



DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, JULY 25, 2023
4:00 – 5:30 PM
AT
GATHER BY GHOSTLIGHT
37 W. FOURTH ST., INSIDE THE ARCADE

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, July 25, 2023, at 4:00 p.m. at Gather by Ghostlight, 37 W. Fourth Street. Co-Chairs Mayor Jeffrey J. Mims, Jr., and Mr. Dan Meixner presided.

Board of Trustees members in attendance were Mr. Edward Bentley, Mr. John Buscemi, Ms. Juanita Darden, Ms. Lainie Dean, Ms. Shelley Dickstein, Mr. Jason Dorsey, Ms. Sarah Hackenbracht, Ms. Madeline Iseli, Ms. Helen Jones-Kelley, Mr. Chris Kershner, Mr. Larry Klaben, Ms. Julie Liss-Katz, Ms. Emily Mendenhall, Ms. Pam Plageman, Mr. Greg Scott, City of Dayton Commissioner Chris Shaw, Mr. Ty Sutton, Mr. David Taylor, and Mr. David Williams. All other Board of Trustees members were absent and excused. Also in attendance was Ms. Cheri Kaman, attending on behalf of Mr. Kevin McGree, Stratacache Tower.

Downtown Dayton Partnership staff members in attendance were Ms. Sandy Gudorf, Mr. Mike Colvin, Ms. Courtney Deutsch, Ms. Alaina Geres, Mr. Chris Lewis, Ms. Elizabeth Mills, Ms. Tracey Obenour, Ms. Lynn Robertson, and Ms. Colleen Turner.

Welcome/Approval of Minutes

Mayor Mims opened the meeting at 4:00 p.m. and made welcoming remarks. Mayor Mims requested a motion to approve the April 25, 2023, meeting minutes. The motion to approve the minutes was made by Ms. Shelley Dickstein and seconded by City of Dayton Commissioner Chris Shaw. The motion passed unanimously.

Welcome to Gather by Ghostlight

Mr. Shane Anderson welcomed everyone to the new Gather by Ghostlight, located at 37 W. Fourth St., inside the Dayton Arcade. Mr. Anderson reported that he is taking what the Dayton community loves about his coffee shops and elevating it to create a new space in the Dayton Arcade. Mr. Anderson introduced his staff and said he wants Gather to be that destination space for coming in before work, during your lunch break, and after work. Mr. Anderson welcomed the Dana L. Wiley Gallery, featuring Mr. Mike Elsass, in the 39 W. Fourth St. portion of its space. Mr. Elsass gave an introduction, and he noted that guests are able to utilize the space on a daily basis. Live music will be offered and other events such as art and wine forums are being planned. Gather by Ghostlight with the adjoining gallery space is slated to hold a grand opening on Thursday, August 31.

DISCUSSION ITEMS

Arcade Phase II

Mayor Mims said Phase II of the Arcade redevelopment is a monumental project that continues to build on the billions of dollars invested in downtown Dayton since 2010. The project is an economic catalyst that should generate revenue the city can use to improve the quality of life in its neighborhoods. He introduced Mr. David Williams, who gave an overview of Phase II. Mr. Williams reported that the Dayton Arcade has historically served as the retail hub for downtown Dayton. When complete, the Arcade Marketplace will be home to new retailers and reemerge as the downtown center of activity. He also reported that the integrated Hilton Garden Inn Hotel, restaurants, surrounding office spaces, events

venues, and residential units that are part of the Arcade Block will provide a source of continued foot traffic. Mr. Williams presented renderings and floor plans of the Arcade project's Phase II, which included:

- Phasing plan
- Leasing plan
- First floor
- Rendering of the North Arcade retail
- Second floor restaurant
- Second floor hotel
- Third & fourth floor plans of the hotel room layout

UPDATES

DORA Expansion Update

Ms. Gudorf introduced DDP staff member Ms. Elizabeth Mills, Community Engagement Manager, who gave an overview of the DORA expansion. Ms. Mills reported:

- The expanded downtown DORA was launched on June 14, 2023
- 55 downtown businesses are selling cups
- More than 20 retailers are participating
- To date, 60,000 cups have been distributed

Next Steps:

- Continue to address the DORA cup supply chain & printing
- Process orders and continue promotions
- Send a survey to all participating businesses in August 2023
- Prepare a quarterly report for the City Commission

