



DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, APRIL 25, 2023
4:00 – 5:30 PM
AT
AC HOTEL BY MARRIOTT DAYTON
124 MADISON STREET
DAYTON, OH 45402
MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, April 25, 2023, at 4:00 p.m. at the AC Hotel by Marriott Dayton, 124 Madison Street. Co-Chairs Mayor Jeffrey J. Mims, Jr., and Dan Meixner presided.

Board of Trustees members in attendance were Mr. Edward Bentley, Mr. John Buscemi, Ms. Juanita Michelle Darden, Mr. Peter Haley, Ms. Lisa Hanson, Mr. Jeff Hoagland, Ms. Madeline Iseli, Ms. Helen Jones-Kelley, Mr. Dan Kane, Mr. Chris Kershner, Mr. Larry Klaben, Mr. Vincent C. Lewis, Montgomery County Commissioner Deborah Lieberman, Ms. Julie Liss-Katz, Mr. Kevin McGree, Ms. Emily Mendenhall, Ms. Pam Plageman, Mr. Bob Ruzinsky, Mr. Greg Scott, Dayton City Commissioner Chris Shaw, Mr. Ty Sutton, Mr. David Taylor, Mr. Jeffrey Trzeciak, Ms. Lisa Wagner, Ms. Karen Wick-Gagnet, Mr. Dave Williams, and Mr. Jason Woodard. All other Board of Trustees members were absent and excused. Also, in attendance were Ms. Mary Lynn Lodor, Miami Conservancy District; Mr. Christian Martinez, AC Hotel Dayton; Ms. Elena Madison, Project for Public Spaces; Mr. Matt Starr and Mr. Erik Wood, Crawford-Hoying.

Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Ms. Courtney Deutsch, Ms. Elizabeth Mills, Ms. Tracey Obenour, Ms. Lynn Robertson, and Ms. Colleen Turner.

Welcome/Approval of Minutes

Mr. Dan Meixner opened the meeting at 4:00 p.m. and made welcoming remarks. Mr. Meixner requested a motion to approve the January 24, 2023 meeting minutes. The motion to approve the minutes was made by Ms. Debbie Lieberman and seconded by Mr. Bob Ruzinsky. The motion passed.

Welcome to AC Hotel by Marriott

Mr. Dan Meixner introduced Mr. Christian Martinez, Facilities Manager at AC Hotel. Mr. Martinez welcomed everyone to the hotel. He reported that AC Hotels by Marriott is a chain of hotels in more than 20 countries and the United States. The brand's amenities include accommodation, dining, corporate programs, meeting and conference rooms, and facilities for weddings. Mr. Martinez talked about the food services and amenities provided at the Dayton hotel, and how he is very happy to be located in downtown Dayton. He invited everyone to take a tour of the new hotel, which included the rooftop restaurant.

DISCUSSION ITEMS

Courthouse Square (CHS)

Ms. Gudorf reported that in January 2023 the DDP received a grant from Projects for Public Spaces for short-term improvements to Courthouse Square. The grant is sponsored by General Motors. The \$75,000 grant was for some immediate improvements to CHS. The Project for Public Spaces team had meetings with the steering committee to discuss immediate improvements and the long-term plans for CHS. Ms. Gudorf introduced Ms. Elena Madison from Project for Public Spaces, who gave an overview of the meetings and what is in store for the next few days. She reported that the first meeting went well, and there will be another meeting this evening at The International Peace Museum at 6 p.m. Some exciting ideas already have been generated. In the conversations, PPS is hearing about the short and long-term activations. PPS is also keeping tabs on ideas for projects that will take longer and define the future of the CHS space. PPS plans to summarize everything learned and

start developing ideas and some proposals for the DDP to review and brainstorm in the next three months. Projects for Public Space will keep everyone updated with the progress of the Courthouse Square.

Water Street Update

Ms. Gudorf introduced Mr. Matt Starr and Mr. Eric Wood of Crawford Hoying, who gave an update on the Water Street district. Mr. Wood showed pictures of the projects completed by Crawford Hoying and said that all of the projects would not have happened without the support of the City of Dayton, Montgomery County, DDP, and Mr. Jason Woodard. The team has committed millions of dollars to projects in the northeast area of downtown, which include scores of new apartments and new upscale hotels. Amongst the transformation continuing with the addition of new housing and hotel rooms, the developers are working on their largest project yet, the Delco, which is the rehab of the former Mendelson's building. The Delco will include 160 residential units, ground-floor retail and restaurant space, and a parking garage. Recently, Crawford Hoying opened the new 134-room AC Hotel by Marriott and a new 124-apartment building called Monument, which comes with the opening of The Sutton, an apartment building with 71 studio apartments. With the addition of The Sutton and Monument, Crawford Hoying has brought more than 700 new apartments downtown.

