madeline Iseli, Commissioner Deborah Lieberman, Ms. Julie Liss-Katz, Mr. Bob Ruzinsky, Mr. Ty Sutton, and Mr. Jason Woodard. All other Executive Committee members were absent and excused. Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf and Ms. Colleen Turner.

Welcome & Approval of Minutes

Co-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 February 22, 2022, meeting minutes. The motion to approve the minutes was made by Mr. David Dickerson and seconded by Ms. Shelley Dickstein. The motion unanimously passed.

DISCUSSION ITEMS:

Crisis Now Facility – Ludlow Street

Ms. Gudorf reported that at the last Executive Committee meeting, the Montgomery County Alcohol, Drug Addiction & Mental Health Services (ADAMHS) and representatives from Recovery Innovations, Inc. (RI) International provided a presentation regarding the proposed treatment center at 825 South Ludlow Street.

ADAMHS is slated to go before the Board of Zoning Appeals to ask for approval of a Conditional Use Application for a new mental health/substance use facility on South Ludlow Street. Ms. Gudorf said that at the last meeting, the Executive Committee needed more information before a decision to weigh in on the facility could be made. Mr. Meixner reported that, since the last Executive Committee meeting, ADAMHS and RI held three community meetings that were attended by a wide range of stakeholders. Mr. Meixner and Ms. Gudorf, along with many other downtown stakeholders, attended the meetings. ADAMHS and RI also made individual visits with many people who had expressed concern/support regarding the facility. Mr. Meixner also reported that ADAMHS and RI provided additional information to address concerns.

Mr. Bob Ruzinsky reported that the Greater Dayton Regional Transit Authority remains opposed and has sent a letter of opposition to the group. Mr. Meixner reported that Chaminade Julianne Catholic High School and its board also are opposed and will attend

the Board of Zoning Appeals to voice their opposition and recommend that the variance not be approved. Other stakeholders are expected to attend as well to voice their concerns regarding the proposed facility.

Mr. Meixner stated that the Downtown Dayton Partnership proactively has done its job to ensure that the downtown community is fully aware of the facility and has had ample opportunity to voice their opinions on the facility. He said at this point he is recommending that the DDP not take a formal position on the facility. Mr. Meixner then opened it up for discussion. Conversations included constituency engagement, the spectrum of services, the density of services, and other concerns.

Mr. Bob Ruzinsky made a motion that the DDP does not take a position on the Crisis Now facility since the project is not located in the Special Improvement District. Mr. Jason Woodard seconded the motion. The motion passed unanimously. Ms. Diane Ewing abstained.

DDP Office Space

Mr. Dave Dickerson reported that the Office Search Team originally was pursuing 6 North Main Street as the primary option for the DDP's new offices. The owner wanted to renegotiate the proposed lease at a cost outside the DDP's scope. The DDP responded to the owner informing them that the DDP will no longer pursue this location for the DDP's future office space. The Office Search Team will revisit other first-floor options. The search may need to include non-first floor space. Ms. Gudorf said she will keep everyone updated.

Hotel/Convention Center Update

Ms. Gudorf provided an update on the Radisson Hotel. She reported that the working team is under a confidentiality agreement so she couldn't share specific details but stated the project continues to make progress. There have been vigorous conversations with the Lockwood team. Ms. Gudorf reported that there is a funding gap and both teams are finalizing the financial package and working creatively to attempt to fill the gap.

Passport Parking Program

Ms. Gudorf said the Passport Parking program is a project that has been in the works for more than a year. Passport is a parking app that allows customers to pay for street parking via mobile phone. The DDP is working with City of Dayton staff on a marketing campaign for when the city unveils the program. Ms. Gudorf introduced Ms. Shelley Dickstein, who gave an update. Ms. Dickstein reported that the launch date is waiting on the last pieces of the project, which include finalizing parking zones and operational details, as well as making sure that the parking enforcement staff have the actual equipment needed to monitor activity. Downtown parking meters will still take coins and credit cards as they do now. The Passport app provides another convenient option for payment. Ms. Gudorf said another added benefit of the program is that businesses have the ability to validate customer parking via the app.

Building/Business Updates

Ms. Gudorf reported that downtown continues to see investment on many fronts. Projects are moving forward and new businesses continue to move downtown. She also said that the Armory Building in the Oregon District was recently purchased by a local real estate firm.

Miscellaneous DDP Updates

Ms. Gudorf reported that the DDP has been actively engaged in the NCAA First Four games when they were in town. The DDP coordinated the Hoopla Family Festival and conducted some very targeted marketing activities to attract attendees to downtown businesses and attractions, including a geo-fenced marketing campaign directed at mobile phones within a targeted area, promoting places to eat and things to do while in town for the games. Packets and special maps were delivered to area hotels, as well.

Other Business

Co-Chair Dan Meixner thanked all for coming. With no further business to discuss, Mr. Meixner asked for a motion to adjourn the meeting. Mr. Dave Dickerson motioned, and Ms. Julie-Liss Katz seconded. The motion passed unanimously. The Executive Committee meeting was adjourned at 5:10 p.m.