



**DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES MEETING**  
**TUESDAY, JANUARY 24, 2023**  
**4:00 – 5:30 PM**  
**AT**  
**KeyBank Tower Building Conference Room**  
**10 W. Second Street, Suite 627**

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, January 24, 2023, at 4:00 p.m. at the KeyBank Tower Building Conference Room, 10 W. Second Street, Suite 627. Co-Chairs Mayor Jeffrey J. Mims, Jr., and Mr. Dan McCabe presided.

Board of Trustees members in attendance were Mr. Edward Bentley, Mr. John Buscemi, Ms. Carly Cox, Ms. Lainie Dean, Ms. Shelley Dickstein, Mr. Jason Dorsey, Ms. Sarah Hackenbracht, Mr. Peter Haley, Ms. Lisa Hanson, Ms. Helen Jones-Kelley, Mr. Dan Kane, Mr. Chris Kershner, Montgomery County Commissioner Debbie Lieberman, Ms. Julie Liss-Katz, Ms. Emily Mendenhall, Ms. Pam Plageman, Ms. Marya Rutherford-Long, Mr. Bob Ruzinsky, Mr. Greg Scott, Dayton City Commissioner Chris Shaw, Mr. Ty Sutton, Mr. Jeffrey Trzeciak, Ms. Lisa Wagner, Ms. Karen Wick-Gagnet, Mr. David Williams, and Mr. Jason Woodard. All other Board of Trustees members were absent and excused. Also in attendance was Ms. Cheri Kaman, representing Stratacache Tower in the absence of DDP board member Mr. Kevin McGree.

Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Ms. Val Beerbower, Ms. Bonnie Brabston, Mr. Mike Colvin, Ms. Courtney Deutsch, Ms. Elizabeth Mills, Ms. Tracey Obenour, Ms. Lynn Robertson, Ms. Jessica Sands, Ms. Colleen Turner.

**Welcome/Approval of Minutes**

Mayor Mims opened the meeting at 4:00 p.m. and welcomed everyone to the first meeting of the year. Introductions of new board members were made and roll-call was taken. Mr. Mims introduced Mr. Meixner, who requested a motion to approve the October 25, 2022, meeting minutes. The motion to approve the minutes was made by Ms. Lisa Wagner and seconded by Mr. Chris Shaw. The motion passed.

**2023 Board of Trustees Nomination Report**

• **Approval of Nominating Committee Report**

Mayor Mims introduced Mr. Dan Meixner who presented the 2023 DDP Board of Trustees Nomination Report, which included board members with expiring terms, newly nominated board members, and officers. Mr. Meixner thanked the members of the Nominating Committee for their efforts. Mr. Meixner reported that the Nominating Committee is recommending the renewal of terms of many members.

Mr. Meixner also thanked the following board members who are leaving the board:

Mr. Dave Dickerson – Miller-Valentine Group  
Shannon Isom – YWCA  
Ricky Peters – Tangram Flex

• **Introduction of New Board Members**

Mr. Meixner introduced the new board members who will begin a new two-year term:

Ms. Carly Cox – JJR Solutions, LLC  
Mr. Jason Dorsey – The Windsor Companies

Mr. Meixner entertained a motion to invite the new board members to serve a two-year term starting in 2023. The motion was made by Mayor Mims, and seconded by Ms. Shelley Dickstein. The motion passed unanimously.

Mr. Meixner said that in the board packets is a list of board members whose terms expire on January 31, 2023, but who are interested in serving another term. Mr. Meixner entertained a motion to invite these people to serve another two year-term starting February 1, 2023. Mayor Mims made the motion. Chris Kershner seconded, and the motion pass unanimously.

Mr. Meixner reported there is a slate of officers to present. He asked if there are any candidates in the room who would like to submit their names for one of the officer positions, to please speak up. Mr. Meixner entertained a motion to accept the nominees for officers for 2023. The officers for 2023 are:

- Dan Meixner and Mayor Jeffrey Mims, Co-Chairs
- Jason Woodard, Vice Chair
- Ed Bentley, Treasurer
- Sam Warwar, Secretary

Mr. Greg Scott motioned to approve. Mr. Peter Haley seconded the motion. The motion passed unanimously.

### **2023 Budget**

Mr. Meixner introduced DDP Treasurer Ed Bentley who reported on the 2023 budget. He explained that the proposed budget's total expenses are \$2,292,529, which are allocated by Special Improvement District (SID) Services Plan areas. He reported that the 2023 budget is conservative, and both revenue and expenditures remain constant and are in line with previous years. Mr. Bentley made the board members aware of a couple of items:

- **Expenses:** 2023 expenses are in line with previous year's expenses with the exception of an increase in cost for the DDP's Clean and Safe Services provided for by a third-party provider, Block By Block. This increase is due to increased wages and other miscellaneous expenses. Mr. Bentley explained that the two major expenditures are staff costs and public space management.
- **Income:** The vast majority of the income comes from the Special Improvement District. There is a slight increase from the 2022 budget because the DDP is in the third year of the five-year SID period, and there is a slight escalation in the amount of the SID assessment each year through 2025. The DDP also received an increase of SID assessments in 2022 over what was budgeted due to back property taxes and assessments paid. The remainder of the income comes from voluntary memberships, sponsorships, and grants. Ms. Gudorf commented that the DDP always budgets less than what the SID is going to bring in. SID assessments are collected when property taxes are due. The DDP does not get paid until the property taxes are paid. There are some outstanding property taxes. When properties are sold, all property taxes must get paid and that's when the DDP catches up on the SID assessments that go into the reserve.
- Mr. Bentley added that there is a substantial increase in voluntary membership from property owners outside the SID. The DDP will be receiving \$75,000 in a management agreement from some of the property owners outside of the SID. This is something the DDP has worked on for a long time. Property owners and businesses who agree to voluntary memberships will receive nearly all services provided by the DDP with the exception of ambassador services..
- Mr. Bentley also outlined budget expenditures allocated to each of the SID Services Plan's focus areas.

After some discussion and comments, Mr. Meixner asked for a motion to approve the 2023 Budget. The motion was made by Ms. Sarah Hackenbracht and seconded by Mr. Dan Kane. The motion passed unanimously.

Ms. Gudorf announced that since 2010 when the Greater Downtown Dayton Plan started, public and private investments have reached the \$3 billion mark. The downtown core is almost at \$1 billion dollars of investment in that time period.

## **PRESENTATIONS & UPDATES**

### **Downtown Safety Issues**

Ms. Gudorf said a few words regarding the Fourth and Jefferson issues. She introduced Major Jason Hall of the City of Dayton Police to report on the downtown safety issues and the strategies being developed. Major Hall reported on significant incidents that have occurred within the last six months downtown, which include:

- Civility issues – unacceptable behavior
- Shooting at Third and Jefferson streets
- Weapons discharge at the Grande Illumination – suspect identified and investigation is ongoing
- Shooting in the Oregon District – Suspect identified and a warrant issued
- Street takeover – a 24 year-old female arrested

Major Hall reported on the crime statistics from December 1, 2022, to January 18, 2023, which showed a 60% reduction in violent crime and a 600% increase in drug/narcotics issues. Major Hall said the increase in disorder and drug issues has led to enhanced police presence and enforcement operations.

Major Hall also reported that some of the solutions the Police Department is working on are:

- Enhanced police presence operations downtown – planned operations will continue in existence, but in unpredictable intervals
- Engagement with schools and community partners – continue to work towards a sustainable long-term solution

Ms. Gudorf thanked Major Hall. She commented there are lots of other partners that are being proactive, such as Dayton Public Schools resource officers and their mentors coming downtown. Greater Dayton RTA has increased its security at the hub. Commissioner Lieberman, Mayor Mims, and Commissioner Shaw are planning a leadership meeting in early February to talk through some strategies. Ms. Gudorf wanted everyone to know that a lot of effort and time is being put into working on these challenges.

Ms. Gudorf spoke briefly about the 2022 Dayton Holiday Festival, and how it was an incredible event in spite of the youth challenges that occurred during the festival. She announced that the Dayton Holiday Festival will return in 2023. The DDP will work with partners to review safety procedures. She gave heartfelt thanks to all the sponsors.

## **MISCELLANEOUS UPDATES**

### **2023 Priorities**

Ms. Gudorf reported on 2023 priorities, including:

- Safety and incivility issues
- Placemaking Strategies / Place Lab, which includes DORA Expansion, Courthouse Square, and ArtWraps. Ms. Gudorf thanked CareSource for taking the lead on the Courthouse Square project
- Greater Downtown Dayton Plan future planning – reconvene working group
- Office market support and growth, post-COVID office trends/redevelopment
- Support of large development and housing projects
- Implementation of membership policy for those outside the SID
- Diversity, Equity, and Inclusion strategies

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

Ms. Gudorf said The Dayton Area Chamber of Commerce (DACC) and the DDP are teaming up on putting a plan/vision together for the future of Courthouse Square. Ms. Gudorf thanked CareSource for their financial contribution to the planning/reimagining of the square. Ms. Gudorf announced that the DDP applied for a grant through Project for Public Spaces and has been awarded \$75,000 to help get through the first phase of community engagement..

### **DDP Board Packet**

Ms. Gudorf announced that the digital version of the DDP board meeting packets will be sent to everyone via email.

### **Conflict of Interest Form**

Ms. Gudorf asked that everyone please review and sign the Conflict of Interest Form that is included in the board packets.

### **Other Updates**

Ms. Gudorf announced her retirement. Ms. Gudorf said working for the DDP has been her passion, and she celebrated 30 years of working for the DDP in September of 2022. Everyone congratulated Ms. Gudorf, and thoughtful comments were made by Mayor Mims, Mr. Meixner, and other present and past board members.

### **Other Business**

Mayor Mims commented about how much he has enjoyed being mayor this past year and being able to participate in the many ribbon cuttings for so many new businesses. He is happy about the outlook of downtown.

Mayor Mims thanked all for coming. With no further business to discuss, Mayor Mims asked for a motion to adjourn the meeting. Mr. Jason Woodard motioned to adjourn, and Mr. Dan Kane seconded. The motion passed unanimously. The DDP Board of Trustees meeting adjourned at 5:27 p.m.