



PAFR

POPULAR ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2022

2022

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A LETTER FROM THE CITY MANAGER

Dear Citizens of the City of Dayton:

The City of Dayton Finance Department is pleased to present to you the City's Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2022. The purpose of this report is to provide residents and businesses with information pertinent to the City's fiscal operations in a user-friendly format.

The financial information for this report has been taken from the 2022 City of Dayton Annual Comprehensive Financial Report. The annual report consists of detailed financial statements, notes and schedules as well as very detailed statistical information. The annual report was prepared in accordance with Generally Accepted Accounting Principles (GAAP) and audited by the public accounting firm Plattenburg & Associates. The City received an unmodified opinion on the audit, which means that no significant deficiencies were identified that required modification. The City's annual report can be obtained on the City's website at www.daytonohio.gov/277/Tax-Accounting-Administration. The City of Dayton's PAFR is presented on a GAAP basis and is derived from the 2022 audited financial statements.

The purpose of the PAFR is to provide our citizens with summarized financial data and as a means of increasing awareness and knowledge of the operations of the City. We feel that citizens deserve transparency when it comes to their tax dollars, and this report is designed to help assist you in gaining a better understanding of the City's resources and how we put your tax dollars to use.

Thank you for taking the time to read this year's report. As you review our 2022 PAFR, I invite you to contact the Finance Department at 937.333.3578 with any suggestions, questions or comments you may have.

Sincerely,



Kena Brown
Finance Director



Shelley Dickstein
City Manager

CONTACTING THE CITY

101 W 3rd Street; Dayton, Ohio 45402
937.333.3333 | www.daytonohio.gov
Office Hours: M-F, 8am-5pm



ELECTED AND APPOINTED OFFICIALS

FOR THE YEAR ENDED DECEMBER 31, 2022

ELECTED OFFICIALS

Mayor

Jeffrey J. Mims, Jr.

Commissioners

Matt Joseph
Chris Shaw
Darryl Fairchild
Shenise Turner Sloss

APPOINTED OFFICIALS

City Manager

Shelley Dickstein

Deputy City Manager

C. LaShea Lofton

Deputy City Manager

Joseph Parlette

Director - Aviation

Gilbert Turner

Secretary and Chief Examiner - Civil Service

Kenneth Thomas

Director - Office of City Commission

Torey Hollingsworth

Clerk of Commission - City Commission

Regina Blackshear

Director (Acting) Finance

Kena Brown

Director and Chief - Fire

Jeff Lykins

Director - Human Relations Council

Erica Fields

Director - Human Resources

Kenneth Couch

Director - IT

Jon Rike

Director - Law

Barbara Doseck

Director (Acting) - Procurement,
Management and Budget

Monica Jones

Dayton Municipal Clerk of Courts

Marty Gehres

Director - Planning & Community
Development

Todd Kinskey

Director and Chief - Police

Kamran Afzal

Director - Public Works

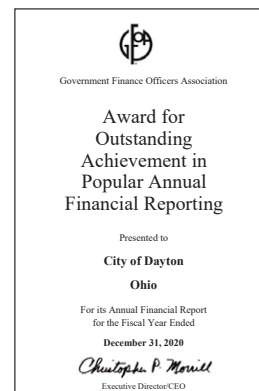
Fred Stovall

Director - Recreation & Youth Services

Robin Williams

Director - Water

Mike Powell



AWARD

The City received the GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting for 2020. The City has applied for the same award for 2021 and 2022.

