



DOWNTOWN DAYTON PARTNERSHIP BOARD OF TRUSTEES
TUESDAY, OCTOBER 24, 2023
4:00 – 5:30 PM
AT
PNC ARTS ANNEX
46 W. SECOND ST.

MINUTES

A meeting of the Downtown Dayton Partnership (DDP) Board of Trustees was held on Tuesday, October 24, 2023, at 4:00 p.m. at the PNC Arts Annex, 46 W. Second St. Vice-Chair Jason Woodard presided.

Board of Trustees members in attendance were Mr. John Buscemi, Ms. Shelley Dickstein, Ms. Sarah Hackenbracht, Mr. Peter Haley, Ms. Madeline Iseli, Ms. Helen Jones-Kelley, Mr. Chris Kershner, Mr. Larry Klaben, Ms. Julie Liss-Katz, Ms. Pam Plageman, Mr. Greg Scott, Mr. Chris Shaw, Mr. Ty Sutton, Mr. David Taylor, Mr. Jeffrey Trzeciak, Ms. Lisa Wagner, Ms. Karen Wick-Gagnet, and Mr. David Williams. All other Board of Trustees members were absent and excused.

Downtown Dayton Partnership staff members in attendance were Ms. Katie Meyer, Ms. Bonnie Brabston, Mr. Mike Colvin, Mr. Chris Lewis, Ms. Elizabeth Mills, Ms. Tracey Obenour, Ms. Lynn Robertson, Ms. Colleen Turner, and Ms. Laura Woeste.

Welcome/Approval of Minutes

Mr. Jason Woodard opened the meeting at 4:00 p.m. and made welcoming remarks. Mr. Woodard requested a motion to approve the July 25, 2023, meeting minutes. The motion to approve the minutes was made by Mr. Ty Sutton and seconded by Ms. Shelley Dickstein. The motion passed unanimously. Introductions were made.

DISCUSSION ITEMS

UPDATES

Fourth & Jefferson

Ms. Katie Meyer gave an update on the activities conducted following the recent incident and ongoing issues at Fourth & Jefferson. She reported:

- A letter was sent to Dayton Public Schools (DPS)
- Three community meetings occurred, with downtown developers, businesses, and residents
- Public safety resources were distributed
- A meeting was held with Dayton Public Schools, the Dayton Area Chamber of Commerce, the City of Dayton, and the Greater Dayton Regional Transit Authority. Feedback from the community meetings was shared
- A strategy meeting was hosted by the City of Dayton, including approximately 40 attendees

During the discussion, Mr. Chris Kershner reported on the many investments that have been made by people and organizations outside of Dayton Public Schools to address the Fourth and Jefferson issues. The following roles for the DDP and other partners were outlined:

DDP Role

Community engagement
Advocacy and partnership
Marketing
Downtown Ambassadors
Placemaking/beautification
Storefront activation

Partner Roles

Increase school bus services/Student Resource Officers (SROs)
Youth programs
Policing
Mental health services
Housing services

Mr. Kershner reported that DPS has agreed to deploy four SROs to the RTA hub, Mon-Fri, 3-6 p.m., which is a step in the right direction. He also reported that the intention is to get the students off the RTA buses and have them back on yellow school buses in their neighborhoods. The Dayton Area Chamber of Commerce is working with DPS now to try to help them make that commitment.

Ms. Shelley Dickstein commented that the City Commissioners know how important downtown is, the need to protect investments made to date, and to continue to attract downtown investment. The Commissioners are being aggressive in addressing the Fourth & Jefferson issues in a variety of different ways.

