

On Wednesday, May 10, 2023, at 8:32 a.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Mims called the meeting to order.

INVOCATION

Commissioner Shaw gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Mims led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken, and Mayor Mims, Commissioners Shaw, Fairchild and Turner-Sloss were present. The Clerk of Commission, Ms. Regina Blackshear and the City Manager, Ms. Shelley Dickstein, were also present.

Commissioner Shaw made a motion to excuse the absence of Commissioner Joseph from this week's City Commission meeting. Commissioner Fairchild seconded the motion. The motion was unanimously approved.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the May 3, 2023, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

There were no communications or petitions

SPECIAL AWARDS/PRESENTATIONS

Baker Benji's

Mayor Mims invited Mr. Benjamin Stuckey, Owner, Baker Benji's, to the podium for a community update on the grand opening and ribbon cutting of the full-service bakery.

Mr. Stuckey said that he has moved into the old Evans Bakery on Troy Street. He thanked the City of Dayton for the First Floor Fund which made his dream of a bakery possible. He said Baker Benji's is the only full-service bakery in old North Dayton. Mr. Stucky said the Grand Opening will take place on Saturday, May 20, 2023, 8:00 a.m. until 2:00 p.m. at 700 Troy Street. He said the first 25 people will receive one free donut or cupcake a month for a year.

Commissioner Turner-Sloss thanked Mr. Stuckey for his commitment to the community. She thanked Mr. Tepper for his work over the years to the community.

Commissioner Fairchild said he is grateful that this transition is happening. He welcomed Mr. Stuckey to the City of Dayton and wished him well.

Commissioner Shaw welcomed Mr. Stuckey and for taking the risk opening a new business. He thanked Mr. Tepper for his work.

Dayton Bike Yard

Mayor Mims invited Ms. Susan Vincent, Planner, Planning, Neighborhoods and Development, to the podium for a community update on the Dayton Bike Yard.

Ms. Vincent said the Grand Opening of the Dayton Bike Yard will take place on May 20, 2023, 11:00 a.m. until 3:00 p.m. at Welcome Park.

Ms. Vincent said the Dayton Bike Yard is free and open at Welcome Park in UD Arena. She said they changed the address of the park to help citizens find the park and encourage them not to park in the surrounding neighborhoods. Ms. Vincent said in 2020 they finished the design for the park, 2021 they celebrated the grand opening, 2022 they kicked off the full vision and 2023 is the Grand Opening.

Ms. Vincent said the total park investment is \$2.2M and the Bike Yard investment is \$1.8M which includes Issue 9 funding, private foundation support, private donations and CDBG allocations. She said they have a robust group of supporters, partners and companies that help with maintenance, activation of the park and marketing.

Ms. Vincent said they are creating a new website and the staff of Public Affairs have been coming on their own time to take pictures of events and activities occurring at the park. She gave an overview of what the park looked like before the transformation.

Ms. Vincent said they are keeping their promise to make the bike yard accessible to children in the neighborhood with free bikes, helmets, locks, and lights, for ages 8-17, with three educational sessions that took place from May 3-7, 2023.

Ms. Vincent said for more information she may be contacted at 937-333-3683 or at susan.vincent@daytonohio.gov.

Mayor Mims said he is excited about the vendors that helped with the purchasing of the new bikes.

Commissioner Turner-Sloss commended Ms. Vincent for her work in the organization and the community. She asked about the number of sessions.

Ms. Vincent said the Miami Valley Urban League and the Miami Valley Mountain Bike Association funds the program where there are three education sessions where children receive their free bike prior to graduation.

Commissioner Turner-Sloss asked if there is an opportunity for others to receive a bike.

Ms. Vincent said the goal is to get as many bikes in the hands of children as possible. She said they have 20 children per session and funding for the next three years.

Commissioner Fairchild said he is really excited about the program and said he hopes in the future they can do more than 20 children per year. He said he would like to help financially and possibly raise funds.

Commissioner Shaw thanked Ms. Vincent for her work and outreach.

Germantown Crossing

Mayor Mims invited Ms. Kiya Patrick, Vice President of Development, Greater Dayton Premier Management (GDPM), to the podium for a community update on Germantown Crossing.