ORGANIZATION OF THE CITY OF DAYTON

Updated 10/14/22



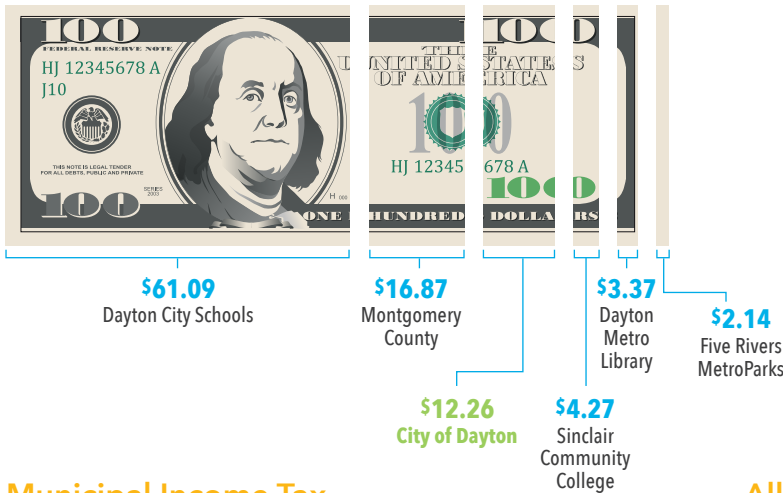
WHERE DOES THE MONEY COME FROM?

Primary sources of revenue come from income tax, property taxes, and charges for services.

Property Taxes – Where it Goes

Only a portion of your property taxes support City operations. The City receives approximately \$12.26 of every \$100 of property tax paid. The Dayton City Schools, Montgomery County, Sinclair Community College, Dayton Metro Library and Five Rivers Metro Park all receive a portion of the property tax revenue.

How \$100 of Property Tax is Allocated



Understanding Property Taxes

Property tax is based on the amount charged per \$1,000 worth of taxable property value, also known as ‘millage’. The County Auditor’s office handles the administration of property taxes in the State of Ohio, by collecting and distributing taxes paid to the appropriate jurisdiction.

The Annual Tax Impact of a \$100,000 Home in Dayton

Dayton City Schools	\$1,525.43
Montgomery County	\$424.87
City of Dayton	\$306.25
Sinclair Community College	\$110.18
Dayton Metro Library	\$84.12
Five Rivers MetroParks	\$61.18
Total	\$2,512.03

Municipal Income Tax

Income tax represents the largest source of revenue for the City. The City’s income tax rate is 2.5%. This rate includes a ¼ percent earned income tax approved by Dayton Voters on November 8, 2016 (Issue 9) for a period of eight years. Issue 9 funds, also known as “Your Dollars, Your Neighborhood”, have been used for park improvements, road resurfacing, Preschool Promise, increasing the number of police officers by 20 by 2024 and mowing vacant lots. This funding supports expanded service levels and new investments to enhance the quality of life and physical appearance of the City of Dayton and its neighborhoods. An interactive dashboard is available online at <https://civicplus.daytonohio.gov/YourDollarsYourNeighborhood/>

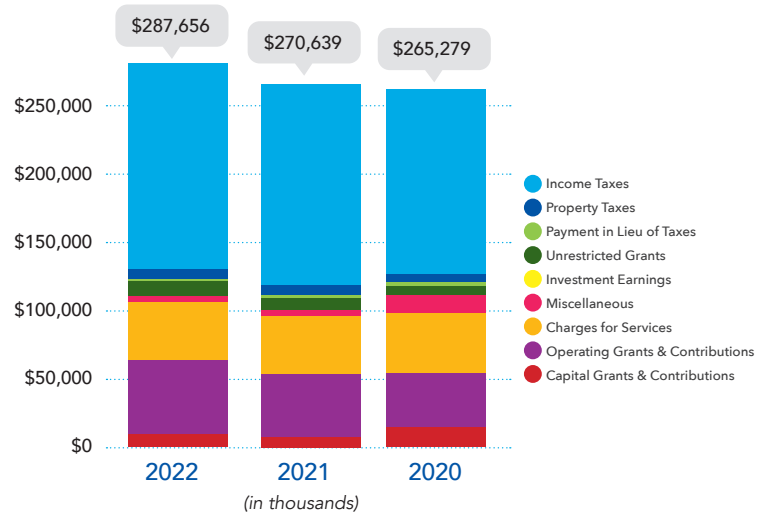
Income Tax Rates in Ohio

Cincinnati	2.10%
Cleveland	2.00%
Columbus	2.50%
Dayton	2.5%
Springfield	2.00%
Toledo	2.25%
Youngstown	2.75%

Income tax collections are comprised of three sources: taxes withheld from employees working in the City, taxes from individual residents, and taxes on the net-profits of business doing business within the City. Employer withholding payments have made over 84% of the income tax revenue collected over the past 5 years.