Art in the City

Ms. Gudorf introduced DDP staff member, Ms. Lynn Robertson, Special Events Manager, who gave an update on Art in the City. She reported the following:

- The Art in the City event is scheduled for Saturday, August 5, 1-7 p.m., in downtown Dayton
- There will be 300+ local artists all over downtown
- Live performances will include dance, theater, music, and more
- Art demos and workshops will include painting, sculpting, and other art-making workshops
- There will be many hands-on and interactive activities
- A Family Zone will provide activities for kids
- The Art Bazaar on Fifth Street will feature local artisans
- The Juried Art Show will place artworks in downtown businesses

Ms. Robertson invited all to attend.

Dayton Holiday Festival (DHF)

Ms. Gudorf introduced DDP staff member Ms. Courtney Deutsch, Sponsor Relations and Events Marketing Manager, who gave an update on the review steps after the crime incident that occurred at the 2022 festival, and what is planned for the 2023 DHF:

Post-event Review for 2022:

- DDP reviewed all event operations and safety protocols
- The City of Dayton Police Department held an internal review and analysis of the safety plan and from their findings:
 - 30 officers were on-site
 - They had adequate police staffing

Police recommended the following:

- The existing safety plan is solid

- Redistribution of officers
- Move some officers to bikes
- Consider a change of location for the Command Center
- Increased collaboration and communications with DDP personnel before and during the event

DDP Staff Post-event Review for 2022:

- The staff internally reviewed all aspects of the event, which included:
 - Timing
 - Location(s)
 - DDP staff looked at all event components and programming
 - DDP staff did their own coordination and communication with the police

Recommendations made by the DDP:

- Continue with the same locations and levels of programming, but will continue to evaluate and consider changes
- Closer collaboration with the police before and during the event to obtain a better understanding of the safety plan, and understand the chain of command and the Command Center
- Shift the time of the event to one hour earlier: 3:00-8:00 p.m.
- Gain and keep confidence with our constituents regarding safety, changes, and plans
- Continuing to have proactive communications is paramount:
 - The public/media
 - Sponsors
 - Volunteers
 - Performers & vendors
 - Community partners
 - Dayton Police Department
- Top priority: Reassure the community of their safety at the event

Business & Housing Updates:

Ms. Gudorf introduced DDP staff member Ms. Alaina Geres, Director of Economic Development, who gave an update. She reported that during the second quarter of 2023, several new businesses opened or prepared to open downtown, while others expanded. Some of these include:

- AC Hotel by Marriott – new hotel, and The Foundry – a rooftop bar and restaurant (124 Madison St.)
- Gather by Ghostlight – café and art space, and Est!! Est!!! Est!!!! restaurant (The Arcade)
- The Ambiance Bar & Suites – beauty, bar, and lounge businesses (coming to 116 E. Third St.)
- Gem City Primary Care – primary health care practice (coming to Talbott Tower)
- RFFP Marketplace – food market (110 N. Main St.)
- Modern Eye – optometry practice (coming to 110 E. Third)
- Rushlight Ventures – (31 S. Main St.)
- The Sutton apartments – (204 Sears St.)

Black Business Hop

Ms. Geres reported that the Black Business Hop is scheduled for Saturday, August 26, 2023, from noon to 4 p.m. Highlights of the event include:

- Presented in partnership with Launch Dayton and Greater West Dayton Incubator
- More than 50 participating Black-owned businesses, including 9 pop-up vendors
- RTA to sponsor two shuttles
- Fire Blocks District to serve as a general hub for registration, pop-ups & entertainment - Entertainment at Third Perk Coffeehouse
- Registration for the event and entry for \$50 in Downtown Dollars at After5
- DDP sponsoring printed materials, entertainment, and Downtown Dollars

Ms. Geres invited all to attend.

Executive Search

Mr. Dan Meixner updated the trustees on the executive search for the DDP leadership transition.

Other Business

Mr. David Williams took the group on tours. In addition to Gather by Ghostlight, the group toured Est, Est, Est. Mr. Williams also gave a tour of the yet-to-be-developed north side of the Arcade.

Mayor Jeffrey J. Mims, Jr., thanked all for coming. With no more business to discuss, the meeting was adjourned at 5:25 p.m.