Ms. Patrick said the Germantown Crossing project will be located at the former DayMont West site. She said it will be 50 new units of affordable housing. She thanked the City of Dayton for their investment and leadership in the project.

Ms. Patrick said the program started with a choice neighborhood grant from HUD in 2016 with three-year planning process which is still ongoing. She said the 2018 the Dayton City Commission adopted the plan which was incorporated into the West Dayton Neighborhood Vision. Ms. Patrick said West Dayton Neighborhood Vision housing was the top priority specifically to improve the quality of housing.

Ms. Patrick gave an overview of the planned area. She said the area encompassed five neighborhoods and Germantown Crossing will touch two of the neighborhoods Miami Chapel and Edgemont. She said redevelopment focuses on Desoto Bass Courts which is a 350-unit public housing development. Ms. Patrick said Desoto Bass Courts is the largest and oldest GDPM site.

Ms. Patrick said they will redevelop the site which is 48 acres in phases. She said they will demolish the units as they are funded for construction. She said the first phase will include 80 units which will be replaced by 50 units at Germantown Crossing. She said they will then construct 44 units once approved for funding. She said Germantown Crossing is being funded through a competitive funding award from the Ohio Housing Finance Agency which provides tax credits. She said they were allocated \$1.2M in tax credits that will generate \$10.3M in equity or cash. Ms. Patrick said 76 applications were submitted for funding and 31 were selected and they were the only award in Montgomery County.

Ms. Patrick said Invictus Development Group, Inc. which is a non-profit and Model Property Development LLC were selected as the developers. She said they will also serve as general contractors and TC Architects who are based out of the Akron, Ohio is the architect and will serve as the property owner and manager.

Ms. Patrick said the construction lender is Fifth Third Bank along with the Ohio Housing Finance Agency and the permanent mortgage will be issued through River Hills Bank.

Ms. Patrick said for more information citizens may go to www.housingdevelopment@gdpm.org.

Commissioner Turner-Sloss thanked Ms. Patrick for her work in the community which speak to the depth and wealth of her experience. She asked about the memorial for Mr. Cross the original architect.

Ms. Dickstein said they have mitigation that was approved by Shippo and they will be working with the neighborhood to capture any biographical sketches that would be significant to history around the model cities area.

Commissioner Turner-Sloss said she wanted to let citizen know they are not dismissing the claims and that they are making every effort to address those concerns.

Commissioner Turner-Sloss asked about the gap of the 256 units from the original 350 for Desoto Bass.

Ms. Patrick said they are only demolishing 80 units and when the other funding is approved, they will demolish the additional units. She said no residents will ever be displaced.

Commissioner Turner-Sloss asked how the projects at Germantown and Hawthorne will compliment Germantown Crossings.

Ms. Patrick said that construction was before her time; however, Model Construction is the construction company on this project. She said some of the resident services and coordination will likely be similar.

Commissioner Turner-Sloss asked if there are efforts to address blight that is across the street from the development.

Ms. Patrick said they work closely with the Land Bank that receive money from the state for demolition and part of the choice work leveraged resources to neighborhoods. She said they are very committed to devoting resources to that area.

Commissioner Fairchild thanked Ms. Patrick for her work and said having been a commissioner on the GDPM board he knows how difficult this work is. He said having the T.R.I.B.E. sitting behind her knowing one of the key needs for young expectant mothers is clean affordable housing.

Commissioner Shaw said what is going to happen with this site is inspirational. He thanked her for her work.

Mayor Mims said he did a lot of work with Model Cities, and this is the biggest monument to some of the work they did. He said this has been an eyesore for many years and he is happy see this work.

T.R.I.B.E.

Mayor Mims invited Ms. Amy Rebekah Chavez and Ms. Tamika Auster, to the podium for a community update on T.R.I.B.E.

Ms. Chavez said that she has been a doula for 20 years. She explained that a doula is someone that companions a pregnant person and the family from conception through postpartum. She said they represent what was lost around World War II when birth went from the home to the hospital. She said during that time the humanity and the family part of the birth was lost. Ms. Chavez gave an overview of her time as doula.

Ms. Chavez said T.R.I.B.E. is an intersectional and interdisciplinary network of perinatal and parent support professionals who are dedicated to offering a model of trauma-informed and healing-centered care in service to transforming the culture of birth and parent in their collective communities.

