

On Wednesday, September 9, 2020, at 8:30 a.m., the Dayton City Commission met in regular session, remotely through electronic means, in the Commission Chambers of City Hall.

**CALL TO ORDER**

Mayor Whaley called the meeting to order. She said due to the current COVID-19 order, we are conducting the meeting remotely through electronic means. To protect the safety of the community, during the state of emergency related to COVID-19, in-person citizen comments will be suspended for City Commission Meetings.

Citizens interested in making public comment related to calendar items, are asked to do so in writing. Items related to a calendar item will be included in the meeting records under Communications and Petitions.

Citizens who wish to make the City Commission aware of an issue not related to the Commission Meeting Calendar, may also do so. These items will be distributed to the Dayton City Commission for reference.

For complete information on how to submit a comment, please visit [daytonohio.gov/CoronaResources](http://daytonohio.gov/CoronaResources) or call 937-333-3636.

**INVOCATION**

Commissioner Joseph gave the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Whaley led the public in the Pledge of Allegiance.

**ROLL CALL**

Roll call was taken and Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild were present. The Acting Clerk of Commission, Ms. Ariel Walker, and The City Manager, Ms. Shelley Dickstein, were also present through electronic means.

**APPROVAL OF MINUTES**

**Commissioner Mims made a motion to approve the minutes from the September 2, 2020, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.**

**COMMUNICATIONS AND PETITIONS**

**Communication No. 21492**

Work Session handout - Development Update

**SPECIAL AWARDS/PRESENTATIONS**

There were no awards or presentations.

**ADDITIONS OR DELETIONS TO THE CALENDAR**

There were no additions to the calendar.

**REPORTS**

**A. Purchase Orders, Agreements and Contracts:**  
**(All contracts are valid until delivery is complete or through December 31<sup>st</sup> of the current year).**

**1. Purchase Orders:**

**AVIATION**

**A1. Potters Industries, Inc.** (free flow drop-on glass beads as needed through 12-31-20)  
**\$6,000.00**

**LAW**

**B1. Frost Brown Todd LLC** (professional legal services as needed through 12-31-20)  
**33,000.00**

**POLICE**

**C1. Action Target, Inc.** (parts, repairs, and annual maintenance for indoor/outdoor ranges as needed through 12-31-20) **4,216.00**  
**C2. Motorola Solutions, Inc.** (Motorola brand radios) **20,652.92**

1. (Cont'd)

**PUBLIC WORKS**

<b>D1. B &amp; G Equipment &amp; Truck Repair</b> (body shop repair services for heavy equipment as needed through 12-31-21)	<b>\$50,000.00</b>
<b>D2. Ohio Cat</b> (Caterpillar brand parts, supplies and repair services as needed through 12-31-20)	<b>20,000.00</b>
<b>D3. Reliable Transmission Service Midwest, Inc.</b> (parts, supplies and labor to repair heavy equipment transmissions as needed through 12-31-20)	<b>20,000.00</b>
<b>D4. Truck Country of Indiana, Inc. dba Stoops Freightliner</b> (Freightliner and Autocar brand parts and repair services as needed through 12-31-20)	<b>90,000.00</b>
<b>D5. Cargill, Inc., Salt Road Safety</b> (rock salt as needed through 12-31-21)	<b>600,000.00</b>

**WATER**

<b>E1. DXP Enterprises, Inc.</b> (Vertiflo 720 Duplex Pump and Control System)	<b>\$89,192.00</b>
<b>E2. Middletown Ford, Inc.</b> (one cargo van)	<b>33,392.00</b>
-Depts. of Aviation, Law, Police, Public Works, and Water.	<b>Total: \$966,452.92</b>

**C. Revenue to the City:**

2. **PSA Airlines – Other** – first amendment to Maintenance Facility and Hangar Lease – Dept. of Aviation/AP Admin. & Finance. **\$87,733.50**  
(Thru 01/31/37)

**E. Other – Contributions, Etc.:**

3. **Alcohol, Drug Addiction & Mental Health Services – Other** – for a Memorandum of Understanding for Specialized Docket Payroll Subsidy – The Municipal Court/Court Administrator. **\$50,000.00**  
(Thru 06/30/21)

**CITIZENS' COMMENTS ON CALENDAR ITEMS**

Citizens' comments were suspended for the meeting.

