



**DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, OCTOBER 25, 2022
4:00 – 5:30 PM**

AT

**Sinclair Community College – John E. Moore, Sr., Technology Center
Building 20 at Edwin C. Moses Blvd. & W. Fifth Street**

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, October 25, 2022, at 4:00 p.m. at Sinclair Community College – John E. Moore, Sr., Technology Center. Co-Chairs Mayor Jeffrey J. Mims, Jr., and Mr. Dan Meixner presided.

Board of Trustees members in attendance were Mr. Edward Bentley, Ms. Juanita Michelle Darden, Ms. Shelley Dickstein, Ms. Sarah Hackenbracht, Mr. Peter Haley, Mr. Jeff Hoagland, Ms. Madeline Iseli, Ms. Helen Jones-Kelley, Mr. Dan Kane, Mr. Chris Kershner, Mr. Larry Klaben, Mr. Vincent C. Lewis, Montgomery County Commissioner Deborah Lieberman, Ms. Julie Liss-Katz, Mr. Brian Martin, Ms. Emily Mendenhall, Ms. Jenny Michael, Mr. Ricky Peters, Mr. Ryan Powell, Ms. Marya Rutherford-Long, Mr. Greg Scott, City of Dayton Commissioner Chris Shaw, Mr. David Taylor, Ms. Lisa Wagner, Ms. Karen Wick-Gagnet, and Mr. Jason Woodard. All other Board of Trustees members were absent and excused. Also in attendance were Dr. Steven Johnson, Ph.D., President, Sinclair Community College, and Ms. Kim Addis, Hotel Ardent.

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, Ms. Jessica Sands, and Ms. Colleen Turner.

Welcome/Approval of Minutes

Mr. Dan Meixner opened the meeting at 4:00 p.m. and made welcoming remarks. He requested a motion to approve the July 26, 2022, meeting minutes. The motion to approve the minutes was made by Mr. Greg Scott and seconded by Commissioner Chris Shaw. The motion passed.

Welcome to John E. Moore, Sr., Technology Center

Dr. Steven Johnson welcomed all to the John E. Moore, Sr., Technology Center. He reported that the technology center was opened on the campus of Sinclair Community College in 2000. Dr. Johnson also reported that Sinclair College was founded in 1887 by Dayton YMCA General Secretary David Sinclair, who founded the courses of study to create citizens with the skills to succeed in local jobs and life. Sinclair is one of the oldest community colleges in the country.

Sinclair Updates

Dr. Johnson gave an update on Sinclair, which included:

- For the first time in its 136-year history, Sinclair Community College will begin offering a Bachelor of Science Degree in Nursing (BSN)
- There are more than 31,000 unduplicated college credit students studying at Sinclair annually
- More than 300 academic degrees and certificate programs are offered by Sinclair
- 90% of Sinclair graduates remain in the Southwest Ohio region to live and work after graduation
- The number of Sinclair degrees and certificates earned by all students has increased by 511% since 2006
- The number of Sinclair degrees and certificates earned by minority students has increased by 470% over the last 10 years
- The number of Sinclair degrees and certificates earned by African American students has increased by 439% over the last 10 years
- Nearly 3,000 students transfer from Sinclair each year. More than 400 students transfer to Sinclair from institutions across the country

- Sinclair offers 65 registered apprentices and work-based learning opportunities

Sinclair's fiscal responsibilities include:

- One of the lowest tuitions in Ohio
- Spotless financial audits and the highest financial rating from the State of Ohio

Levy 10

Dr. Johnson reported that the Sinclair Levy B expires in 2023. He said for 56 years Montgomery County voters have entrusted Sinclair with levy dollars. Issue 10 is a 1-mill renewal with effective millage reduced for changes in property valuation, which means no tax increase. The average Montgomery County homeowner will pay less than \$3 per month for Levy B. He also reported that \$9.2 million of revenue is generated by Issue 10 to expand education, services, and programming in Montgomery County. Dr. Johnson reported that the levy helps Sinclair operate and update more than 300 education and job-training programs for healthcare, manufacturing, IT, engineering, public safety, and more.

Ms. Sandy Gudorf reported that the DDP has endorsed Levy 10.

DISCUSSION ITEMS

Hospitality Industry Downtown

- Hotel Ardent

Ms. Gudorf introduced Ms. Kim Addis, Director of Sales and Marketing for Hotel Ardent, who gave an update. Ms. Addis reported that the redesigned Barclay Building on the corner of First and Main will become Hotel Ardent. She also reported the boutique hotel under construction will feature more than 100 rooms, including king-size and double queen-size rooms, and a first-floor restaurant. The first floor will include a private dining room that will double as the hotel's meeting space. Ms. Addis said the hotel/restaurant's location near downtown's arts and entertainment venues also makes it a prime location for a hotel, along with the various other developments happening in the city core. She reported that the hotel is slated to open early in 2023..

- Other Updates

Mr. Jason Woodard reported that the AC Hotel by Marriott, located in the Water Street District on East First Street adjacent to the Dayton Dragons stadium, is slated to also open in the first quarter of 2023. The hotel will have more than 130 rooms.

