



EXECUTIVE COMMITTEE MEETING

Tuesday, August 23, 2022

4:00-5:30 p.m.

at

Downtown Dayton Partnership & Virtual via Zoom
10 W. Second St., Ste. 611, Dayton, OH 45402

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Executive Committee was held Tuesday, August 23, 2022, at 4:00 p.m. at the Downtown Dayton Partnership and virtually via Zoom. Secretary & General Counsel Sam Warwar presided.

Also in attendance were Mr. David Dickerson, Ms. Shelley Dickstein, Mr. Peter Haley, Ms. Madeline Iseli, Ms. Julie Liss-Katz, Ms. Jenny Michael, Mr. Ryan Powell, 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

Secretary & General Counsel Sam Warwar opened the Executive Committee meeting at 4:00 p.m. He made introductions and welcomed all who were present. After receiving a quorum, Mr. Warwar asked for a motion to approve the May 24, 2022, meeting minutes. The motion to approve the minutes was made by Ms. Shelley Dickstein and seconded by Ms. Jenny Michael. The motion unanimously passed.

DISCUSSION ITEMS:

DORA Update – Next Steps

Ms. Sandy Gudorf gave an update on the DORA Expansion. She reported that the DORA committee had recently held a downtown stakeholders meeting. Property owners, businesses, and residents were invited to come for a presentation and ask questions. There were good conversations that centered around questions about the expansion. Overwhelmingly, the group in attendance was supportive of the DORA expansion. Ms. Gudorf presented the proposed current DORA boundaries. She reported there have been requests from other neighborhoods to expand the DORA farther, and the committee has decided not to expand any farther than the traditional downtown area, which includes the downtown core, the Webster Station District, and the Oregon District.

The following DORA survey results were reviewed with the Executive Committee:

Downtown Business (who responded)

- 70% of all businesses support the expansion
- Only 4% oppose the expansion
- The rest are neutral or need more info to form an opinion

Downtown Residents (who responded)

- 72% of residents favored the expansion
- 13% were not in favor
- 15% were not sure or needed more info

Ms. Gudorf outlined the preliminary DORA expansion budget. She reported that the estimated total startup cost for year one is \$40,000 – \$50,000. This will include cups, signage, ongoing marketing, and additional trash receptacles. The ambassadors will continue to only work in the SID. Ms. Gudorf reported that the DORA Committee will ask individuals to sign a “Good Neighbor” agreement to keep their areas clean. She also added that there would be a small markup on cups to help cover the costs of the program. Ms. Gudorf presented the new proposed DORA logo, which is included in the presentation packet. The Partnership will also seek the sponsorship of the cups. Ms. Gudorf reported that the new DORA District is expected to be in place in the 1st quarter of 2023.

After a lengthy discussion regarding the DORA expansion and the impact of the voluntary membership program outside of the SID, the Executive Committee members decided to postpone final approval of the expanded DORA District, pending key membership commitments from key stakeholders outside of the SID.

DDP Office Space

Ms. Gudorf introduced Mr. Dave Dickerson who gave an update on the DDP office space search. Mr. Dickerson reported the following:

- Identified 4,000 square feet of first-floor space in the Premier Health Building located at 110 N. Main Street.
- Square footage is slightly smaller than what was planned, due to utilizing the second-floor conference center in the building.
- Business terms have been submitted to Premier Health for their response.
- The proposal would require the DDP to sign a longer lease term, which will enable the DDP to amortize a significant amount of the improvements. The lease will be a 13-year term. The DDP has asked for early terminations in the lease at the end of each SID renewal term if the SID did not pass.

Mr. Dickerson said the office committee feels it's a good strategy to enable the DDP to get first-floor space with a good landlord. The Executive Committee concurred with the proposed strategy. Mr. Dickerson will keep the Executive Committee informed. Premier is currently reviewing the lease structure.

New Board Members

Ms. Sandy Gudorf asked the Executive Committee to approve the addition of the following individuals to the Executive Committee and DDP Board of Trustees:

- Ms. Lainie Dean, Chief Strategy and Business Development Officer, Premier Health. Ms. Dean will replace Ms. Diane Ewing on the Executive Committee and DDP Board of Trustees.
- Mr. Dan Kane, President, CityWide Development Corporation. Mr. Kane will replace Mr. Brian Heitkamp on the DDP Board of Trustees.

Mr. Warwar asked for a motion to approve the addition of new board members. Ms. Julie Liss Katz motioned to approve, and Mr. Bob Ruzinsky seconded the motion. The motion passed unanimously.

UPDATES

Art Wraps

Ms. Sandy Gudorf provided an update on the Art Wraps program, a beautification initiative to wrap the utility boxes around downtown with artwork. The project will transform the "ugly" utility boxes into pieces of art. This will be a two-year program, with 15 utility boxes wrapped this year and another 15 wrapped in 2023. Ms. Gudorf said the DDP website provides a tour of the programs as well as the artists selected. The DDP received 108 design entries. Ms. Gudorf said the program has been very popular. She also presented the latest mural, which is located in the Oregon District.

Art in the City

Ms. Sandy Gudorf reported that the event was a great success with more than an estimated 15,000 people attending the event. More than 360 artists were participating, providing a wide array of art and entertainment. Ms. Gudorf thanked the DDP staff for their hard work in organizing the event.

Miscellaneous Administrative Updates

As the next Executive Committee meeting is scheduled for Rosh Hashanah, the meeting will be rescheduled. Ms. Gudorf would like the meeting to occur in the first week of October. A Doodle will be sent to everyone in the next couple of days.

DDP Health Reimbursement Account (HRA) Account

Ms. Sandy Gudorf reported that the DDP has a health reimbursement plan. Ms. Gudorf said the policy states that an individual's health reimbursement would be \$1,500 for a single-employee plan and \$2,500 for a family plan. Ms. Gudorf said the DDP has not been in alignment with the policy. The DDP has been reimbursing \$3,000 for the family plan, annually for more than 20 years. The Executive Committee discussed the possibility of tax issues and making the policy retroactive back to this period. Mr. Warwar commented that there is no tax issue. Mr. Warwar asked for a motion to ratify what the practice has been and to update the policy to what is currently being done. Ms. Julie Liss-Katz made the motion, and Ms. Jenny Michael seconded the motion. The motion passed unanimously.

Other Business

Ms. Gudorf announced that Dave Chappelle has purchased the building at 101 Pine Street. The building previously housed the Wiley's Comedy Club. More information to follow. She also added that the ribbon cuttings of Moeller Brew Barn and Brackett Builders, Inc., occurred on August 19. Moeller Brew Barn opened its third establishment at 424 E. First Street. Brackett joins Moeller Brew Barn as a tenant in the building.

Secretary and Legal Counsel Sam Warwar thanked all for attending the meeting. He asked for a motion to adjourn the meeting. Ms. Shelley Dickstein motioned to adjourn the meeting. Ms. Madeline Iseli seconded, and the motion passed. The Executive Committee meeting adjourned at 5:30 p.m.