**DISCUSSION OF CALENDAR ITEM**

**Calendar Item No. 2. PSA Airlines-Other**

The City Manager, Ms. Shelley Dickstein, said the airlines are suffering due to COVID-19; therefore, PSA Airlines have asked for an extension of deferment of payment for their lease.

**Calendar Item No. 1. Sub-Item E2. Cargill, Inc.-Purchase Order**

Commissioner Joseph said he is glad that salt prices have become more affordable than in the past.

**APPROVAL OF CITY MANAGER'S REPORTS**

**Commissioner Mims made the motion to approve the City Manager's Reports. Commissioner Fairchild seconded the motion. The City Manager's Reports were approved with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild.**

**LEGISLATION**

There was no legislation.

**CITIZENS' COMMENTS**

Citizens' comments were suspended for the meeting.

**COMMENTS BY THE CITY MANAGER**

The City Manager, Ms. Shelley Dickstein, had no closing comments.

**COMMENTS BY THE CLERK OF COMMISSION**

The Acting Clerk of Commission, Ms. Ariel Walker, had no closing comments

**COMMENTS BY THE CITY COMMISSION**

**Commissioner Fairchild**

Commissioner Fairchild said the Tour de Gem exceeded their fundraising goal. He said citizens may still make contributions by going to their website.

Commissioner Fairchild congratulated his team on Police Reform.

**Commissioner Shaw**

Commissioner Shaw wished a happy anniversary to his wife for 23 years of marriage. He encouraged citizens to complete the 2020 Census.

**Commissioner Mims**

Commissioner Mims congratulated Commissioner and Ms. Debbie Shaw on their anniversary. He congratulated the Police Reform team for their work.

Commissioner Mims asked citizens to look out for their forms to request mail-in ballots.

**Commissioner Joseph**

Commissioner Joseph thanked Bishop Washington, St. James Miracle Temple's Community Day and Voter Registration Drive.

**Mayor Whaley**

Mayor Whaley congratulated city staff and the business in the Oregon District for the Designated Outdoor Recreation Area (DORA).

Mayor Whaley said the Work Session regarding the Development Update will begin following the Dayton City Commission meeting.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:43 a.m.

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**Nan Whaley**  
**Mayor**

**Attest:** \_\_\_\_\_  
**Acting Clerk of Commission**

**WORK SESSION**

A copy of prepared material has been recorded as Communication & Petition Number 21492 dated September 9, 2020.

The Dayton City Commission met in a Work Session on September 9, 2020, at 8:48 a.m., immediately following the regularly scheduled City Commission meeting. The meeting was held remotely to protect the safety of the community, during the state of emergency related to COVID-19. Mayor Whaley and Commissioners Joseph, Mims, Shaw and Fairchild were present. Ms. Ariel Walker Director, City Commission Office, was also in attendance.

From the City of Dayton, Ms. Shelley Dickstein, City Manager; Mr. Joe Parlette, Deputy City Manager; Ms. LaShea Lofton, Deputy City Manager; Mr. Todd Kinskey, Director of Planning and Community Development; Mr. Ford Weber, Director of the Office of Economic Development; Tony Kroeger, Planner, Veronica Morris; Senior Development Specialist, and Amy Walbridge; Downtown Development Coordinator participated in the meeting.

From CityWide, presenters included Brian Heitkamp, President; Steve Nutt, Senior Vice President; and Karen Demasi, Vice President.

Ms. Karen Demasi discussed the Carillon-Edgemont Neighborhood and the creation of their new logo as part of the “Rediscover Carillon” campaign. She highlighted the work underway including the groundbreaking of the Five Rivers Health Centers project, the solar garden and the next phase of the Dayton Bike Park.

Ms. Demasi continued by discussing the Choice Action Grant which included lighting along James H. McGee Blvd., LED lighting on the Broadway underpass, murals, and banners.

The Choice Implementation- Renew Miami Chapel Plan is also in progress. Ms. Demasi discussed the predevelopment grant application for Ohio Finance Fund for Phase One housing at the former Daymont West site. The Choice Implementation NOFA has been released, and is due December 18<sup>th</sup>.

The completion of the Pineview Neighborhood Plan is complete and the Madden Hills preschool playground structure will be installed this fall with grant funds.

Ms. Veronica Morris discussed Project Nemo, a confidential expansion project of the Dayton-based company on McCall Street. The project will consist of 50,000 SF of processing and distribution space creating 125 new jobs and \$11,000,000 of new investment. The project received \$300,000 in both West Dayton Development Trust Fund funds and ED/GE funds.

