



February 26, 2026

TO: Mayor/Commissioners

FROM: Anna Kessler, Legislative Aide

SUBJECT: Draft Minutes of the February 25, 2026, Dayton City Commission Meeting

CITY COMMISSION MEETING

On Wednesday, February 25, 2026, at 8:30 a.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Turner-Sloss called the meeting to order.

INVOCATION

Commissioner Fairchild led the invocation.

PLEDGE OF ALLEGIANCE

Mayor Turner-Sloss led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken, Mayor Turner-Sloss and Commissioners Joseph, Shaw, Fairchild, and Beckham were present. Legislative Aide, Ms. Anna Kessler, Office Manager, Ms. Jai'Shawn McClendon, and City Manager, Ms. Shelley Dickstein, were also present.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the meeting held on February 18, 2026. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

There were none.

PRESENTATION AND SPECIAL AWARDS

January 2026 Monthly Demolition Update

The Director of Planning, Neighborhoods, and Development, Mr. Steven Gondol, presented the progress on demolition in January. Thirteen structures were removed, all ARPA-funded, despite significant snow-related delays, with no emergency demolitions during the month. The number of debris piles remained at 22, as previously approved pile contracts concluded and staff began preparing new contracts for 2026 while prioritizing completion of ARPA demolitions by June. Eighteen properties were added to the structural nuisance list, including sixteen residential and two commercial structures; ten were cited for blight and eight for fire-related structural damage.

The Department anticipates roughly 120 ARPA-funded, 70–75 ODOD-funded, and 60–80 CDBG-funded demolitions in 2026, expressing confidence in meeting program goals. Commissioner Beckham thanked Mr. Gondol for the monthly update and expressed encouragement that demolition efforts remained on track despite the winter weather.

Commissioner Fairchild thanked Mr. Gondol for the update and asked about the cumulative demolition total for the multiyear project. Mr. Gondol responded that the overall goal is 1,168 demolitions with approximately 334 remaining. He also asked about properties added to the structural nuisance list due to fire damage and their implications. Mr. Gondol explained that not all fire-damaged properties require demolition, and some may be remediated by owners or insurers. Finally, Commissioner Fairchild asked whether demolished lots are seeded and added to the mowing program and whether alternative ground cover has been explored. Mr. Gondol confirmed lots are seeded and, if not maintained by owners, added to vacant land mowing, and noted the City uses a Dutch white clover mix to support pollination and potentially reduce mowing frequency.

Commissioner Shaw thanked Mr. Gondol for the update. Commissioner Joseph thanked staff for the update and commented on the team’s strong performance.

Mayor Turner-Sloss thanked Mr. Gondol and staff for their efforts and asked for an update on the brush, vegetation, and stump removal contract in Westwood. Mr. Gondol responded that he would coordinate with the City Manager and Public Works leadership to provide a follow-up on that contract and its results. She also asked whether staff are working in coordination with Public Works to address overgrown vegetation and dumping concerns near recent demolitions on Oxford. She also asked for an update on a fire debris pile along Miami Valley Boulevard. Mr. Gondol explained that the property would be evaluated as part of new contracts being developed for demolition. Finally, the Mayor asked for an update on boarding contracts and strategies for securing vacant structures, particularly in North Riverdale, Santa Clara, and Five Oaks. Mr. Gondol responded that staff continues to work with contractors while maintaining in-house crews to reboard as needed, and he committed to providing a detailed update on these efforts.

ADDITIONS AND DELETIONS TO THE CALENDAR

There were none.

CITY MANAGER’S COMMENTS ON CALENDAR ITEMS

Ms. Dickstein highlighted several key agenda items. First, a service agreement with Saint Vincent Health, Wellness, and Preventive Care Institute for \$85,000 to continue administering the City’s firefighter wellness and fitness program. This program, in place since 2014, supports the health and quality of life of firefighters and emergency responders. Second, a contract with Outdoor Enterprise LLC for the Miami Wellfield Expansion Phase Two, which involves constructing four infiltration ponds used in the City’s water treatment process. The project’s base and alternate bids totaled \$5.66 million, funded through OEPA loans, with Outdoor Enterprise selected as the lowest and best bidder.