Ms. Chavez said they recognized the current models of perinatal and parenting support have centered profit over people, creating legacies of trauma, including maternal and infant health disparities for black and brown families. She said because they recognize perinatal trauma and the maternal and infant mortality crisis are deeply rooted in histories of system racism and sexism, They believe that is the responsibility of each individual perinatal and parenting support professional to critically examine the impact of race gender, class and power in the perinatal field and on the experience of parenting and to participate in training and communities of practice to do the work to be the change we wish to see in the perinatal field.

Ms. Auster said she is a registered nurse and a licensed labor and birth doula and a member of T.R.I.B.E. She said the Northwest Partnership Grant monies was used to provide wraparound

service for moms in the community. She said the pilot program began with seven moms and a team of doulas. She said each of the moms receive free prenatal massages, lactation and postpartum support, somatic therapy and birth photograph.

Ms. Auster said the grant supports moms in 45402, 45405, 45406, and 45417 neighborhoods and peer support for moms is at the local libraries. She gave an overview of the experience.

Commissioner Turner-Sloss thanked them for the work they are doing. She thanked them for raising the issue of housing and mothers suffering from lack of housing and how pregnancy, delivery and postpartum depression is around that issue.

Commissioner Fairchild thanked them for their work and said he was impressed with what they are doing. He said infant mortality rates tells how well we are doing as a society and the reality is they are not doing well. He said they are having a fundraiser on Saturday, May 13, 2023, 12:00 p.m. until 2:00 p.m. at Sueno Restaurant 607 E. 3rd Street.

Commissioner Shaw thanked them for their work and for sharing information that he didn't know.

ADDITIONS OR DELETIONS TO THE CALENDAR

The Clerk of Commission, Ms. Regina Blackshear said Ordinance No. 32038-23 was inadvertently left off the printed agenda. She said it will receive a second reading.

DISCUSSION OF CALENDAR ITEMS

Calendar Item No. 4. Outdoor Enterprise LLC- Award of Contract

The City Manager, Ms. Shelley Dickstein, said this will address blight and sidewalk issues at the Wright Factory site. She said it will be funded by CDBG funds.

Calendar Item No. 3. JM Enterprise, LLC dba Third Perk Coffeehouse & Wine Bar – Grant Agreement

The City Manager, Ms. Shelley Dickstein, said she is excited about the grant agreement that will be used in the Downtown Dayton area. She invited Ms. Juanita Darden, Owner, to the podium for comments.

Ms. Darden said she is excited to be a part of Downtown and West Dayton. She said she is looking forward to bringing the cuisine of Chef Mark Brown back to the area.

Ms. Darden thanked the Human Relations Council for their work with minority and women businesses and said it's because of their work that she was able to obtain her loan. She said she hopes other people be able to take advantage of those same processes.

REPORTS

1. Purchase Orders, Agreements and Contracts:

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

AVIATION

A1. ADB Safegate Americas Holding, Inc. dba ADB Safegate

Americas LLC (airfield signs, lighting and control equipment as needed through 12/31/23)

\$20,000.00

A2. Apex Mechanical Systems Inc. (annual boiler inspection including maintenance and repairs) **30,000.00**

FIRE

A3. Debra-Kuempel, Inc dba Emcor Services Automated Controls (heating, ventilation, and air conditioning (HVAC) preventative maintenance and repairs as needed through 12/31/24) **\$30,000.00**

A4. GroundsPRO LLC (grounds maintenance services as needed through 12/31/26) **780,000.00**

FIRE

B1. City of Hudson (one used fire ladder truck) **156,208.00**

B2. Waterways of Southwest PA, LLC (fire hose testing services as needed through 12/31/23) **11,730.00**

INFORMATION TECHNOLOGY

C1. CDW Government, Inc. (Knowbe4 cybersecurity training licenses) **32,317.00**

PUBLIC WORKS

D1. Best Equipment Company, Inc. -P0230199- (parts, supplies, and related items as needed through 12/31/23) **25,000.00**

D2. Best Equipment Company, Inc. – P0230946- (plastic refuse containers as needed through 12/31/23) **59,388.92**

-Depts of Aviation, Fire, Information Technology and Public Works.