Ms. Morris also provided information regarding the development work occurring in the Wright-Dunbar Neighborhood. She discussed the W. Social, a new food hall that is under construction. She also described the work occurring with the historic Chase Bank building which has pre-development work underway and additional planning for the corner of Third and Broadway. Wright Dunbar Inc. also has work in progress including the predevelopment of the Marietta Flats Building and an adaptive reuse plan for the Midget Theatre. Last, she discussed the San Marcos Development Group and their completed market analysis and architectural plan for the former Westside Chevy Building.

Commissioner Shaw noted how exciting this development is for the Wright-Dunbar Neighborhood and that he was hoping that this work would continue to build momentum in the area.

Commissioner Mims noted the significant investment in the area and the exciting progress with the work by the Marcos Development Group.

Commissioner Joseph stated that, after 10 years of focused work in the area, he is very pleased with these project finally coming to fruition.

Mr. Tony Kroeger provided information regarding the Gem City Market which is under construction with an expected open date of December 2021. He also highlighted the Omega Hope Center which broke ground in July and the Salem Avenue Road construction. He stated that the Planning Department had been working closely with ODOT to complete the traffic study with a plan to increase safety of the corridor, while supporting the development of the business district.

Ms. Demasi state that the Northwest neighborhoods would be holding a zoom call on September 24<sup>th</sup> at 6:00pm.

Ms. Demasi continued by discussing the DaVinci Project Area. The Valley Street Realignment Project is currently under construction with a projected completion date of the end of 2020. She also discussed the development of Point Park. An architectural firm has been hired and a neighborhood street committee is working to create a plan.

The Northeast Vision plan with Urban Associates is in the final stages. The Old North Dayton/McCook Field Neighborhood Plan should come before the Plan Board and Commission before the end of the year.

The Huffman Thriving Neighborhoods Initiative is a partnership with the Montgomery County Land Bank. Mr. Kroeger discussed the focus on vacant properties beyond the boundaries of the historic district.

The Southeast is the next geography to for the UDA planning process. Mr. Kroeger stated that they would be working with the various small business districts during the process.

Commissioner Joseph asked if the pandemic had caused any delays in the timeline for these projects, and Mr. Kroeger stated that they were still on target.

There was a brief discussion of the Flats at South Park, phase II. Mr. Kroeger stated that Plan Board had approved the plan the previous evening.

Mr. Kroeger presented the Pop-Up Patio Project and the Small Business Capital Grant Program which both utilize CARES funds to assist small businesses.

Mr. Krieger also provided an overview of work being completed Downtown. The recently completed Downtown Corridor Plan has provided a good look at rights-of-way and multi-modal functions. He discussed how these public infrastructure investments have helped to attract investment.

Mr. Kroeger said there are three anticipated applications for State Historic Preservation Tax Credit Projects, the Barclay, the Reed-Steffan, and the Home Telegraph.

Mr. Ford Weber provided information regarding the TechTown project. He stated that the property is 100% occupied with new leases from Shriners Hospital for Children and Mile 2. He also stated that work is being done on the levy to better expand public access.

At the conclusion of the presentation, the Commission made a number of remarks.

Commissioner Fairchild thanked the team and partners for all of their good work. He stated that he was pleased that the UDA plans were three quarters completed and that he looked forward to the next phase.

Commissioner Shaw stated that he was amazed by all the progress that had been completed despite of COVID. He thanked everyone who had worked hard to keep us on track.

Commissioner Mims asked how we are sharing this information with the Community. He asked that we include updates in our normal correspondence with the community.

Commissioner Joseph agreed with Commissioner Mims that we need to work harder to make sure that this information is being shared with the community.

Mayor Whaley thanked the group for their work and commended them on their progress.

Mayor Whaley also asked for an update on CARES funds. Mr. Weber stated that under the County program, staff is going door-to-door to ensure that everyone is aware of the grants up to \$10,000. He stated that some smaller businesses are having trouble accessing the funds. Commissioner Shaw stated that he had worked with the County process and they were working to walk businesses through the process.

Mr. Kinskey stated that the City program is focused on expenses that were used to increase safety up to \$10,000. He stated that the Planning Department is looking at increasing the amount. Interested businesses should call the Planning Department.

The Work Session concluded at 9:32 a.m.