Ms. Gudorf also gave an update on the Radisson Hotel. Due to a confidentiality agreement, Ms. Gudorf was only able to answer certain questions. She said the hotel ownership group has decided it was more cost effective for them to close the Radisson Hotel while they plan for renovations. Ms. Gudorf reported that the closing of the hotel was not communicated with the community prior to its closing. The local community hotel working group is working with the ownership group to get clearer direction as to their plans for the hotel, as the hotel is a critical component of the convention center's redevelopment plans. Ms. Gudorf said she will keep everyone informed as she gets more information. She said the ownership group communicated that they will announce future plans for the hotel in the next few weeks. Ms. Gudorf also reported that the Dayton Convention & Visitors Bureau (CVB) is working hard to work with convention groups and others who have booked rooms at the hotel. The CVB is trying to keep the groups in the downtown area.

First Floor Activity

- Retail Lab

Ms. Gudorf introduced Ms. Val Beerbower, DDP Economic Development Director, who gave an update. Ms. Beerbower first acknowledged that the DDP just wrapped up the 2022 Downtown Development Tour with more than 90 participants that included commercial brokers, mortgage realtors, and residential realtors who came to check out some of the commercial activity happening downtown and tried to understand the makeup of some of the downtown development, which included first-floor businesses.

Ms. Beerbower reported that the Retail Lab has been going very well. She reported the following:

- 37 Retail Lab graduates
- 35 woman- and/or minority-owned businesses
- 85% woman-owned; 68% minority-owned
- Current class: 100% woman- and/or minority-owned

Ms. Beerbower gave an update on new downtown businesses in 2022. She reported the following:

- The DDP welcomed 18 new first-floor businesses this past year
- These consumer-based companies support other downtown development by creating vibrant on-street activities and contributing to downtown's robust arts and cultural scene
- There are 9 new first-floor businesses that signed at downtown locations this year. They will likely make their debut in 2023

Ms. Gudorf thanked Fifth Third Bank for their support in helping minority-owned businesses through the Retail Lab Program.

OTHER UPDATES:

First Floor Fund

Ms. Gudorf introduced Mr. Dan Kane who gave an update on the First Floor Fund. Mr. Kane reported that First Floor Fund applications went live on October 24. So far, CityWide Development has received 25 inquiries. Applicants will need to have several documents in place to apply, such as a business plan, financial forecasting model, and other key elements. The program will provide primary loans worth up to \$300,000 and forgivable loans worth up to \$50,000. Primary loans cannot exceed 50% of project costs, and forgivable loans cannot be worth more than 20% of project costs. Mr. Kane said the City of Dayton Commission approved giving CityWide Development a \$7 million grant for the new First Floor Fund program. The grant will fund the program over a period of 3.5 years. Mr. Kane thanked the city commissioners for their vote of approval.

DORA

Ms. Gudorf gave the following update on the DORA expansion:

- All the due diligence is complete, which includes a strong plan
- DORA team is finalizing the application and will submit it to the City of Dayton soon
- The goal is to get the application approved by the City within 60-90 days
- The soft opening is slated for early 2023

Dayton Holiday Festival 50th Anniversary

Ms. Gudorf introduced Ms. Courtney Deutsch, DDP Sponsor Relations and Events Marketing Manager, who gave an update. She reported that the tree lighting is slated for November 25, 2022. Ms. Deutsch said the Dayton Holiday Festival (DHF) is celebrating its 50th anniversary. The DHF was started in 1972 by Mrs. Virginia Kettering as a way to bring the community together regardless of religious belief and/or economic means. It was Mrs. Kettering's wish to keep everything free of charge at the festival, and the DDP works hard to raise sponsorships and dollars to keep everything free. Ms. Deutsch thanked CareSource for their sponsorships. Over the last several months, the DDP has rounded up photos from past festivals and is planning to work on several special activities for this year, including:

- Gold lights on the tree
- Ice sculpture
- WHIO will be televising the tree lighting that night
- A "50 Favorite Things" about the holidays downtown campaign on social media
- Memory Lane on Main Street – enlarging old DHF photos and putting them on windows on Main Street
- Whimsical Windows – DDP will work with first-floor businesses to decorate their windows
- Gingerbread contest the night of the tree lighting at the Old Courthouse
- Decorate a special float in the parade to honor the 50th anniversary

Ms. Deutsch said the DHF kickoff will be a very special night. She invited all to attend.

Other Miscellaneous Updates

Ms. Gudorf announced that in the board packets there is an invitation for a Call to Artists for the 8/4 Memorial. The DDP is partnering with The Contemporary Dayton (The Co) to put together an artist group. The Co is managing the Call to Artists. Ms. Gudorf asked if the board knows of anyone who wants to be involved in the Call to Artists to contact The Co.

Ms. Gudorf announced that the SID annual meeting is scheduled for November 15 at the Old Courthouse. Invitations will go out on October 26. The meeting will consist of updates and an expert speaker who will talk about urban designing and placemaking.

Mayor Mims announced that on October 26, 9 a.m.-1 p.m., the Mayor's Teen Youth Conference will occur at Sinclair Community College. Approximately 200 young people from across Dayton high schools are planning to attend the conference to get information on how to navigate real-world issues and grow into future leaders.

Mr. Meixner thanked everyone for coming to the meeting. He noted that the Downtown Dayton Partnership continues to be the convener of people who come together to come up with solutions. He thanked everyone for their service on the board. With no other business to discuss, the DDP Board of Trustees meeting was adjourned at 5:30 p.m.