



## **EXECUTIVE COMMITTEE MEETING**

**Tuesday, February 28, 2023**

**4:00-5:30 p.m.**

**at**

**Downtown Dayton Partnership**

**10 W. Second St., Suite 611**

## **MINUTES**

A meeting of the Downtown Dayton Partnership (DDP) Executive Committee was held Tuesday, February 28, 2023, at 4:00 p.m. at the Downtown Dayton Partnership. Co-Chair Mayor Jeffrey J. Mims, Jr. and Mr. Dan Meixner presided.

Also, in attendance were Mr. Edward Bentley, Ms. Shelley Dickstein, Mr. Peter Haley, Ms. Madeline Iseli, Ms. Julie Liss-Katz, Ms. Jenny Michael, 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 Mayor Jeffrey J. Mims, Jr., opened the Executive Committee meeting at 4:00 p.m. and welcomed all who were present. Introductions were made. After receiving a quorum, Mayor Mims asked for a motion to approve the November 22, 2022, meeting minutes. The motion to approve the minutes was made by Ms. Madeline Iseli and seconded by Ms. Shelley Dickstein. The motion unanimously passed.

### **DISCUSSION ITEMS:**

#### **DDP Office Search**

Ms. Gudorf reported that the DDP Office Search Committee originally met in late 2021 to discuss options for leasing first-floor space and associated renovation costs. After exhausting all first-floor options in 2022, the committee decided it will need to restart the search to include upper floor spaces. In January 2023, the committee completed a Site Seeker for new space and opened the search to all spaces, first-floor and upper floor. The committee received 12 responses and narrowed the field to four spaces to tour: 130 W. Second Street, 10 N. Ludlow Street, 40 N. Main Street, and 205 E. First Street. The tours will occur on Monday, March 6. Moda4 has agreed to help the DDP with the configuration of the new space. The search committee members include Mr. Dan Meixner, Ms. Julie Liss-Katz, Mr. Charlie Samaan, and Mr. Ed Bentley. Ms. Gudorf will keep everyone updated.

#### **Fourth & Jefferson Streets Issues**

Ms. Gudorf gave an update. She reported that the large community group met in late 2022 and decided to work on short-term and long-term strategies to try to address the situation. At present, the group is in the short-term mode. The Police have done an excellent job with enhanced presence. The team is trying to prepare for the remainder of the school year when the weather gets warm. A security team has been formed and will meet soon to talk more about strategies. The security team consists of representatives from the Montgomery County Sheriff, Dayton Metro Library, Greater Dayton RTA, property owners, City of Dayton Police, and the University of Dayton Police. The large community group is planning to meet again in the spring. Ms. Gudorf said the long-term solution is to get the students back on yellow school buses. Mayor Mims reported that the City of Dayton hosted a community meeting with area black leaders to discuss short-term and long-term solutions. Ms. Gudorf said the teams are working very hard to find solutions to solve this very complex situation. She will keep everyone informed.

### **Homeless Task Force**

Ms. Gudorf gave an update. She reported that the Homeless Task Force, which includes many downtown partners, had a meeting to discuss short-term and long-term strategies. Ms. Gudorf said the City of Dayton Police Special Response Team has been a very good partner with the Homeless Task Force. She also reported there are some immediate next steps that are planned to occur this spring, which include:

1. Through Homeless Solutions/PATH, a dedicated caseworker focused only on downtown will be provided. This is slated to happen as soon as possible.
2. Public Restrooms. The City of Dayton has agreed to purchase two restrooms that will be located at the area of the Third and Ludlow street and on the east side of downtown around the areas of Fourth/Fifth streets and Patterson Blvd. The public restroom model is called a "Portland Loo" and is used in many cities nationwide. Ms. Dickstein mentioned that the City of Dayton is using CARES Act money to purchase the Portland Loos. There is a 6-8-month lead time for delivery from ordering. The restrooms will have police security, winterization, and plumbing systems, and will be maintained/cleaned daily.

Ms. Gudorf noted that the Homeless Task Force is looking at other longer-term solutions. She will keep everyone updated.

### **Courthouse Square (CHS)**

Ms. Gudorf reported that the DDP received a grant from Project for Public Spaces. The grant is for \$75,000, along with Project for Public Spaces' technical assistance. Project for Public Spaces will be coming to Dayton in April to start the community conversations about CHS and help the task force determine and plan the long-term vision of what is needed for CHS. They will be meeting with the CHS Task Force once the details are finalized. Project for Public Spaces' expertise is very valuable; they are one of the premier placemaking experts in the country. Ms. Gudorf also reported that Montgomery County is planning to move forward to repair the CHS fountain this spring.

### **8/4 Memorial**

Ms. Gudorf reported that the 8/4 Memorial Committee put the call out for a Request for Qualifications for the design of the 8.4 memorial. The Committee received 39 responses. The jury committee narrowed it down to five artist teams. In the following weeks, the name of the teams will be announced. Ms. Gudorf also reported that four of the five teams have local artists as part of those teams. In fact, three are completely made up of local artists. There is also diversity included in those artist teams. The next steps are to get the community and the public involved. The goal is to announce and unveil the winning design at the 8/4 anniversary. Ms. Gudorf will keep everyone informed.

### **Retail Lab**

Ms. Gudorf reported the DDP has decided to pivot and not continue the Retail Lab as done over the past few years. Instead, the DDP will team with other groups that do this type of training. The DDP tried it as a pilot program and received funding for three years through The Entrepreneurs Center. The State has decided there is not enough of a technology component in this program for it to continue to receive the funding. The DDP also received funding from Fifth Third Bank, and the bank has realigned and redesigned the grant, so the funding no longer exists. With so many other organizations providing related training, the DDP will focus on aligning training with these organizations.

## **OTHER BUSINESS**

### **Housing Tour**

Ms. Gudorf noted that the DDP is bringing back the Downtown Housing Tour in 2023. It is slated for Saturday, May 13. The developers will have new products to show. Staff is in the planning stages and more details will follow.

### **Small Business Help**

Ms. Gudorf noted that in the board packets is a map that shows "Where to Eat" and "Where to Drink" downtown. These maps have been very popular and will be used in multiple promotions this spring and summer to try to drive traffic to our small businesses. We are hearing that nighttime business has recovered from COVID and is stronger than ever, but the daytime restaurants that depend on the downtown workforce are really struggling, as lunch business is a big part of their revenue. The DDP will be focusing on ways to help these businesses this year.

### **Executive Session**

Mr. Meixner asked for a motion to move into Executive Session. Ms. Liss-Katz made the motion to move into Executive Session, and Ms. Shelley Dickstein seconded. The motion passed unanimously. Ms. Colleen Turner and Ms. Gudorf were excused.