Total: \$1,144,643.92

2. **Atlas Technical – Service Agreement** – to perform construction material testing in connection with the Salem Avenue Reconstruction Phase 3, Xenia Avenue Bikeway, Carr Street Reconstruction, Gettysburg Avenue Reconstruction, McCall Street Resurfacing, Madison Street Reconstruction, Great Miami River Trail West Phase 2, and the One-Stop Parking Garage Projects – Department of Public Works/Civil Engineering. **\$38,035.00**

(Thru 12/31/25)

3. **JM Enterprise, LLC dba Third Perk Coffeehouse & Wine Bar – Grant Agreement** – Dayton Recovery Plan to expand business operations at its West Dayton and Downtown locations - City Manager’s Office.

\$82,400.00

(Thru 12/31/26)

B. Construction Contract:

4. **Outdoor Enterprise, LLC – Award of Contract** – Wright Factory Site Recreation Paths and Sitework (25% HUD Section 3 Worker Labor Hours & 5% Targeted Worker Labor Hours Participation Goal) 25% HUD Section 3 Worker Labor Hours & 5 % Targeted Worker Labor Hours Participation Achieved) (Federal CDBG Funds) – Department of Planning, Neighborhoods and Development/Development

\$747,788.50

(Thru 05/31/25)

E. Other – Contributions, etc.:

5. **Joint Office of Citizens Complaints, Inc. – Other-** contribution agreement – Department of Planning, Neighborhoods and Development/ Director’s Office. **\$25,000.00**
(Thru 12/31/23)

CITIZENS’ COMMENTS ON CALENDAR ITEMS:

Citizen comments on calendar items were received from the following:

1. **Ms. Dawn Conway, 811 E. Fourth Street** – spoke in support of the Ordinance No. 32039-23-Officially renaming a portion of Banbridge Street.

APPROVAL OF CITY MANAGER’S REPORTS

Commissioner Shaw made the motion to approve the City Manager’s Reports. Commissioner Joseph seconded the motion. The City Manager’s Reports were approved with a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Shaw, Fairchild and Turner-Sloss.

LEGISLATION

EMERGENCY RESOLUTIONS – FIRST READING

Emergency Resolution No. 6723-23- Objecting to the Issuance of Liquor Permit No. 26312758455, Family Dollar Stores of Ohio, LLC dba Family Dollar Store 24040, 1130 N. Main Street, Dayton, Ohio 45405, and Declaring an Emergency.

Emergency Resolution No. 6724-23- Objecting to the Issuance of Liquor Permit No. 8798980, Taqueria Los Cabos LLC, 210 North Troy Street, Dayton, Ohio 45404, and Declaring an Emergency.

Emergency Resolution No. 6725-23- Objecting to the Issuance of Liquor Permit No. 26312758450, Family Dollar Stores of Ohio, LLC dba Family Dollar Store 23786, 2601 E. Third Street, Dayton, Ohio 45403, and Declaring an Emergency.

Emergency Resolution No. 6726-23- Objecting to the Issuance of Liquor Permit No. 26312758470, Family Dollar Stores of Ohio, LLC dba Family Dollar Store 23687, 3295 W. Siebenthaler Avenue, Dayton, Ohio 45406, and Declaring an Emergency.

ORDINANCE – FIRST READING

Ordinance No. 32039-23- Officially Renaming a Portion of Bainbridge Street from E. Fourth Street to the Northern Railroad Right-of-way to Engagement Lane.

The question being shall Ordinance No. 32039-23 be passed. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Shaw, Fairchild and Turner-Sloss. The Ordinance was passed.

RESOLUTION – SECOND READING

Resolution No. 6722-23- Declaring the Intention to Appropriate Real Property Interests in Parcels 11 WD&T, 13 WD&T, 14 WD&T, 15 WD&T, 16 T, 19 WD&T, 24 T, 25 T, 26 T, 27 WD&T, 28 WD&T, 29 WD&T, 30 T and 31WD1, WD2, T1 and T2 in Connection with the Wayne Avenue Widening Project.

The question being shall Resolution No. 6722-23 be adopted. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Shaw, Fairchild and Turner-Sloss. The Resolution was adopted.

