



DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, APRIL 26, 2022
4:00 – 5:30 PM
AT
GOSIGER, INC.
108 McDONOUGH STREET

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, April 27, 2021, at 4:00 p.m. at the offices of Gosiger, Inc., 108 McDonough Street, and via Zoom Virtual Meetings. Co-Chairs Mayor Jeffrey J. Mims, Jr. and Mr. Dan Meixner presided.

Board of Trustees members in attendance were Mr. Edward Bentley, Mr. John Buscemi, Ms. Juanita Michelle Darden, Ms. Shelley Dickstein, Ms. Diane Ewing, Mr. Peter Haley, Ms. Lisa Hanson, Ms. Madeline Iseli, Ms. Helen Jones-Kelley, Mr. Chris Kershner, Mr. Larry Klaben, Mr. Vincent C. Lewis, Montgomery County Commissioner Deborah Lieberman, Ms. Julie Liss-Katz, Ms. Emily Mendenhall, Mr. Rick Peters, Ms. Pam Plageman, Mr. Greg Scott, Dayton City Commissioner Chris Shaw, Mr. Jeffrey Trzeciak, Ms. Lisa Wagner, and Ms. Karen Wick-Gagnet. All other Board of Trustees members were absent and excused. Also in attendance was Ms. Cheri Kaman, attending on behalf of Mr. Kevin McGree, Stratacache Tower.

Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Ms. Val Beerbower, Ms. Michelle Buford-Foxx, Mr. Mike Colvin, Ms. Courtney Deutsch, Ms. Elizabeth Mills, Ms. Tracey Obenour, Ms. Lynn Robertson, and Ms. Colleen Turner.

Welcome/Approval of Minutes

Mr. Dan Meixner opened the meeting at 4:00 p.m. and made welcoming remarks. Mr. Meixner thanked Mr. Peter Haley and Gosiger, Inc., for hosting the meeting. Mr. Haley announced that Gosiger is celebrating 100 years of being in business. He said Gosiger is a family business on his mother's side that consists of three generations, including Peter and his brother John, who both run the company now. Mr. Haley said Gosiger has been headquartered in the neighborhood since the 1930s, and that his mother took over the business in 1972. Gosiger, Inc. is a tool and accessories business with 525 employees and office locations throughout the west and east coasts. Mr. Haley said 160 of those employees operate at the Dayton campus. Gosiger provides access to hundreds of qualified technicians and engineers with automation systems and controls expertise to meet the entire spectrum of manufacturing and automation needs. Mr. Meixner requested a motion to approve the April meeting minutes. The motion to approve the minutes was made by Ms. Shannon Isom and seconded by Ms. Julie Liss-Katz. The motion passed.

DISCUSSION ITEMS

Oregon East Development – What Is Next

Mr. Peter Haley reported that Mr. Bill Weyland is an award-winning architect, developer, real estate broker, and Chief Strategy Officer at Weyland Ventures, who has resided most of his life in Louisville, KY. Mr. Haley also said that Mr. Weyland has committed much of his career revitalizing downtown Louisville, including the creation of the famous 10-story baseball bat and the Louisville Slugger Factory and Museum, and most recently, the Troll Pub and The Wheelhouse in downtown Dayton. Mr. Haley introduced Mr. Weyland, who gave an update on his projects in downtown Dayton.

The Weyland Ventures revitalizations in downtown Dayton include:

- The Wheelhouse
A historical mixed-use building converted into 40 loft-style apartments with restaurant and retail space on the first floor.
- The Motor Car Building
Weyland Ventures and Gosiger continue to invest in and advance the revitalization of the historic Motor Car Building, ultimately connecting this commercial center to all the activities in the Oregon District.
- The Bainbridge Building
When complete, Bainbridge will offer multiple options of secure storage for its Dayton market, including varying levels of secure storage space that will serve hundreds of apartments within a block of the building, and classified storage serving the defense contractors nearby.
- The 503 Apartments
A new construction loft-style apartment project in Oregon East, bringing 158 units of market-rate rental housing in a growing live, work, and play neighborhood that is near several universities and Wright Patterson Air Force Base.
- St. Paul Church
Another adaptive reuse project of a historical church in the Oregon District. Plans are to revitalize this building into commercial office space, restaurant, and entertainment space.

