



January 29, 2026

**TO:** Mayor/Commissioners

**FROM:** Anna Kessler, Legislative Aide

**SUBJECT: Draft Minutes of the January 28, 2026, Dayton City Commission Meeting**

**CITY COMMISSION MEETING**

On Wednesday, January 28, 2026, at 8:32 a.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

**CALL TO ORDER**

Commissioner Joseph called the meeting to order.

**INVOCATION**

Commissioner Shaw led the invocation.

**PLEDGE OF ALLEGIANCE**

Commissioner Joseph led the public in the Pledge of Allegiance.

**ROLL CALL**

Roll call was taken, and Commissioners Joseph, Shaw, Fairchild, and Beckham were present. The Office Manager, Ms. Jai' Shawn McClendon, Clerk of Commission, Ms. Regina Blackshear, and Deputy City Manager, Ms. LaShea Lofton, were also present.

**Commissioner Fairchild made a motion to approve Mayor Turner-Sloss' absence from the meeting. Commissioner Shaw seconded the motion. Mayor Turner-Sloss' absence was unanimously approved.**

**APPROVAL OF MINUTES**

**Commissioner Shaw made a motion to approve the minutes from the meeting held on January 21, 2026. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.**

**COMMUNICATIONS AND PETITIONS**

There were none.

**PRESENTATION AND SPECIAL AWARDS**

**December 2025 Demolition Update**

The Director of Planning, Neighborhoods, and Development, Steven Gondol presented for the progress on demolition in December. 19 structures were removed, including 17 ARPA-funded and two ODOD-funded demolitions, bringing the 2025 total to 283 demolitions, most supported

by ARPA recovery funds. The number of debris piles decreased from 27 to 22, despite two new emergency demolitions. Most removals in 2025 occurred in west, northwest, and north-central Dayton, while work continued across much of the city using ARPA, ODOD, and CDBG funds. During December, three properties were added to the structural nuisance list, bringing the 2025 total to 113 additions. Although the demolition pipeline slowed at year's end, prior remediation and asbestos work set the City up for continued progress. For 2026, approximately 120 ARPA-funded, 70–75 ODOD-funded, and 60–80 CDBG-funded demolitions are planned, with confidence that all program goals and reporting requirements will be met.

Commissioner Beckham asked how many properties would remain on the structural nuisance list after the planned 2026 demolitions. Mr. Gondol explained that, based on 2024 and 2025 data, roughly 500 to 1,000 properties are likely to remain, noting that not all nuisance-listed properties require demolition. He added that work would continue after the ARPA-funded program ends, refocusing efforts with available funding from the general fund, CDBG, ODOD, and other sources to strategically remove blight and return properties to productive use.

Commissioner Fairchild asked how nuisance properties were scored and requested an update on the status of the citywide housing condition survey. Mr. Gondol explained that nuisance properties can range from condition scores of three to five and that the housing survey is more than halfway complete, with weather-related delays slowing progress but work expected to finish once conditions improve. Commissioner Fairchild also emphasized the need for early intervention to stop properties from declining further. Mr. Gondol agreed and outlined a shift toward prevention using CDBG funds, Issue 6, and partnerships such as the Dayton Home Repair Network. Ms. Lofton added that the Finance Department tracks water payment plans and shutoffs as early indicators of housing distress and shares that data with Planning staff to support targeted, early intervention.

Commissioner Shaw expressed support for a dual strategy that includes both demolition and homeowner assistance and emphasized the need for better survey data to understand additions to the nuisance list while affirming the City is on the right track. Commissioner Joseph raised concerns about the long-term sustainability of demolition efforts, asking if new properties are being added faster than they can be addressed and whether future funding will be sufficient. Mr. Gondol explained that the nuisance list covers all structure types citywide, committed to clarifying the data, and expressed confidence that the team can sustain progress while adapting to changing funding.

