

On Wednesday, February 17, 2016, at 6:00 p.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Whaley called the meeting to order.

INVOCATION

Commissioner Shaw 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 and Shaw were present. The Clerk of Commission, Ms. Rashella Lavender, and the City Manager, Ms. Shelley Dickstein, were also present.

Commissioner Joseph made a motion to authorize the absence of Commissioners Williams and Mims from this weeks meeting. Commissioner Shaw seconded the motion. The motion was unanimously approved.

APPROVAL OF MINUTES

Commissioner Joseph made the motion to approve the minutes from the February 10, 2016, meeting. Commissioner Shaw seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

Communication and Petition No. 21116

Work Session handout-Citywide Development Corporation, Economic Development, and Planning and Community Development update.

Communication and Petition No. 21117

Handout at City Commission meeting from Denise DuBrucq regarding CryoRain, Inc.

SPECIAL AWARDS/PRESENTATIONS

There were no awards or presentations.

ADDITIONS OR DELETIONS TO THE CALENDAR

There were no additions or deletions to the calendar.

REPORTS:

A. Purchase Orders, Price Agreements and Contracts:

(All contracts are valid until delivery is complete or through December 31st of the current year).

1. Purchase Order:

AVIATION

A1. Grainger, Inc. (hardware, tools and related supplies as needed through 12-31-16)	\$15,000.00
(and for the period of 01-01-17 through 12-31-19)	45,000.00
A2. Trigen Technologies, Inc. dba Ebsbon (temporary employment services as needed through 12-31-16)	85,000.00
(and for the period of 01-01-17 through 12-31-18)	170,000.00

CENTRAL SERVICES

B1. Dude Solutions, Inc. dba FacilityDude.com (professional services to perform facilities condition assessment of approximately 1,000,000 square feet of City owned facilities)	125,000.00
B2. United States Postal Service (postage and post office box fees as needed through 12-31-16)	60,000.00
(and for the period of 01-01-17 through 12-31-19)	180,000.00

1. (Cont'd):

CIVIL SERVICE

C1. Crown Personnel Services, Inc. (temporary employment services as needed through 12-31-16)	\$22,000.00
(and for the period of 01-01-17 through 12-31-18)	64,000.00

FINANCE

D1. Crown Personnel Services, Inc. (temporary employment services as needed through 12-31-16) – P1600656	100,000.00
(and for the period of 01-01-17 through 12-31-18)	200,000.00
D2. Crown Personnel Services, Inc. (temporary employment services as needed through 12-31-16) – P1600665	115,000.00
(and for the period of 01-01-17 through 12-31-18)	230,000.00
D3. Robert Half International (temporary staffing services as needed through 12-31-16)	142,400.00

FIRE

E1. Finley Fire Equipment Company, Inc. (one Darley brand transfer case kit)	11,822.15
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HUMAN RELATIONS COUNCIL

F1. Crown Personnel Services, Inc. (temporary employment services as needed through 12-31-16)	107,700.00
(and for the period of 01-01-17 through 12-31-18)	216,000.00

HUMAN RESOURCES

G1. Crown Personnel Services, Inc. (temporary employment services as needed through 12-31-16)	45,000.00
(and for the period of 01-01-17 through 12-31-18)	90,000.00
G2. Graceland College Center for Professional Development dba Skillpath Seminars (professional training services as needed through 02-28-18)	83,000.00

PLANNING AND COMMUNITY DEVELOPMENT

H1. Robert Half International (temporary staffing services as needed through 12-31-16)	\$25,000.00
H2. Crown Personnel Service, Inc. (temporary employment services as needed through 12-31-16)	57,000.00
(and for the period of 01-01-17 through 12-31-18)	134,000.00

PUBLIC WORKS

I1. Crown Personnel Services, Inc. (temporary services as needed through 12-31-16) – P1600671	406,000.00
(and for the period of 01-01-17 through 12-31-18)	820,000.00
I2. Crown Personnel Services, Inc. (temporary seasonal employment services as needed through 12-31-16) – P1600673	129,500.00
(and for the period of 01-01-17 through 12-31-18)	260,000.00