OTHER UPDATES

Courthouse Square (CHS)

Ms. Laura Woeste, DDP Director of Strategic Projects, provided a quick update on the CHS revitalization project, which the DDP is working on with Project for Public Spaces (PPS), along with such community engagement partners as CareSource and the Chamber of Commerce. Ms. Woeste reported that the team looked at both short-term and long-term plans. In 2023, progress was made toward the long-term plan by executing an Alta Survey of the entire block and a structural engineering study of the CHS. Both studies will be important as the team looks to hire a consultant in 2024 for the long-term plan of the space. Regarding short-term plans, the team received a grant from PPS for more immediate improvements. PPS was in Dayton and hosted small group meetings and stakeholder sessions to discuss what could be done with the CHS space with the funding available through the grant, which General Motors (GM) is providing to select communities. Dayton was one of two cities selected to receive a grant. PPS identified focal points of the area, and Ms. Woeste presented their renderings of first-blush ideas for the CHS entrance treatment, fountain area, people-watching, dog area, games area, and storage.

Ms. Woeste said the next steps include:

- Finalize the PPS grant budget and timeline
 - Create a program plan and consider partnerships
- Reconvene stakeholders for long-term plan/engage a consultant
- Fountain reconstruction
- Plan for PPS project launch: Spring 2024
 - Include long-term vision at that time

Economic Development

Mr. Chris Lewis, DDP Economic Development Manager, gave a quick overview of some projects that were finished this summer. He reported that The Sutton and Monument, two market-rate apartment complexes, came online. They added nearly 200 units downtown. Another major project recently completed was the AC Hotel by Marriott and its rooftop bar/restaurant, The Foundry. The AC project added 134 hotel rooms downtown. Mr. Lewis reported that additional projects are underway downtown, including:

- 505 S. Jefferson – former UBS – Redevelopment to house Woodard Development offices
- 343 E. Fifth – Redevelopment in the Oregon District by Woodard Development
- Hotel Ardent – will add 118 hotel rooms. Opening slated for the first quarter of 2024
- The Delco – mixed-use project with 160 apartments, 19,600 SF of retail, and 482 parking spaces – 2024 completion

Parking/mixed-use projects underway include:

- The 503 – 503 E. Fourth Street, Weyland Ventures
- 116 Webster Street
- Home Telephone – 52 S. Jefferson Street
- Windsor Deneau Tower – a mixed-use project
- Dayton Arcade Phase II – the historic renovation of the north portion of the Arcade to reactivate the ground floor with boutique retail suites and the 94-room Hilton Garden Inn
- Dayton Convention Center - currently undergoing a \$40 million renovation
- The Livery – 322 S. Patterson Blvd – redevelopment, 18 market-rate units
- The Armory Lofts – 201 E. Sixth Street – redevelopment, 16 market rate units

Development Tour

Mr. Lewis reported that the Downtown Development Tour was held Thursday, October 19, with 50 attendees registered. The tour highlighted six development sites representing \$230M in investment, which included redevelopment, new construction, office tower conversions, historic adaptive reuse, etc.

Office Move

Ms. Meyer reported that the DDP plans to move to its new office at 10 N. Ludlow Street in late 2023 or early 2024.

SID Annual Meeting

Ms. Meyer reported that the SID Annual Meeting is scheduled for Tuesday, November 14, at 3:30 p.m. at the Dayton Convention Center on the third floor. She invited all to attend.

Dayton Holiday Festival Reminder

Ms. Lynn Robertson, Special Events Manager, reported that this year's Dayton Holiday Festival kickoff events, scheduled for Friday, November 24, would take place an hour earlier than in previous years, scheduled for 3 to 8 p.m. The tree lighting will be at 7 p.m. with the parade immediately following. The tree will be set up on the CHS stage this year. While the same holiday activities will occur this year, there will also be more visibility and communication with the police for added safety and security. She invited all to attend. Ms. Meyer reminded all that a calendar of holiday events downtown is included in the board packets. She also reminded everyone to purchase Downtown Dollars to give as gifts to family and friends during the holiday season.

Other Business

Vice-Chair Jason Woodard thanked all for coming. With no additional business to discuss, a motion was made and carried to adjourn the meeting at 5:25 p.m.