Ms. Dickstein discussed Emergency Resolution No. 6919-26, authorizing the City Manager to accept a \$7.7 million HUD lead hazard reduction grant. This is the City’s second lead abatement

grant, and funds will prioritize households with children under six who have elevated blood lead levels. Implementation is expected toward the end of summer, in partnership with Public Health, Dayton Energy Collaborative, Home Repair Network, and Dayton Children's Hospital. Finally, Ms. Dickstein highlighted Ordinance No. 32178-26, authorizing the \$2.5 million purchase and renovation of the former PNR warehouse and Children's site to expand Dayton's Offsite Clinic ("DOC"). Established in 2016, the DOC provides primary care, mental health, workers' compensation, and physical therapy services to City employees and their families. Funded through Claims Administration Reserves, the DOC has generated an estimated \$27 million in savings or avoided costs and currently serves over 60% of employees.

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizens registered to speak.

COMMISSIONERS' COMMENTS ON CALENDAR ITEMS

Commissioner Beckham

Commissioner Beckham thanked the City Manager and staff, expressing encouragement about the HUD lead hazard reduction grant and the collaborative partnerships ensuring it reaches households most in need. He also congratulated the City on the expansion of the DOC, noting the new acquisition will enhance accessibility and services for employees.

Commissioner Fairchild

Commissioner Fairchild congratulated staff on securing the HUD grant and acknowledged the positive impact of the DOC on employees, but noted he has a conflict of interest and will recuse himself from that item.

Commissioner Joseph

Commissioner Joseph thanked the City Manager and staff for their focus on lead abatement, emphasizing the importance of protecting children and noting that this has been a priority.

APPROVAL OF CITY MANAGER'S REPORTS

Commissioner Shaw made the motion to approve the City Manager's Reports.

Commissioner Fairchild seconded the motion. The City Manager's Reports were unanimously approved.

LEGISLATION

Emergency Resolution – First & Second Reading

No. 6919-26- Authorizing the City Manager to Accept a Lead Hazard Reduction and Healthy Homes Grant from the U.S. Department of Housing and Urban Development ("HUD") for a Total Amount of Seven Million Seven Hundred Fifty Thousand Dollars and Zero Cents (\$7,750,000.00) on Behalf of the City of Dayton and Declaring an Emergency.

Commissioner Beckham made the motion to approve the Emergency Resolution.

Commissioner Joseph seconded the motion. A roll call vote was taken, resulting in a 5-0 vote. The Emergency Resolution was unanimously adopted.

Ordinance – First Reading

No. 32178-26- Authorizing the Purchase of Real Estate in Parcels R72-00806-0001, R72-00806-0002, R72-00806-0003 and R72-00806-0009 and Declaring an Emergency.

Ordinance – Second Reading

No. 32177-26- Appropriating Funds for the Year 2026 to Provide for the Operating and Capital Expenses of Various Offices, Departments, and Divisions of the Government of the City of Dayton.

A roll call vote was taken, resulting in a 5-0 vote. Voting in the affirmative were Mayor Turner-Sloss, Commissioners Joseph, Shaw, Fairchild, and Beckham. The Ordinance was adopted.

Resolutions – Second Reading

No. 6917-26 – Declaring the Intention of the Commission to Vacate the Alley South of Xenia Avenue from Fillmore Street to Steele Avenue and the Alley East of Fillmore Street from the Alley South of Xenia Avenue to the Vacated Noel Court.

A roll call vote was taken, resulting in a 5-0 vote. Voting in the affirmative were Mayor Turner-Sloss, Commissioners Joseph, Shaw, Fairchild, and Beckham. The Resolution was adopted.

No 6918-26 – Declaring the Intention of the Commission to Vacate the Vicksburg Street from Maywood Avenue to Maywood Avenue.

A roll call vote was taken, resulting in a 5-0 vote. Voting in the affirmative were Mayor Turner-Sloss, Commissioners Joseph, Shaw, Fairchild, and Beckham. The Resolution was adopted.

CITIZENS' COMMENTS

There were two citizens registered to speak.

1. **Rose Lounsbury, 222 Wonderly Avenue (Oakwood)-** Spoke about her candidacy for State Representative in Ohio's 36th District.
2. **Peggie DeVoise, 1310 Willowdale Avenue (Kettering)-** Spoke about integrating her business into the community.

COMMENTS BY THE CITY MANAGER

There were none.

COMMENTS BY THE CLERK OF COMMISSION

Ms. McClendon noted that a work session would follow the meeting.

COMMENTS BY THE CITY COMMISSION

Commissioner Beckham

Commissioner Beckham thanked the citizens for speaking at the meeting. He highlighted his participation in a youth program at Residence Park Church of Christ and praised the students who attended. He also recognized a University of Dayton panel on leadership in local politics, noting the students' engagement and inspiration.