All Governmental Revenues

The City is dependent on the resources that generate revenue to provide the different services that our residents receive. Below is a three year comparison of the governmental activity revenue by source and additional detail on the most significant sources of revenue.



Income Tax Collections

	2022	2021	2020	2019	2018
Withholding Accounts	\$128,338,623	\$123,807,815	\$117,350,299	\$116,866,344	\$115,647,959
Individual Accounts	\$4,235,699	\$5,011,497	\$4,777,189	\$5,047,544	\$5,036,463
Business Accounts	\$23,322,251	\$17,462,062	\$13,249,791	\$13,613,089	\$11,531,671
Total	\$155,896,573	\$146,281,374	\$135,377,279	\$135,526,977	\$132,216,093

WHAT ARE THE CITY'S FUNDS USED FOR?

Government Wide Financial Statement Expenses

The City provides a full range of basic governmental services that include police, fire and emergency medical, street, alley, bridge, and park maintenance, waste collection services, recreation, park services, community planning and engagement and economic development, building and housing inspection, and a municipal court system.

In addition, the City operates enterprise or business-type functions that provide water supply and treatment, sewer and stormwater maintenance, wellfield protection, wastewater treatment, airport services. The City workforce across all funds at the end of 2022 was 1,855 (full-time equivalent) employees.

The leadership and quality of life expenses include a variety of areas including recreation and youth services, the City Manager's Office, the City Commission Office, Procurement, Management and Budget and Finance.

Public Safety Expenses relate to the City's Police Department and Fire Department. The Police Department's mission statement is "through genuine community partnerships, utilizes comprehensive crime reduction strategies, supported by innovative technology, to provide effective and efficient service that enhances quality of life and safety for our community."

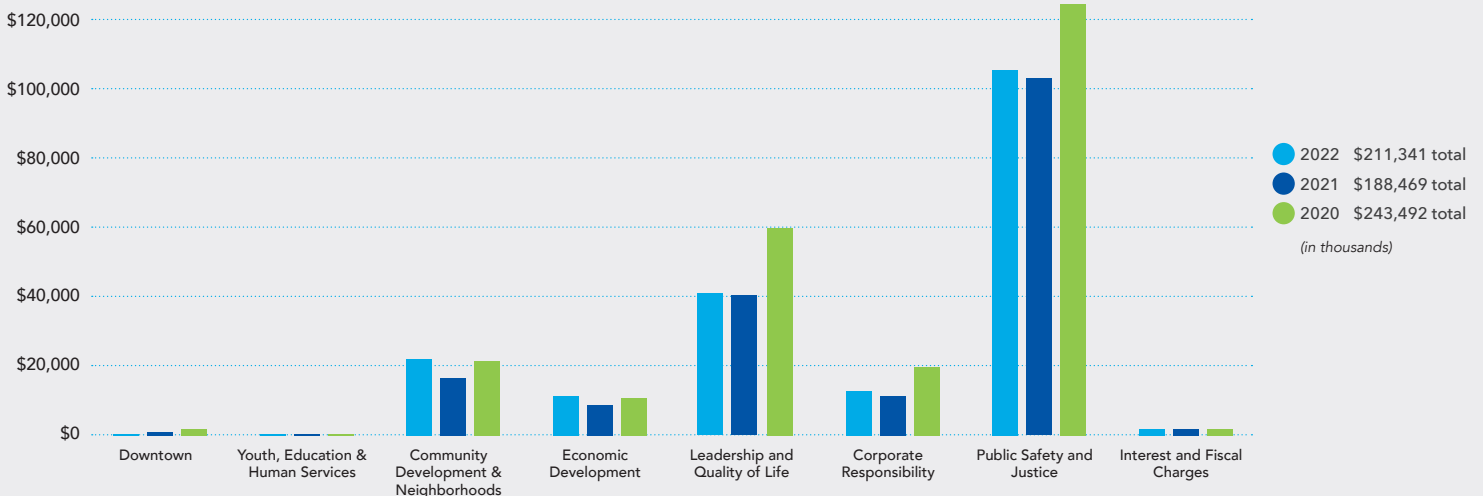
The Fire Department is responsible for fire suppression, rescue, and emergency medical services the citizens of Dayton 24 hours per day, 365 days per year. These services are delivered by 325 firefighters, paramedics, and emergency medical technicians operating from 12 strategically located fire stations. Four aerial ladder trucks, seven medics and seven engine companies make up the core of the fire suppression and rescue forces. The Emergency Services Division is the largest division of the Fire Department and is responsible for responding to over 39,000 emergency calls annually throughout the community.

