

EXECUTIVE COMMITTEE MEETING

Tuesday, May 28, 2024

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 28, 2024, at 4:00 p.m. at the office of the Downtown Dayton Partnership, 10 N. Ludlow Street, Suite 901, Dayton, OH 45402. Co-Chair Dan Meixner presided.

Executive Committee members present at the meeting were Ms. Lainie Dean, Mr. Peter Haley, Ms. Madeline Iseli, Montgomery County Commissioner Deborah Lieberman, Ms. Julie Liss-Katz, Mr. Bob Ruzinsky, and Mr. Jason Woodard. All other Executive Committee members were absent and excused. Downtown Dayton Partnership staff members in attendance were Ms. Katie Meyer, Ms. Kristina Scott, 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 requested a motion to approve the May 28, 2024, meeting minutes. Ms. Shelley Dickstein made the motion, which was seconded by Mr. Peter Haley. The motion passed unanimously.

DISCUSSION ITEMS

- **First Quarter Financial Report**

Ms. Katie Meyer provided an update on the financial report. She highlighted the changes in the report compared to the previous one presented in February, which covered the entire year of 2023. The current report is for the first quarter of 2024 and represents 25% of the total budget. The revenue is on schedule and aligns with the timing of expenses.

Ms. Meyer also mentioned that the DDP received the SID check, which was transferred from the SID account to the DDP account. She noted that the DDP generally meets budget expectations, although operational expenses are higher due to moving costs.

It was suggested that presenting the full annual budget would help everyone track the DDP's spending. Ms. Meyer agreed and committed to following through with this suggestion.

- **Courthouse Square**

Ms. Meyer announced that after receiving 11 bids from potential vendors, REALM Collaborative, located in Columbus, Ohio, was chosen to redefine Courthouse Square's connection to public spaces. The work will be done in two different phases. Phase 1: Cost is \$250,000 and will cover discovery, visioning, and community engagement. Phase 2: Cost will be \$105,000, covering the final design and strategy. Optional Scope: Office Building Conversion Study. Ms. Meyer also reported that the project costs \$350,000, of which the DDP currently has \$50,000 available. The City of Dayton and Montgomery County have expressed an open interest in contributing to that process, bringing the DDP to \$200,000. Ms. Meyer is continuing to look for more funding. She asked if anyone would like to help fund the project or has other funding ideas, they should contact her.

- **Downtown Residents Association (DRA)**

Ms. Meyer reported that the Downtown Residents Association initiative was discussed earlier this year with the Executive Committee. She reported that the association's objective is to build community among downtown residents to support downtown

residential growth and create a space for the residential perspective. The Governance Committee presented a plan earlier this year that includes:

- Best practices review
- Individual interviews
- Creating and convening a Resident Focus Group to inform key decisions
- The Governance Committee established the following events:
 - June: Social Event
 - July: Mayor's Event
 - August-October: Governance Committee slated to get a structure in place by October
- DRA official kick-off

Below are a few key takeaways from the Resident Focus Group discussions:

Connection: Residents agree there is a need for community. A community already exists for established residents, but connections among new residents would be helpful.

Business Engagement: Working with downtown businesses while creating a resident network

Communication: Residents would welcome the establishment of communication between the DDP and the property owners in the association.

Safety: Overall, the residents feel safe downtown except for a few isolated incidents/locations.

- **Float Barn**

Ms. Katie Meyer reported that on May 1, 2024, the DDP received a 30-day notice to move out of the current building where the floats are stored. The DDP is working aggressively to find another location for the floats. The landlord has agreed to work with the DDP while it searches for another building. Currently, the DDP pays \$1,000/month for 10,000 SF with a 10' clearance. The DDP uses the Kettering Foundation fund to pay the monthly fee. The DDP has not yet found an affordable building with a 10' clearance. The DDP has 17 floats, and several need a 13' clearance. Ms. Debbie Lieberman commented that she would check with the Job Center to see if any buildings are available to store the floats on that property.

During the discussion, Mr. Dan Meixner commented that the DDP would have to spend over half of the Kettering Foundation funding on float storage rental. He asked how important it is to continue to have the floats and whether the DDP should be in the float business forever. Ms. Shelley Dickstein commented that with more than 50 years of having floats in the Dayton Holiday Festival parade, perhaps it could be time to pivot and do something different.

Mr. Meixner requested that the DDP Team present some long-term ideas for the Dayton Holiday Festival parade. Everyone agreed.

- **CareSource Representative**

Mr. Dan Meixner announced that Ms. Ellen Miller, Associate Vice President of Community Relations and CareSource Foundation, has expressed interest in being the CareSource representative for the DDP Board of Trustees and Executive Committee. Ms. Miller will fill the unexpired term of Ms. Jenny Michael, which ends on January 31, 2026.

Mr. Meixner requested a motion to approve Ms. Ellen Miller to serve the unexpired term of Ms. Jenny Michael on the DDP Board and Executive Committee. Mr. Jason Woodard made the motion, and Ms. Julie-Liss Katz seconded the motion. The motion passed unanimously.

President's Report:

Ms. Meyer presented an outline of the President's Report, which includes the following:

Dayton Public Schools Update

- DPS Stakeholder Group convening in June

First Bloom

- Contract executed with Grunder for \$30,000
- Review of First Bloom for 2025

VP of Strategy

- Kristina Scott hired, first day June 3rd

Professional Development

- DDC Fly-In – Katie Meyer
- Congress for New Urbanism – Laura Woeste and Katie Meyer
- Placemaking Week – Elizabeth Mills and Syron Townsend
- Ohio Certified Economic Developer (OEDA) – Chris Lewis

2024 Event Schedule

- May 11th – Housing Tour and Curio Launch
- June 29th – Downtown Adventure
- August 3rd – Art in the City
- November 29th - Dayton Holiday Festival

Other Business

Ms. Debbie Lieberman announced that revamping the Courthouse Square fountain will cost \$1.2 million. She also reported that Montgomery County had not received any bids for the project, which has pushed the timeline to possibly December 2024.

Mr. Meixner thanked everyone for attending the meeting and requested a motion to adjourn without further business to discuss. Mr. Peter Haley made the motion, and Ms. Shelley Dickstein seconded it. The motion passed unanimously. The Executive Committee meeting ended at 4:48 p.m.