RECREATION & YOUTH SERVICES

J1. Crown Personnel Services, Inc. (temporary employment services as needed through 12-31-16) – P1600659	166,000.00
(and for the period of 01-01-17 through 12-31-18)	332,000.00
J2. Crown Personnel Services, Inc. (temporary seasonal employment services as needed through 12-31-16) – P1600660	16,000.00
(and for the period of 01-01-17 through 12-31-18)	32,000.00
J3. Crown Personnel Services, Inc. (temporary services as needed through 12-31-16) – P1600672	101,400.00
(and for the period of 01-01-17 through 12-31-18)	200,000.00
J4. Farnham Equipment Company (Telescopic seating bleacher repair services)	201,450.00

1. (Cont'd):

J5. USI Midwest LLC (Commercial general liability insurance covering the Dayton Convention Center and Airport Expo Center operations)	\$22,557.00
(and for the period of 01-01-17 through 12-31-18)	46,000.00
J6. Crown Personnel Services, Inc. (temporary services as needed through 12-31-16) – P1600661	338,000.00
(and for the period of 01-01-17 through 12-31-18)	676,000.00

WATER

K1. Crown Personnel Services, Inc. (temporary staffing services as needed through 12-31-16) – P1600667	30,000.00
(and for the period of 01-01-17 through 12-31-18)	72,000.00
K2. NCH Corporation dba Certified Laboratories (water treatment chemicals as needed through 12-31-16)	30,000.00
(and for the period of 01-01-17 through 12-31-19)	90,000.00
K3. Trigen Technologies, Inc. dba Ebsbon (temporary services as needed through 12-31-16) – P1600663	93,000.00
(and for the period of 01-01-17 through 12-31-18)	186,000.00
K4. Crown Personnel Services, Inc. (temporary services as needed through 12-31-16) – P1600654	35,000.00
(and for the period of 01-01-17 through 12-31-18)	70,000.00
K5. Barrett Paving Materials, Inc. (sand, gravel, crushed stone and related materials as needed through 12-31-16)	40,000.00
K6. K E Rose Company (one heavy-duty custom enclosed utility body with accessories, installed)	99,958.00
(and for the period of 03-01-16 through 12-31-16)	15,000.00
K7. Phillips Companies (Ready mixed and rapid set concrete and related materials as needed through 12-31-16)	10,000.00
(and for the period of 01-01-17 through 12-31-18)	40,000.00
K8. Stoops Freightliner (truck chassis)	82,537.00
K9. Trigen Technologies, Inc. dba Ebsbon (temporary employment services as needed through 12-31-16) – P1600668	65,000.00
(and for the period of 01-01-17 through 12-31-18)	130,000.00
-Depts. of Aviation, Central Services, Civil Service, Finance, Fire, Human Relations Council, Human Resources, Planning & Community Development, Public Works, Recreation & Youth Services, and Water.	Total: \$7,158,324.15

2. **Southwestern Ohio Council for Higher Education – Payment of Voucher** – for intern positions for various City departments – The City Manager’s Office. **\$7,357.52**
3. **Tetra Tech, Inc. – Contract** – for Master Professional Supervisory Control and Data Acquisition – SCADA - services – Dept. of Water/Water Engineering. **\$1,075,000.00**
(Thru 12/2018)
4. **Palisades Arcadia Baseball, LLC – Agreement** – for Marketing Sponsorship of the Dayton Dragons’ 2016 season – Dept. of Water/Water Administration. **\$25,000.00**
(Thru 12/2016)
5. **Portfolio Services for Government – Contract** – for services related to the development of Bond Counsel and Underwriter Requests for Proposal – Dept. of Finance/Tax Accounting Administration. **\$14,000.00**
(Thru 2016)

B. Construction Contracts/Estimates of Cost:

6. **Double Jay Construction, Inc. – Contract** – for the Broadway Street Bikeway (Open Market) (Federal CMAQ Funds) – Dept. of Public Works/Civil Engineering. **\$332,848.35**

C. Revenue to the City

7. **PSA Airlines, Inc. – Lease Agreement** – for Maintenance Facility and Hangar Lease – Dept. of Aviation.
\$45,000/5 yrs.; \$188,260/20 yrs.
\$2,790,000/5 yrs.; \$12,205,180/20 yrs.
(Revenue to the City)
8. **PSA Airlines, Inc. – Lease Agreement** – for an Office Building, Training Facility, and Dispatch Building Addition – Dept. of Aviation.
\$120,000/5 yrs.; \$497,330/20 yrs.
\$356,060/5 yrs.; \$1,495,345/20 yrs.
(Revenue to the City)
9. **Public Health – Dayton and Montgomery County – Contract** – for the Dayton Area Regional Medical Response System – Dept. of Fire.
\$55,000.00
(Paid to the City)

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizens' comments on calendar items.

