



EXECUTIVE COMMITTEE MEETING

Tuesday, May 23, 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, May 23, 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, 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, Ms. Alaina Geres, 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 March 28, 2023, meeting minutes. The motion to approve the minutes was made by Ms. Madeline Iseli and seconded by Mr. Jeffrey Mims, Jr. The motion unanimously passed.

DISCUSSION ITEMS:

- DORA

- Ms. Gudorf reminded everyone that expanding the DORA to include most of downtown was a top priority in the action plan for downtown Dayton's recovery after the pandemic. Ms. Gudorf said that she is pleased to report that significant progress has been made with the DORA expansion since the last Executive Committee meeting. She reported that the City of Dayton Commission unanimously approved the DORA expansion as presented. Several downtown businesses spoke in support of the expansion. The City Commission approved the ordinance as an emergency to move it along without delay. After the second reading of the ordinance at the May 24 Commission meeting, the ordinance must go to the State Liquor Control for approval. Once approved, the current Oregon District DORA will be dissolved and become part of the Downtown DORA. Ms. Gudorf presented a map that shows the boundaries for the expansion. She also presented posters and signage that will be used for the DORA expansion.
- Ms. Gudorf thanked all for supporting the DDP in this effort. She gave special thanks to the City Manager, City Commission and staff. If everything goes through at the State level, implementation of the expanded DORA will begin on June 14.
- Ms. Gudorf announced that the team was able to secure a \$10,000 sponsor. The only budget increase that occurred was purchasing an additional 30,000 cups online. The team prefers to buy locally, but a local supplier could not meet the timeline. The budget shows a higher cup expenditure, but that is a reimbursable cost.
- Ms. Gudorf also reported that, as part of the Voluntary Membership Program, major developers outside the SID have agreed to

pay for DDP memberships. Over the last month, the DDP has met with all the individual businesses outside the SID boundaries that are not necessarily part of the major developments to ask for their voluntary memberships, and all of those businesses have agreed to pay. Ms. Gudorf said that moving forward, a DORA Oversight Committee made up of downtown constituents will meet on a quarterly basis to monitor the DORA expansion operations. There will also be a quarterly report given to the City Manager and the Executive Committee members to keep them updated and to address any concerns. Ms. Gudorf reported that before any business purchases DORA cups the business must sign a Good Neighbor Agreement which includes keeping their areas clean of trash.

- **DDP Office Space**

Ms. Gudorf thanked the Office Space Committee members for their time in helping with the office search. She introduced Ms. Alaina Geres, who reported on two options for office space, both of which meet the following search parameters:

- Total 3,000-4,000 SF
- Large and small conference room
- 10-12 private offices
- Kitchenette
- Room for the interns
- Storage space for events materials
- Parking

Ms. Geres reported that the initial search results came back with 12 options. The Office Task Force narrowed the search down to four buildings. The DDP staff narrowed it down further to two buildings including 130 W. Second Street and Courthouse Plaza SW. Ms. Geres outlined the comparisons of the two proposed office spaces.

The evaluation criteria include:

- Alignment with the search requirements
- Functionality of the space with respect to the mission of the DDP organization and the work of the SID
- Proximity to the center of downtown Dayton
- Lease term through the end of the SID term in 2030

Ms. Geres explained the lease rate comparison for both buildings, which is included in the board packets. Ms. Geres said that Courthouse Plaza SW offered the best views of Courthouse Square which was very important to staff for events.

Next Steps - Office Space

Mr. Dan Meixner requested the Executive Committee, with oversight by the Office Search Committee, give Ms. Gudorf the authority to negotiate a final lease and the necessary contracts needed for the move. This is pending the final recommendations from the Moda4 group who is assisting the team with renovation recommendations. Mr. Meixner reported that in November 2021 the Executive Committee approved up to \$200,000 to cover these expenses. The cost of furniture is the major unknown cost at this time.

Mr. Meixner asked for a motion to give the DDP President the authority to negotiate and secure a lease on one of the two properties. Ms. Jenny Michael motioned to approve, and Ms. Julie Liss-Katz seconded the motion. The motion unanimously passed.

Dayton Holiday Festival (DHF)

Ms. Gudorf reported that a DHF Focus Group made up of key funders, police, and others will reconvene this week to discuss recommendations for the upcoming Dayton Holiday Festival in response to the incident that happened at the DHF in 2022. Since the first of the year, the DDP team has looked at all facets of the festival, including safety and operations. The DDP team is recommending that the DHF will take place this year with some modifications. The Dayton Police prepared an analysis and review of the incident. They believe the incident could not have been prevented. There were thirty officers on duty that night, and the police believe that is sufficient in moving forward. City of Dayton Police are recommending some realignment of officers to increase visibility and coverage. It was determined that a clearer line of communications be developed between the police and DDP staff so crisis communications can be clearer and immediate. The DDP also is recommending that the event ends one hour earlier, moving the starting time up one hour as well. Ms. Gudorf said that communications to all stakeholder groups and the public will be initiated in July and the DDP will continue to take a very proactive stance in communicating with all of our funders, sponsors, guests, performers, and volunteers.

Ms. Gudorf also reported that Montgomery County will no longer allow the holiday tree to be placed in the Courthouse Square fountain. The DDP will need to find a new location for the tree.

Housing Tour

Ms. Gudorf said the Downtown Housing Tour event was held earlier this month and was a huge success. She thanked Greater Dayton RTA for their shuttle service. New and existing properties received lots of traffic, and everyone involved seemed to be thrilled with the event.

Fourth & Jefferson

Ms. Gudorf reported that the various partners continue to attempt to manage all of the problems occurring at Fourth & Jefferson streets. Ms. Gudorf regularly checks in with Dayton Public Schools (DPS) to determine transportation plans for the upcoming school year. DPS says they are very close to a final solution. After much discussion, the Executive Committee recommended Ms. Gudorf set a meeting date where DPS can report back to the business community and present a plan of action. Ms. Gudorf agreed and will get the meeting scheduled.

8.4 Memorial

Ms. Gudorf, who serves as Co-Chair of the 8.4 Memorial efforts, reported that the project is down to five artist team finalists with four of the five teams including local artists. Presentations will be made by the finalists today and tomorrow. Arrangements have been made to have the presentations videotaped and put online at Dayton.com for three weeks where the public can provide input. All of the input will be given to the jurors for their review. At the end of June, the team will make a final decision, pending contracts, etc. The goal is to reveal the final design on the anniversary of the 8.4 tragedy.

Courthouse Square (CHS)

Ms. Gudorf reported that Project for Public Spaces (PPS) came into town and met with the CHS planning team and various community stakeholders, focused on short-term and long-term ideas for the Square. Many of the ideas were short-term in nature as long-term recommendations are being developed. The goal is to present their findings to the planning team in mid-July. Ms. Gudorf said the project is going well.

Other Business

No other business was discussed.

Executive Session

Mr. Meixner asked for a motion to move into Executive Session. Ms. Julie Liss-Katz made the motion, and Ms. Madeline Iseli seconded the motion. The motion unanimously passed. Ms. Gudorf, Ms. Geres, and Ms. Turner were excused. Per Mr. Meixner, he asked for a motion to move out of the Executive Session at 5:35 p.m. Mr. Julie Liss-Katz made the motion, and Ms. Shelley Dickstein seconded the motion. The motion unanimously passed.