#### **ADDITIONS AND DELETIONS TO THE CALENDAR**

Ms. McClendon noted a correction to the agenda, clarifying that the CJ Hughes Construction Company service agreement amount should read \$3,997,134.13 instead of \$33,997,134.13.

#### **CITY MANAGER'S COMMENTS ON CALENDAR ITEMS**

Ms. Lofton highlighted two items. First, a five-year, \$1.33 million technology services agreement with RingCentral to replace the city's phone system with a unified platform for voice, video, messaging, and collaboration, ensuring continuity and efficiency. Second, a \$3.99 million water infrastructure project with CJ Hughes Construction to install a 36-inch water main along Radvansky Lane, funded through Ohio EPA and Bipartisan Infrastructure Law loan, which will

complete a connection between the north and south sections of the Miami well field and strengthen the City's long-term water system.

### **CITIZENS' COMMENTS ON CALENDAR ITEMS**

There were no citizens registered to speak.

### **COMMISSIONERS' COMMENTS ON CALENDAR ITEMS**

There were none.

### **APPROVAL OF CITY MANAGER'S REPORTS**

**Commissioner Beckham made the motion to approve the City Manager's Reports. Commissioner Shaw seconded the motion. The City Manager's Reports were unanimously approved.**

### **CITIZENS' COMMENTS**

There were three citizens registered to speak

1. **Paul Kerregan, 1529 Pershing Blvd-** Spoke about black box data and speeding on Pershing Blvd.
2. **Mary Sue Gmeiner, 1418 Arbor Ave-** Spoke about opportunities to enhance budget transparency and public engagement, and thanked the City for supporting the Mediation Response Unit and Beacon Place Village.
3. **Ed Jeskey, 1462 Pershing Blvd-** Spoke about speeding on Pershing Blvd.

### **COMMENTS BY THE CITY MANAGER**

Ms. Lofton thanked staff for their response to Winter Storm Fern, emphasizing that preparation, training, and emergency planning allowed the City to respond effectively and safely. She highlighted Public Works, Police, Fire, Airport, Water, IT, Recreation, and Public Affairs staff for working long shifts, keeping critical services running, and avoiding injuries or accidents. She also thanked residents and businesses for their patience and cooperation, calling the response a citywide effort that turned preparation into success.

### **COMMENTS BY THE CITY COMMISSION OFFICE MANAGER**

There were none.

### **COMMENTS BY THE CITY COMMISSION**

#### **Commissioner Beckham**

Commissioner Beckham praised city leadership and staff for their strong coordination and preparedness during the historic snowstorm. He also acknowledged residents who spoke at the meeting and noted that concerns raised would be addressed. Commissioner Beckham also highlighted Super Refund Saturday, which provides free tax preparation services to eligible residents.

#### **Commissioner Fairchild**

Commissioner Fairchild thanked residents for engaging despite severe cold and praised city staff for their storm response, including public works crews and those staffing warming centers. He called for changes to the speed bump petition process and asked for more transparency on how

budget surpluses and reappropriated funds will be used. Commissioner Fairchild also highlighted free children's meals being offered at several Dayton Metro Library branches. He spoke about civic duty, emphasizing the oath to uphold the Constitution and the responsibility of elected officials and residents to protect democracy.

**Commissioner Shaw**

Commissioner Shaw thanked Deputy City Manager Lofton for her leadership and clear communication during the recent storm. Commissioner Shaw also highlighted Winter Restaurant Week, encouraging residents to support local restaurants in Dayton, noting that \$1 from each meal at participating restaurants goes to the MBRA Education Foundation.

**Commissioner Joseph**

Commissioner Joseph thanked staff for their work during the winter storm, emphasizing their communication and leadership. Commissioner Joseph also shared positive news about Madden Hills, highlighting that the Land Bank has successfully built new homes and sold the first Welcome Home Ohio house for first-time buyers, and encouraged interested residents to apply through the Montgomery County Land Bank website.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:23 a.m.