DISCUSSION OF CALENDAR ITEMS

Calendar Item No. 1-Purchase Orders

Ms. Dickstein said the majority of the calendar items this week are for temporary staffing to augment work for the City of Dayton. She said these items hit the calendar all at once in order to show transparency.

Calendar Item No. 7. – PSA Airlines, Inc. – Lease Agreement and Calendar Item No. 8. PSA Airlines, Inc. – Lease Agreement

Commissioner Joseph said he was glad to see these two items for PSA Airlines. He said they have been great partners with the City of Dayton.

APPROVAL OF CITY MANAGER'S RECOMMENDATIONS

Commissioner Joseph made the motion to approve the City Manager's Reports. Commissioner Shaw seconded the motion. The City Manager's Reports were approved with a 3-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph and Shaw.

LEGISLATION

ORDINANCES -FIRST READING

Ordinance No. 31473-16- Appropriating Funds for the Year 2016 to Provide for the Operating and Capital Expenses of Various Offices, Departments, and Divisions of the Government of the City of Dayton.

Ordinance No. 31474-16- Consenting to the Improvement of State Route 4 within the City of Dayton, and Agreeing to Cooperate in Matters Incidental Thereto, Including the Execution of Agreements Necessary to Implement this Ordinance.

RESOLUTIONS - FIRST READING

Resolution No. 6166-16- Authorizing the City Manager to Accept a Grant Award from the Greater Dayton Regional Transit Authority in the Amount Not to Exceed Twelve Thousand Dollars and Zero Cents (\$12,000.00) on Behalf of the City of Dayton.

Resolution No. 6167-16- Authorizing the City Manager to Accept a Grant Award from the Greater Dayton Regional Transit Authority in the Amount Not to Exceed Twelve Thousand Dollars and Zero Cents (\$12,000.00) on Behalf of the City of Dayton.

Resolution No. 6168-16- Authorizing the City Manager to Accept a Grant Award from the Greater Dayton Regional Transit Authority in the Amount Not to Exceed Twenty-Four Thousand Dollars and Zero Cents (\$24,000.00) on Behalf of the City of Dayton.

BOARD APPOINTMENTS

Commissioner Shaw made the motion to appoint Donald Bush to the North Central Priority Land Use Board, filling the unexpired term of Jane Applegate, for a term ending December 31, 2016.

Commissioner Joseph seconded the motion. The motion was unanimously approved.

Commissioner Joseph made the motion to appoint Erin McNicholl to the Landmark Commission Board, filling the unexpired term of Jane Voisard, for a term ending June 30, 2017. Commissioner Shaw seconded the motion. The motion was unanimously approved.

Commissioner Shaw made the motion to appoint Scott Sliver to the Landmark Commission Board, filling the unexpired term of Dr. Carol Nathanson, for a term ending June 30, 2017. Commissioner Joseph seconded the motion. The motion was unanimously approved.

Commissioner Joseph made the motion to appoint Vanessa Caldwell and Annetta Richardson to the West Priority Land Use Board, for a term ending December 31, 2017. Commissioner Shaw seconded the motion. The motion was unanimously approved.

CITIZENS' COMMENTS

Citizen's comments were received from the following:

1. **Ms. Denise DuBrucq, 2300 Eden Lane** - spoke about a new business to be located in the City of Dayton.

COMMENTS BY THE CITY MANAGER

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

COMMENTS BY THE CLERK OF COMMISSION

The Clerk of Commission, Ms. Rashella Lavender, had no closing comments.

COMMENTS BY CITY COMMISSION

Mayor Whaley

Mayor Whaley commended IT staff on the computer migration of the City of Dayton.

Commissioner Shaw

Commissioner Shaw commended the Nation of Islam Dayton Study Group's 6th Annual Savior's Day Award and Banquet.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:12 p.m.

Mayor Nan Whaley

Attest: _____

Clerk of Commission

WORK SESSION

A copy of prepared material has been recorded as Communication & Petition Number 21116 dated February 17, 2016.