Dayton Public Schools (DPS) Update

Ms. Karen Wick-Gagnet, who represents the Dayton Public School Board (DPS) on the DDP Board of Trustees, introduced Ms. Elizabeth Lolli, Superintendent of Dayton Public Schools, who gave an update on things happening in the DPS district.

Ms. Lolli gave an overview of the Dayton Public Schools:

- 16 elementary schools with one standalone preschool building
- 3 standalone middle schools
- 2 grade 7-12 buildings (schools for the Arts)
- 2 grade 9-12 high schools
- 2 career technical centers, which include 26 career pathways. Graduation Rate – 92.4% for 4-year rate
- 1 dropout prevention high school

Ms. Lolli reported that DPS has 2,499 employees, and more than 11,800 students, which include:

- 1,750 English Second Language (ESL) students
- 2,000 Students with Disabilities

She also reported that DPS is responsible for bussing 11,800 students, including bussing 4,200 students to 29 charter schools. She reported that transportation costs approximately \$22M per year with reimbursement of about \$9M from the State of Ohio. The total budget for DPS is \$562.3M.

Ms. Lolli explained that COVID has been challenging for the school district, but through the development of a solid recovery plan, the district is back on track. Part of the DPS recovery plan, after receiving state funding, included every student receiving their own Chrome Book, some students receiving laptops, and hot spots were placed where needed in the DPS district. Two teachers were placed in every first and second-grade classroom. Also, other programs have been developed to help the students continue to build confidence, increase academic achievement, improve attendance, and help build relationships with people.

Ms. Lolli said the future looks bright. DPS will continue to increase career pathways to respond to workforce development needs. DPS will continue to partner with major employers for careers/jobs for students, plans to increase the number of students in the College Credit Plus program, and restart the Science, Technology, Engineering, and Math (STEM) work that was stalled by COVID. DPS continues to upgrade all of its facilities, which includes new HVAC systems. The biggest improvement will be the revamping of Welcome Stadium. Ms. Lolli said the Dayton school board approved an \$11M contract to upgrade the stadium.

OTHER UPDATES

Passport Parking Program

Ms. Gudorf introduced Ms. Shelley Dickstein who gave an update. Ms. Dickstein reported that downtown street parking is going digital. She said the new Passport Parking mobile payment option goes live on May 22, 2022, at approximately 1,300 spaces, and can be downloaded

from the iPhone app store, or the Android Google Play. Ms. Dickstein reported that users will be able to pay for parking electronically via a smartphone app connected to a credit/debit card, monitor their parking session, extend time remotely if the meter has not reached its maximum time, and view their parking history. Ms. Dickstein also noted that metered parking can still be paid with coins/credit cards. Paying by the Passport app is simply an additional payment option. All existing meters have the Passport mobile payment option, no upgrade or new meters were required. Also Passport Parking mobile will allow for merchants' validation of customers' parking.

Miscellaneous Updates:

Ms. Gudorf gave an update. She reported:

- The Square Is Where kicks off on May 2. The free noontime entertainment from May to September is a partnership between Montgomery County and the DDP. This is an effort to get employees out of the office at noon, and there will be team-building types of activities on the square. The season kickoff celebration is slated for May 6.
- 2022's first Summer in the City event, the Downtown Adventure, is slated for Saturday, May 21, 11 a.m-5 p.m. The scavenger-hunt style event has teams searching for clues and solving riddles or performing tasks throughout downtown, and introduces participants to downtown businesses and amenities.

2021 Business Survey Results

Due to time constraints, Ms. Gudorf gave a quick update on a couple of important survey results and will email the entire survey results to the board members.

First Floor Fund

Ms. Gudorf gave a quick update on the First Floor Fund, which she said is a high priority. Ms. Dickstein said It is a program to help bring gap funding to first-floor tenants who often have capital funding challenges. The program is funded by the Dayton Recovery Plan for at least the next few years. It is a city-wide program focused on all local districts, including downtown and the local neighborhoods. Ms. Gudorf reported that more on the program would be presented in an upcoming Board meeting.

Mayor Jeffrey J. Mims, Jr. thanked all for coming. With no more business to discuss, the meeting was adjourned at 5:40 p.m.