Commissioner Fairchild

Commissioner Fairchild thanked citizens for speaking at the meeting and highlighted opportunities for citizen engagement, including the Adapt Dayton zoning code survey, Black History Month library events, and scholarship applications through the African-American Community Fund. He also recognized local achievements, including Commissioner Beckham's recent honor and Ms. Mary Sue Gmeiner's upcoming recognition, and shared a reflective exercise encouraging residents to express their views on the state of the union in 272 words, drawing inspiration from the Gettysburg Address.

Commissioner Shaw

Commissioner Shaw announced the West Branch of the Dayton Metro Library has opened an Entrepreneurs Corner offering resources, programming, and support for aspiring business owners. He also reminded residents that applications for the Better Business Bureau Spark Awards, which recognize new business owners demonstrating character, culture, and community engagement, are due by Monday, March 2.

Mayor Turner-Sloss

Mayor Turner-Sloss thanked City staff for their work, especially on the lead abatement grant, and expressed anticipation for additional updates this summer. She congratulated Ms. Rose Lounsbury on her candidacy, Commissioner Beckham on his recent award, and Ms. Mary Sue Gmeiner on her upcoming recognition. The Mayor also highlighted community events, including the Roosevelt Elementary Black History Program, the West Branch Library's Heroes of Black History program, and spring swim lesson registration at the Northwest Recreation Center.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:16 a.m.

WORK SESSION

After the Commission Meeting, the Commission held a Work Session on Housing Policy. Emily Crowe, Deputy Director of Planning, Neighborhoods & Development, provided an update on the policy's implementation, the steering committee and subcommittee structure guiding the 2026 work plan, and key initiatives underway to expand housing investment, improve rental and homeowner supports, modernize regulations, strengthen data, outreach, and coordination with regional partners. She explained that 2025 was largely a "repositioning" year to realign partners and subcommittees around Commission goals, and that a 12-month work plan is now in place for 2026 under an implementation steering committee created to coordinate the policy's 42 recommendations (developed by 60–70+ community and regional partners over ~18 months). For 2026, the work is organized through five subcommittees: Data Management, Capital

Strategy/Housing Investment Fund, Market Conditions (including an update to the Bowen housing study), Outreach & Education, and Rental Housing (combining rental conditions and landlord-tenant relationships). Ms. Crowe outlined 2026 focus areas: building capital infrastructure for housing financing on a regional scale, expanding home repair programming, launching rental health initiatives (lead/energy efficiency), and continuing regulatory modernization (including permitting improvements and pre-approved plan pathways to speed development). She reported that about one-third of the recommendations have already been advanced through governance setup, integration into departmental work plans, KPI reporting, zoning text amendments (including density transitions and ADUs), housing tracking/data work, vacant land and land-bank transfers (72 properties), and alignment of investments with neighborhood plans; since 2021, the city reports over 4,000 units produced/rehabbed/preserved and \$767M leveraged across income levels.

Karen DeMasi of CityWide Development then outlined the housing investment strategy, highlighting how the city's CDFI designation (secured in 2015) and its track record of affordable housing lending, including both preservation and new construction projects, are being leveraged to establish a regional housing investment fund aimed at closing financing gaps and increasing the production and preservation of affordable units. A subcommittee developed a pitch deck and "investor perspectives" materials, tied housing need to workforce realities (in partnership with Dayton Development Coalition), and is preparing to raise an ambitious \$20M intended to help produce roughly 1,000 units through below-market gap financing that improves competitiveness for state/federal funds while also working to normalize public understanding of "affordable housing." Staff also previewed the new "Issue 6: Your Dollar in Your Neighborhood" pilot launching in targeted Welcome Home neighborhoods (Fairview, Madden Hills, Wolf Creek, Five Oaks/Westview Triangle): door hangers and an application portal are expected in mid-to-late March, aiming to test eligibility with ~20 homeowners at 80–120% AMI using a 5-year forgivable loan up to \$30,000 with a 2:1 match structure (supporting up to ~\$45,000 projects).

Finally, Lela Klein from Bloomberg sustainability I-Team described a rental energy-efficiency and small-repair pilot funded through an AES utility settlement: roughly 10 tenant-occupied homes would receive repairs that resolve "deferrals" so they can then qualify for weatherization through the Miami Valley Community Action Partnership, with guardrails such as focusing on local (not out-of-state) landlords, screening out problem properties, requiring landlord and tenant buy-in, and adding tenant protections (no rent increases beyond cost and no-cause evictions for at least two years). Ms. Crowe closed by describing the implementation pipeline, subcommittees develop ideas, staff completes legal/financial feasibility review, the steering committee evaluates quarterly, and then items come to the Commission as briefings and, when needed, for formal adoption, emphasizing sequenced implementation, transparency, and continued updates (including a forthcoming permitting-process update and an annual progress review later in 2026).