The Dayton City Commission met in a Work Session on Wednesday, February 17th at 4:36 p.m. prior to the regularly scheduled City Commission meeting. The meeting was held in the City Manager's Large Conference Room, located in City Hall. Mayor Whaley, Commissioners Joseph, and Shaw were present. Mr. Kery Gray, Director, City Commission Office, and Ms. Rashella Lavender, Clerk of Commission, were also in attendance.

Ms. Shelley Dickstein, City Manager, Mr. Stanley Earley, Deputy City Manager, Mr. Ford Weber, Director of the Office of Economic Development, Mr. Aaron Sorrell, Director of Planning and Community Development, and Mr. Steven Budd, President of CityWide Development Corporation, along with representatives from CityWide Development Corporation, were the presenters.

An overview was provided regarding Economic Development, Planning and Community Development, and CityWide Development Corporation's Update.

Economic Development - Update

Mr. Weber stated the Policy Objective: "To foster a viable, sustainable, and healthy urban community by providing quality amenities, economic opportunities, and affordable housing options". He said there are four major components involved with the 2016 Work Plan:

- 1) Strengthen Dayton's business climate by building and maintaining relationships with companies and business owners through (Retention and Expansion Visits, Community Events, and Staff and City Leadership Networking).
- 2) Grow Dayton's economy by creating and retaining jobs while leveraging private investment through (Development Fund Project Based Assistance, Leveraging ED/GE funds, DEAP, Site Certification with JobsOhio, State and Federal grants or services, and PACE, Historic Tax Credits, CRA, EZ, and TIF).
- 3) Increase entrepreneurial and small business development through (Small Business Advocate and Entrepreneurial Network Participation).
- 4) Facilitate construction by providing timely technical assistance and reviews of zoning applications and building permits through (Business Friendly Permitting, One-Stop services, Accela roll out, Performance metrics and Increasing volume of applications 2014-2017).

Mr. Weber briefly highlighted upcoming projects to include: CityWide Development Corporation Partnership Agreement, and pending development agreements for ED/GE projects: Angstrom Materials, Hohman Plating and Rostam Direct, and the DRITA partnership. He said they are pledging to create jobs.

Planning and Community Development - Update

Mr. Sorrell said there are six major components involved with the 2016 Work Plan:

- 1) Customer Service: Provide excellent staff work, with a focus on quality urban design principles through (Zoning text amendment proposals designed to enhance place-making efforts, and Initiating local historic designation of Fidelity Building to assist in tax credit application).
- 2) Target resources to maximize impact in strategic neighborhoods through (Coordinating with Public Works on sidewalk assessment, Recommended LIHTC priorities and assisted development partners, Partnered with GDPM and CityWide on Choice Neighborhood Planning Grant, Coordinating West Dayton Corridor Strategy implementation with CityWide and Coordinating with Landbank on new NIP target areas).
- 3) Actively support Learn To Earn initiative through (EITC campaign).
- 4) Incent renovation of blighted properties through (Lot Links, New Owner Occupied Loan Program and New/Amended CRA districts: Downtown East - New, College Hill - New, Southwest - Expansion, Innerwest – consolidation).
- 5) Remove fire damaged properties within five months of emergency knock-down.
- 6) Utilize the Transformative framework to innovate and collaborate on projects outside traditional mediation services through (Police-Community Conversations, Conflict Coaching and Prison Re-Entry – creating a peer mediation program).

CityWide Development Corporation – Update

Mr. Budd spoke about the following focus areas: Asset Based Development (Community Organizing/Capacity Building, Real Estate Development, and Strategic Partnerships and Fund Development), Tech Town (Attract Tenants to Buildings 1, 2 and 3, New Development of Campus Sites, and Partner to Re-Energize TEC), and

Market Rate Housing (Adaptive Reuse of Vintage Buildings, Attract Developers and Funding, and Increase Market Rate Housing Units).

