



**DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, JULY 26, 2022
4:00 – 5:30 PM
AT
INTERNATIONAL PEACE MUSEUM
10 NORTH LUDLOW STREET**

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, July 26, 2022, at 4:00 p.m. at the offices of the International Peace Museum, 10 North Ludlow Street. 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, Mr. David Dickerson, Ms. Shelley Dickstein, Ms. Sarah Hackenbracht, Mr. Jeff Hoagland, Ms. Madeline Iseli, Mr. Larry Klaben, 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. Ty Sutton, Mr. David Taylor, and Mr. David Williams. 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, Mr. Mike Colvin, Ms. Courtney Deutsch, Ms. Elizabeth Mills, Ms. Tracey Obenour, Ms. Lynn Robertson, and Ms. Colleen Turner.

Welcome/Approval of Minutes

Mayor Mims opened the meeting at 4:00 p.m. and made welcoming remarks. Mayor Mims requested a motion to approve April 26, 2022, meeting minutes. The motion to approve the minutes was made by Montgomery County Commissioner Deborah Lieberman and seconded by City of Dayton Commissioner Chris Shaw. The motion passed unanimously.

Welcome to the International Peace Museum

Mr. Kevin Kelly welcomed everyone to the newly relocated Peace Museum. He introduced his staff and a visiting student from Austria. Mr. Kelly noted that the new location is larger and has an open atmosphere. In addition to exhibit space, there are conference rooms and a video room, as well as a children's room. He said the Peace Museum will be participating in Art in The City on August 6. Mr. Kelly invited all to view the exhibit, featuring a rare collection of early photographs of Martin Luther King, Jr., during the "The Chicago Freedom Movement, 1965-1966."

DISCUSSION ITEMS

DORA Expansion

Ms. Sandy Gudorf provided a brief overview of the work underway to expand the DORA District downtown. She also reported that there is a strong desire from downtown's food and beverage businesses to expand the DORA District throughout downtown. A task force has been formed to assist with the expansion effort. The Task Force consists of downtown stakeholders, including representatives from food and beverage establishments, institutions, residents, and businesses. Ms. Gudorf introduced Mr. Mike Colvin and Ms. Val Beerbower to report on where the DORA expansion process is now.

Mr. Colvin reported that Ohio has more than 100 DORAs. Montgomery County has three, and several cities in Ohio already have expanded their DORA Districts. He added that the team particularly explored the Toledo expansion due to its similarities to the proposed Dayton expansion.

Mr. Colvin reported on results from the annual business survey's questions regarding DORA expansion, and a survey given to downtown residents:

Survey results for downtown businesses:

- On a scale from 1 to 5, what are your thoughts on a possible DORA expansion?
 - 70% of all businesses support expansion
 - Only 4% oppose
 - Rest are neutral or need more info

Survey results for downtown residents:

- We are considering expanding DORA to include more of downtown. Would you support the DORA expansion?
 - 72% said yes
 - 13% said no
 - 15% not sure/need more info

Mr. Colvin introduced Ms. Val Beerbower, who reported on the current DORA and SID boundaries and the proposed expansion's geography. Ms. Beerbower reported that 450 acres were the largest possible size that was felt manageable by the businesses. This year in March, the Ohio state legislature did increase the size of the municipality of downtown Dayton to 644 contiguous acres. Ms. Beerbower said that the team is still meeting with constituent groups. Over the next 60 days, the stakeholder committee will be pulling together all of the elements that are required for the application process. For the applications, there are the state-level requirements and municipal requirements to be met. The comments and concerns that were expressed in the surveys will be addressed as part of completing the application process. The stakeholder committee is required to submit a sanitation plan that has to be approved by the City of Dayton Public Works Department and the City Commission. A safety plan has to be approved by the City of Dayton Police Department. Ms. Beerbower said the current plan is to have the expanded DORA implemented early next year. The implementation will be a soft launch before getting into the spring season when activities increase.

Ms. Gudorf talked about the DORA budget which includes the costs of the DORA cups, signage, marketing, and other related expenses. Over time, the slight charge for businesses to buy the cups will cover ongoing expenses. The cost could go up or down depending on when the DORA stakeholder committee can cover those expenses.

Ms. Gudorf entertained any questions or comments.

First Floor Fund

Ms. Gudorf introduced Mr. Kane who reported on the First Floor Fund. Mr. Kane reported that the First Floor Fund will be a revolving loan fund that will work in partnership with building owners/developers, financial institutions, and small businesses to help finance storefront activation on the first floor, vacant, or underutilized spaces. He said the funding will be available for business districts throughout the city. The fund will help close funding gaps to help both developers and individual businesses, especially those small businesses which struggle to get conventional bank financing.

Mr. Kane said the fund will help finance up to 35% of the project cost, up to a maximum of \$300,000. The other 65% will be from developers, bank financing, or whatever other sources may be available. Mr. Kane reported that the interest rates and fees will be below market rates. The current target interest rate range will be 3.5-6.5%. He presented the CityWide Development, standard underwriting model. He said the goal is to work with the borrowers and get the transactions done. Once the loan has been underwritten, all loans recommended for approval will be presented to a 5-member loan committee. \$7 million dollars have been allocated for the program from the City of Dayton.

Mr. Kane entertained any questions or comments.

ArtWraps

Ms. Gudorf introduced Ms. Tracey Obenour who gave an update on ArtWraps, a new program to enliven downtown streets. Ms. Obenour presented photos of the winning designs. She reported that the project includes wrapping the electrical boxes around downtown streets with colorful art. Ms. Obenour said 15 boxes are slated to be done. She said there were 108 designs submitted. Ms. Obenour presented the map that shows all the locations that will have art wraps installed. The plan is to have all art wraps installed in time for Art in the City.

Art in the City

Ms. Gudorf provided promotional materials for the upcoming Art in the City event. She said the event is a collaborative effort with numerous downtown arts organizations. There will be more than 300 artists participating in the event. All artists will receive stipends for their performances, thanks to the generosity of many companies and foundations, including AES, the Ohio Arts Council, and the Montgomery County arts grants program managed by Culture Works. The event runs from 1 to 7 p.m. on Saturday, August 6. Activities will occur

throughout downtown. Ms. Gudorf commended all partners and the DDP staff for their efforts in planning the event. Ms. Gudorf invited all to attend.

Courthouse Square (CHS)

Mr. Gudorf gave a brief update. She reported that the Dayton Area Chamber of Commerce and the DDP are co-chairing a task force to develop a plan for the future of Courthouse Square. CareSource has agreed to champion this project. First, the task force needs to understand current conditions, and then engage the public as to what they want the public space to be in the future. The task force will also look at models for future ownership, maintenance, and programming for the Square. Ms. Gudorf also addressed concerns as to current challenges on the Square, including homelessness, safety, and other issues.

Business/Development Update

Ms. Gudorf presented a list of several new businesses that opened or prepared to open downtown during the second quarter of 2022, while others are expanding. She added that progress on numerous fronts continues.

Gem City Black Business Month

Ms. Val Beerbower gave an update on activities during Gem City Black Business Month. She reported this is the second year the DDP has participated in planning the event. Throughout the month of August, there will be a variety of programming, including workshops, guest speakers and the Downtown Black Business Challenge. This year the planning team has created a webpage and other supporting materials. Ms. Beerbower said the event is targeted to build awareness of downtown's black-owned businesses. Ms. Beerbower invited all to participate.

Other Business

Mayor Jeffrey J. Mims, Jr., thanked all for coming. With no more business to discuss, the meeting was adjourned at 5:45 p.m.