Commissioner Turner-Sloss asked if the correspondence had gone out to the parcel owners. She asked if there was documentation to note they had been contacted.

Ms. Dickstein said the information went out as part of the application process.

THIS ITEM WAS ADDED

ORDINANCE- FIRST READING

Ordinance No. 32038-23- Amending and Repealing Various Sections of the Revised Code of General Ordinances Relating to the Zoning Code.

The question being shall Ordinance No. 32038-23 be passed. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Shaw, Fairchild and Turner-Sloss. The Ordinance was passed.

CITIZENS' COMMENTS

Citizen comments were received from the following:

1. **Mr. Christopher Lockett, Homeless** – spoke in support of the Minority Business Assistance Center (MBAC) remaining under the direction of the Human Relations.
2. **Bishop Richard Cox, 1453 Liscum Dr.** – spoke in support of the Minority Business Assistance Center (MBAC) remaining under the direction of the Human Relations Council.
3. **Rev. Merritt Worthen, 138 Wetherburn Dr.** – spoke in support of the Minority Business Assistance Center (MBAC) remaining under the direction of the Human Relations.
4. **Ms. Jennifer Schriber, 2 Mello Ave.** – made general comments and thanked the Dayton Commission for seeking mediation services.
5. **Mr. Matt Tepper, 702 Troy St.** - spoke in support of the First Floor Fund and the Benji's Bakery.

COMMENTS BY THE CLERK OF COMMISSION

The Clerk of Commission, Ms. Regina Blackshear, had no closing comments.

COMMENTS BY THE ACTING CITY MANAGER

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

COMMENTS BY THE CITY COMMISSION

Commissioner Turner-Sloss

Commissioner Turner-Sloss thanked staff and presenters for their work at today's meeting.

Commissioner Turner-Sloss thanked citizens and business leaders for their attendance at today's meeting. She said she has yet to get an answer on how not applying for the grant from the state strengthens their relationship with minority small and disadvantage businesses. She said with hope of the Dayton Area Chamber of Commerce picking up the mantle of operating MBAC.

Commissioner Turner-Sloss thanked Ms. Schriber for her comments and for acknowledging the different challenges of communication and for their efforts of mediation. She said this does not mean that that every vote or every decision will be unanimous because that is not the democratic way. She said there will be times when there will be disagreements but that does not mean they don't respect one another.

Commissioner Fairchild

Commissioner Fairchild thanked citizens for their attendance at today's meeting.

Commissioner Fairchild highlighted various event around the Montgomery County Health's Q Plus Youth Center, T.R.I.B.E. Fundraiser.

Commissioner Shaw

Commissioner Shaw said he is looking forward to the opportunity to move forward with the work of the Human Relations Council.

Commissioner Shaw thanked staff for their work at Air Camp at the Dayton International Airport.

Mayor Mims

Mayor Mims highlighted his attendance at Wright-Patterson Air Force Base and space camp. He highlighted job opportunities and qualifications for employment.

Mayor Mims recognized Meadowdale High School ROTC program.

Mayor Mims congratulated his granddaughter's participation in the National Gymnastics Competition. He said she placed 13th in the nation.

Mayor Mims said "this commission has been in place for 17 months. He said they had approximately 1,630 votes and had disagreements on approximately ten. He said that in no way reflects the fact that we're totally fragmented. He said as far as how they vote on issues, and he would surmise that those ten votes, they probably had an abstention or two with some personal business conflicts. He said he would seriously say the other votes were based on misinformation and ideas. He said it clearly does not represent the fact that they are totally fragmented.

Mayor Mims said in terms of how they vote some of our speakers may not understand. He said as they continue to move forward, it's his total commitment and belief that the work that they are doing to strengthen the support for the black businesses has been obvious. He said they are looking at ways to improve being one of the only cities in the state of Ohio still using a 45-year-old process. He said they are looking at ways to accelerate the work that they are doing, not just in certification, but also looking at the overall process as one that helps businesses sustain themselves, expands business, and expands their longevity and ability to be more profitable. Mayor Mims encouraged citizens to stay tuned because he guarantees that what they are doing would be more beneficial for the city as well as black and brown businesses.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:33 a.m.

Jeffrey J. Mims, Jr.
Mayor

Attest: _____
Clerk of Commission