Mr. Budd highlighted the progress of various projects:

- Genesis – Challenges of Flats at South Park (increased development costs, commercial abatement pending and construction in May)
- Phoenix – Salem-Catalpa Gateway Expansion (second longest development project)
- Phoenix – Miracle Lane Redevelopment (College Hill Manor: Independent Senior Housing with Enhanced Services)
- DaVinci Wayfinding Project (design family complete, phasing and location plan determined, fundraising underway, and out to bid Spring of 2016)
- Real Estate Development (The Point – White Water Warehouse, Park Improvements, Fall Developer visits, and Valley Street Rebuild)
- DaVinci Children’s Garden (Fund Development Complete, Contract hired – Outdoor Enterprises, work to begin weather permitting, construction complete June 2016)
- Wright Dunbar: Real Estate Development (1117 West Third Street – construction underway with expected completion April 2016)
- Real Estate Development (8 North Williams – sale of Post Office to Payco)
- Real Estate Development (1146 West Third Street, Marietta Flats – pre-development request to finance fund)
- West Dayton Strategy (Workplan – data, analysis, and mapping)
- Westwood Housing Team (Tactical Group identifying housing issues, potential solution and pilot projects)
- Activity (Partnership with Rebuilding Together)
- Gettysburg Avenue TA Project (Transportation Alternatives Project)
- St. Benedict The Moor (focus on literacy)
- Tech Town (Lease remaining space, and Branding Campaign)
- Anchor Broader (Innovation Network – create a Unified Strategy among Commercialization Engines)
- Partner to Rebrand and Transform TEC Commercialization Center
- Downtown Housing (redevelopment strategies)
- Redevelopment Assistance (Pipeline property and Attract Developers)

Steve Nutt highlighted campus development information and indicated that the Tech Town campus would like to be part of the bike share program. Mayor Nan Whaley pointed out that there would be a phase 2 of the bike share and perhaps they could be a kiosk location. Mr. Nutt also reported that staff was looking at ways to permanently connect the tech town campus to the regional bike trail system.

Steve Budd reported on Downtown housing and reported that the First Floor Fund was designed to provide special financing for the first floor of buildings being redeveloped because the retail or commercial uses of a multi-use redevelopment is often the hardest to complete.

Mr. Budd highlighted the redevelopment assistance the City and its partners provide, highlighting that we would continue to work to attract local and Midwest developers. He reported that there are a lot of reasons to be hopeful for success.

Mayor Whaley asked them to offer the biggest challenge they saw. Mr. Budd said that the large housing projects are often complex and difficult to get everything lined up at the same time. He noted downtown has several large buildings that could be reused for housing, but as large projects will be challenging. He highlighted the Arcade, which is planned to be done in stages.

Karen DeMasi noted the need to raise private money for West Dayton since there are fewer private anchors to assist with the projects. She believes that well-developed strategies will help spur private support for the projects.

City Manager Shelley Dickstein said it would be important to share our successes and set reasonable expectations for future successes. She noted that it would take a long period to achieve the successes desired, given the large area being addresses.

Commissioner Christopher Shaw commented that there was a need to tell the community about the successes as they occur. He also asked about partnering with the VA Center.

Planning and Community Development Director Aaron Sorrell answered that staff was working with the VA Center staff mostly about reuse of the buildings on their campus and opportunities for growth for the National Cemetery. Mr. Sorrell noted that the VA had a lot of restrictions on their ability to invest off campus.

Mayor Whaley noted that both the VA Center on the west and Hospice of Dayton/Ohio's Hospice on the east are both assets that have to be very focused on their own campuses but are still strong anchors for their surrounding area.

Mr. Sorrell said staff was working with the VA on its upcoming sesquicentennial (150th anniversary) in 2017 and that VA Staff was working to make a visit to the VA Center more than just a visit to the doctor by providing other services and improving the grounds.

Commissioner Matt Joseph noted VA Medical Center Director Glenn Costie is a strong partner of the entire community and works hard to build those connections.

Commissioner Shaw noted that the Wright Brothers factory is an asset for the community. He also noted that the West wood neighborhood has a very high concentration of children with asthma and a child-centered health care facility is needed.

City Manager Dickstein reported that the City is supporting efforts on the Wright Brother factory redevelopment and was hoping for progress in the next few years.

Mayor Whaley noted that the new northwest branch of the Dayton Metro Library would be opening also.

Deputy City Manager Stanley Earley commented that the two upcoming Low-Income Housing Tax Credit (LIHTC) projects have been discussed and worked on for many, many years and that they take a long time to everything prepared for them. These projects are tough projects to accomplish.

Mayor Whaley noted that the senior housing project was very important for the city, in order to allow residents to have a variety of housing options as they age.

The Work Session concluded at 5:53 p.m.