



## Developer selected for 34 North Main Street

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In January 2017, the City of Dayton released a Request for Qualifications (RFQ) for the redevelopment of the 34 North Main Street building. The purpose of the RFQ was to find a development entity with demonstrated experience with historic adaptive reuse to work with the City in a public-private partnership.

After a competitive review process, the City and its partners selected Coon Restoration as partner in the development of 34 North Main Street. Coon Restoration brings an extensive track record and has successfully executed impressive historic restoration projects utilizing diverse capital including historic tax credits.

Coon Restoration's notable projects include:

- Onesto Hotel and Bliss Tower Lofts (Canton, OH)
- Terminal Tower Restoration (Cleveland, OH)
- Mercantile Lofts (Hamilton, OH)
- Hercules Lofts Redevelopment (Canton, OH)

Coon Restoration projects exhibited impressive design execution and high quality finishes. Additionally, Coon has demonstrated the capability to move quickly and creatively on past projects.

"The Coon Restoration team will be a new entry into the Dayton market," said Shelley Dickstein, City Manager. "They have performed at a high level in historic restoration throughout the state and will bring an impressive team to Dayton, including Sandvick Architects, a PCS Company."

"We intend to pursue historic tax credits, through federal- and state- level programs for this development project in the heart of downtown Dayton," said Steve Coon, president of Coon Restoration. "These credits will be used to attract additional equity investors, like Dr. John Johnson, who will be investing personal equity in redevelopment of 34 North Main and owns other nearby properties in downtown Dayton."

The classically styled office building opened in 1926. At 245,000 sq. ft., the 14-story building is a commanding presence on the region's Main Street. On June 7, the City Commission approved an HD-2 Historic Overlay District in recognition of the architectural significance and role the former Third National Bank and Trust Building played in the growth and development of downtown Dayton in the early 20th century.



### **Selection Team Members**

Scott Murphy, Downtown Dayton Partnership

John Gower, CityWide Development Corporation

Steve Petitjean, Community Volunteer

Tony Kroeger, City of Dayton

Amy Walbridge, City of Dayton

Jon White, City of Dayton

### **Public Private Partnership in Dayton**

The City of Dayton is proud of its strong public-private partnerships including Simms Development, Crawford-Hoying and Woodard Resources, Weyland Ventures, Friends of Levitt Dayton and Levitt National, Cross Street Partners and Miller-Valentine Group as well as a host of other examples.

### **Greater Downtown Dayton Plan**

Adopted in May 2010, the Greater Downtown Dayton Plan envisions the center city enlivened through the adaptive reuse of our architecturally rich buildings, including both conversion of downtown's historical buildings into stylish housing and innovative office space.

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