Miami Conservancy District (MCD) Update

Ms. Gudorf introduced Ms. Mary Lynn Lodor, General Manager of MCD who shared information about some of the planning and work underway at MCD. She reported that MCD is responsible for an integrated flood protection system that significantly reduces flood risk from the Great Miami River in cities from Piqua to Hamilton. MCD has developed and built five dry dams and 55 miles of levee and has preserved thousands of acres of floodplain in Dayton.

Ms. Lodor also reported that what is protected in Dayton is more than \$2.23 billion in property value. Ms. Lodor explained how the flood protection is funded:

- The properties that were flooded in 1913, and are now protected by MCD, pay an annual flood protection assessment
- Unit assessments are paid by local governments, which include five counties and 21 communities
- Grants and low interest loans offset the cost of capital improvements

Ms. Lodor explained that MCD is in the process of readjustments of benefits. If the conservancy courts determine if there is a material change in property values, then MCD is ordered to readjust their benefits to address the fact that some properties have increased in value, and some have gone down in value. Ms. Lodor said the conservancy courts authorized MCD to readjust its benefits in 2020. MCD will evaluate the impact of readjustment based on 2022 values. Property owners would see a change in their tax bill in 2025.

DORA Expansion

Ms. Gudorf introduced Ms. Elizabeth Mills of the DDP, who gave an update. Ms. Mills reported that the new, expanded Downtown Dayton DORA is moving forward:

- The application has been submitted to the City of Dayton and is scheduled to go before the Commission on May 17
- If approved, the existing Oregon District DORA is dissolved and the new Downtown Dayton DORA is created, including the Oregon District DORA in the new boundaries
- The application includes a Safety Plan and a Sanitation Plan, a plan for signage, and additional trash receptacles
- Targeted launch is slated for June 2023
- Bonbright Distributors is secured as a sponsor

Ms. Mills reviewed the expanded DORA map and reported that the staff is preparing for a mid-June start.

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.

2023 Business Survey

Ms. Gudorf gave the results of the annual business survey. Some survey questions were targeted just for the office market and others for first-floor businesses.

Results from the Office Market: - COVID Recovery – Approach to Hybrid/Remote Work:

On a typical day, which of the following best describes your organization's current approach to work and the workplace?

- 80% say they are working mostly or full in the office. 29% of those have some remote work
- 21% of the businesses who answered the survey work mostly remote

Overall, how was business (sales/usage of services) in 2022?

- 38% had above average business (compared to 51% last year)
- 10% had lower than average business (compared to 24% last year)
- 48% had about average business (compared to 19% last year)

Results from the First Floor Market: - COVID Recovery – Staffing:

Which best describes your business/organization's employment status?

- 72% are fully staffed – 25% do not expect to hire through the year. 47% expect to hire through the year
- 28% are understaffed. 23% are currently hiring. 6% are unable to hire

Using your 2019/pre-COVID sales as a baseline, where does your business stand in its recovery from the pandemic?

- 40% say 2022 sales were down by at least 10% versus 2019 numbers (down from 64% last year)
- 13% saw sales drop by more than 30% (down from 30% last year)
- 23% saw sales increase vs. 2019 (up from 22% last year)

Results from All Businesses:

Do you believe the ambassadors have:

- made downtown cleaner – 87.6% said Yes
- made downtown safer – 58.4% said Yes
- had a positive effect on downtown – 83.9% said Yes

State of Downtown – Compared to three years ago, downtown Dayton currently is:

- 55% of all businesses think downtown is better off
- 26% say about the same
- 13% say worse (somewhat higher than usual – likely influenced by COVID)

DDP performance:

- 91% rate the DDP's performance as Excellent or Good
- 9% say Fair
- 0% say Poor

Where should the DDP focus its efforts in 2023? The majority of the businesses said:

- Attracting more businesses downtown, filling office space, beautification programs, public space, amenities
- Safety/incivility issues, getting workers back to work. Addressing homelessness, parking, events
- DDP leadership transition

Housing Tour

Ms. Gudorf said the Downtown Housing Tour event is scheduled for Saturday, May 13. She thanked Greater Dayton RTA for offering their shuttle service. New and existing properties will be showcased. She invited all to attend.

Executive Search

Mr. Dan Meixner gave the trustees an update on the executive search for the DDP leadership transition.

Other Business

Ms. Gudorf reminded everyone that the Summer in the City calendar is included in your board packet.

Mayor Jeffrey J. Mims, Jr., thanked all for coming. He made a motion to adjourn the meeting. Ms. Julie Liss-Katz seconded the motion. The motion passed unanimously. With no more business to discuss, the meeting was adjourned at 5:20 p.m.