



## **EXECUTIVE COMMITTEE MEETING**

**Tuesday, March 28, 2023**

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

**at**

**Downtown Dayton Partnership**

### **MINUTES**

A meeting of the Downtown Dayton Partnership (DDP) Executive Committee was held Tuesday, March 28, 2023, at 4:00 p.m. at the office of the Downtown Dayton Partnership, 10 W. Second Street, Suite 611, Dayton, OH 45402. Co-chairs Mayor Jeffrey J. Mims, Jr., and Mr. Dan Meixner presided.

Also in attendance were Mr. Edward Bentley, Mr. Michael Colbert, Mr. Peter Haley, Ms. Madeline Iseli, Commissioner Deborah Lieberman, Ms. Julie Liss-Katz, and Mr. Bob Ruzinsky. 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 Dan Meixner opened the Executive Committee meeting at 4:00 p.m. He made introductions and welcomed all who were present. After receiving a quorum, Mr. Meixner asked for a motion to approve the February 28, 2023, meeting minutes. The motion to approve the minutes was made by Mr. Peter Haley and seconded by Ms. Madeline Iseli. The motion unanimously passed.

#### **DISCUSSION ITEMS:**

- **DORA**

- Ms. Gudorf reported that the DDP has done a wide variety of surveying and other outreach and engagement with residents, businesses, and institutions, and has not received any negative feedback about the Designated Outdoor Refreshment Area (DORA). When the DDP and the community created the Downtown Dayton Rediscover Action Plan to address downtown's recovery from the effects of COVID-19, an expanded DORA was one of the highest priorities of that plan. The downtown food and beverage businesses have a high interest in being part of the DORA. Ms. Gudorf pointed out the updated areas on the DORA map. Ms. Gudorf also reported that participation in the DORA will be tied to DDP membership. The DDP is working on securing voluntary memberships for businesses and developers outside the SID, which include Crawford Hoying, who is confirmed to pay a voluntary membership fee of \$60,000. She also said the DDP has been spending a lot of time negotiating with the City of Dayton so that the DORA does not require extra costs for police or trash pick-up. The DDP recently submitted a detailed implementation plan to the city. Ms. Gudorf explained the signage map - the Ohio Revised Code requires signage at all major intersections. A trash plan had to be submitted to the city as well - Ms. Gudorf pointed out all the trash reciprocals on the map. She said the challenge is that in some of the expanded DORA areas, there are no trash cans. Ms. Gudorf said the plan is to purchase 30-35 extra trash cans through the Keep Montgomery County Beautiful grant, from which the DDP was awarded \$35,543.00 to put into implementation. The DDP's match is \$10,662.

- Budget -

Ms. Gudorf talked about the budget, which includes the following line items:

- \$12,000.00 for DORA cups
- \$10,662.00 (grant). No additional costs for trash pickup. The DDP did negotiate with City that on Sunday mornings the ambassadors will go into the area of DORA located outside the SID and discard any trash from the trash cans, and pick up trash laying on the ground. The DDP is using existing clean and safe funding that was approved in the budget. The only impact will not be financial, but the ambassadors will have a little less time to spend in the SID on Sunday.
- \$2,000-\$4,000- Marketing
- No additional cost for safety (policing)
- \$2,500.00 for Signage. The City has agreed to make all the signage and invoice the DDP for the services. The city will install all the signage.

Ms. Gudorf also presented the projected cash flow and cost recoup. She said the start-up costs are already approved and will be recouped in three to five years through the sale of the DORA cups. Ms. Gudorf recommended that the staff will prepare an analysis on costs and revenues. Ms. Gudorf added that all startup costs are allotted in the 2023 budget.. Ms. Gudorf reported that the only time the ambassadors will work outside of the SID is checking trash receptacles on Sunday mornings as agreed to with the City of Dayton..

Mr. Meixner asked for a motion to allow the DDP to move forward with the DORA plan that's within the budget that already exists, and also note that the DDP is using Block by Block resources in ways never done before. Mr. Peter Haley made the motion, and Ms. Lainie Dean seconded the motion. The motion passed unanimously.

### **DDP Office Space**

Ms. Gudorf reported that the Office Task Force Team (team) has narrowed its search to three office spaces. The three spaces include two in the 130 W. Second Street building and one in the 10 Ludlow Street building (Courthouse Plaza SW). All three spaces are very much in the DDP budget, and would not require substantial rebuilds.

Ms. Gudorf reported that the team wants to get consensus from the DDP staff on two of the spaces. She also reported that the committee asked Jason Sheets, Principal Architect at Moda4 Design, to help with space planning and cost estimates. Mr. Sheets said he is happy to do that pro-bono or for a small fee. Both buildings are more than 65% occupied. Both property owners have supported the SID in the past. Ms. Gudorf said the committee will continue to go down this path and will have DDP's legal counsel work on a lease after getting the costs and reconvening with the Office Task Force Team. Ms. Gudorf said plans are to have a decision made as soon as possible. Ms. Gudorf recommended a fall move-in schedule..

### **The Greater Downtown Dayton Plan (GDDP)**

Ms. Gudorf reported that 2023 is the year the DDP should start working on the next iteration of the GDDP. She is recommending that the GDDP planning staff gather information for the purpose of onboarding the new leader. The new leader and GDDP team can then drive the development of the updated plan. No actual planning work will begin until the new DDP president is on board to lead this initiative.. Mr. Meixner asked for a motion to allow the GDDP staff to pull the information together. Ms. Madeline Iseli motioned and Mr. Peter Haley seconded the motion. The motion passed unanimously.

### **Executive Session**

Mr. Meixner asked for a motion to move into Executive Session. Ms. Liss-Katz made the motion, and Ms. Shelley Dickstein seconded. The motion passed unanimously. DDP staff was excused.