Commissioner Comments

Commissioner Beckham

Commissioner Beckham commended staff for the layered, strategic, and thoughtful approach to implementing the Housing Policy, recognizing the scale of work required to operationalize the many recommendations. He requested updates on several specific items from the framework, including efforts to hold negligent or absentee property owners accountable, particularly

reviewing vacant property registration and fee structures, and potential coordination with the Montgomery County Treasurer regarding tax-related guardrails for negligent owners. He also asked about strategies to help existing homeowners age in place amid surrounding development. Additionally, he expressed interest in understanding the scope of vacant land owned by the city and its partners that is slated for targeted development. Finally, he suggested creating a concise two-page summary of active housing programs to help Commissioners clearly communicate initiatives and resources to residents in the community.

Commissioner Fairchild

Commissioner Fairchild reflected on how far the City has come in developing a comprehensive housing strategy, noting that when he was first elected there was no formal housing or neighborhood plan in place. He commended the City Manager, Deputy City Manager, staff, and CityWide Development for their work, calling it one of the most exciting milestones of his time on the Commission. He expressed appreciation for the pre-approved housing plans and the proposed Housing Investment Fund as valuable tools. He requested the income “snapshot” affordability data referenced in the presentation and raised questions about tenure trends, aging in place, and whether data supports the perception that families leave the city once children reach school age. He also asked about tracking LIHTC properties nearing affordability roll-off periods; staff confirmed efforts are underway to monitor and intervene to preserve affordability where possible. He sought an update on the Purpose Built Communities effort in Fairview, with staff noting positive movement and more information expected soon. Commissioner Fairchild suggested exploring volunteer-based neighborhood improvement efforts to complement existing programs and asked whether the 42 housing policy recommendations are being formally tracked; staff confirmed they are and could improve transparency. He expressed his interest in increasing Dayton’s homeownership rate over time.

Commissioner Shaw

Commissioner Shaw thanked staff for the detailed presentation and noted he would need time to fully review the information and may have follow-up questions. He asked whether Marty Gehres’ work with the Human Relations Council is incorporated into the Housing Policy efforts. Staff confirmed that it is and that Marty will serve as chair of the Rental Housing Subcommittee. Commissioner Shaw stated he looks forward to taking a deeper dive and connecting with staff for further discussion.

Mayor Turner-Sloss

Mayor Turner-Sloss thanked staff for the “heavy lift” and echoed colleagues’ praise for the depth and persistence behind the Housing Policy work. She asked whether the City’s existing rental registration and fee structure could be better leveraged to improve housing conditions and potentially generate seed funding for repairs or assistance. She also pushed for clarity on how the \$20 million housing investment goal connects to her interest in a broader “housing trust fund” concept, an umbrella approach that could package the City’s many tools (developer gap financing, homeowner support, rental assistance, right-to-counsel, weatherization, Issue 6, etc.) in a way that attracts additional county, state, and federal partners. Staff responded that the housing investment fund is a revolving debt product for developers (gap financing that must be repaid), distinct from grant-based or consumer assistance tools, and emphasized that the City is already building a continuum of programs that could be packaged to compete for larger state and

federal support. The Mayor encouraged diversifying subcommittee participation beyond the “usual suspects,” specifically noting the importance of including the Dayton Tenant Union and other voices with lived experience. She also stressed that pre-approved plans should include safeguards and be aesthetically and neighborhood-context sensitive, not rushed or “one-size-fits-all,” and she raised the need to include Dayton Public Schools and the growing student homelessness issue as part of housing conversations. The Mayor asked about partner capacity to handle multiple programs and application processing; staff confirmed capacity plans, including Dayton Energy Collaborative screening applications and CountyCorp managing construction/repairs, with additional staff support from PND and partners. She requested more frequent progress updates than once a year; staff indicated they anticipate periodic briefings (likely via memo and a mid-year update) while noting implementation timelines often span multiple years and inform the 2027 work plan. The Mayor asked for updates on subcommittee membership needs and possible recommendations, the City Manager clarified that the steering committee/subcommittees are an administrative implementation group (not a public body) formed under the City Manager to avoid public-body compliance issues while handling sensitive, strategic development discussions; staff noted they can share information appropriately while remaining careful about those requirements.