The significant fluctuation in expenses is primarily due to the accounting treatment of the pension and OPEB asset/liability, as required by the Governmental Accounting Standards Board.

The City's community development and neighborhood expenses are used, in part, for demolition, nuisance abatement, parks and playground upgrades, along with other neighborhood and downtown initiatives. Expenses also include the department's operating expenses which include personnel and benefit expenses. The Department staff works closely with elected officials and citizens on the following boards: City Commission, City Plan Board, Board of Zoning Appeals, Landmarks Commission and the Community and Neighborhood Development Advisory Board. Operating grants used to fund community development and neighborhood projects include, Community Development Block Grant, Neighborhood Stabilization, HOME, and Emergency Solutions Grant programs.



All Governmental Expenses



GENERAL FUND ANALYSIS

The General Fund is the City's primary operating fund. It accounts for the majority of governmental activities personnel costs as well as the day-to-day operating expenditures. Very little capital expenditures come from the General Fund. The revenues and expenditures are presented in the charts below on the modified accrual basis of accounting, which is consistent with the Annual Comprehensive Financial Report. However, the City's financial system and budget is on a modified cash basis.

General Fund Revenue By Source - 3 Year Comparison

Over 79% of the City's General Fund revenue is derived from income tax property and other local taxes. Intergovernmental revenue was primarily from casino distributions, homestead and rollback reimbursements from the State of Ohio and local government fund distributions.

Revenues (Operating and Nonoperating)

	2022	2021	2020
Income, property and other taxes	\$166,870,819	\$160,617,750	\$146,883,564
Charges for services	\$29,300,991	\$28,302,335	\$25,900,996
Licenses and permits	\$3,663,840	\$2,983,918	\$2,257,013
Fines and forfeitures	\$3,862,866	\$3,979,634	\$1,702,624
Investment income	\$2,289,544	\$1,633,166	\$2,285,276
Special assessments	\$350,832	\$518,092	\$270,629
Intergovernmental	\$7,128,170	\$6,455,445	\$4,307,193
Other	\$(4,721,180)	\$2,362,292	\$9,178,298
Total	\$208,745,882	\$206,852,632	\$192,785,593

General Fund Expenditures by Function - 3 Year Comparison

The General fund is the main operating fund of the City and pays a significant amount of the personnel costs of City employees, as well as the day-to-day operating expenditures. Public safety is the largest category of expenditures, which includes the City's Police and Fire Departments. The Leadership and Quality of Life expenditure category is the second largest expenditure category, which accounts for over 14% of general fund expenses. These expenses include: City Commission, the City Manager's Office, Law, Human Resources, Finance, Recreation and Youth Services, and Information Technology.

Expenditures

	2022	2021	2020
Downtown	\$2,064	\$608,856	\$1,679,049
Youth, education and human services	\$33,683	\$53,647	\$49,999
Community development and neighborhoods	\$17,599,718	\$14,239,132	\$14,720,865
Economic development	\$6,894,139	\$6,489,547	\$9,667,465
Leadership and quality of life	\$26,968,848	\$26,784,126	\$26,378,153
Corporate responsibility	\$17,132,878	\$16,944,989	\$16,633,706
Public safety and justice	\$118,814,947	\$81,573,693	\$112,157,810
Principal retirement	\$280,113	-	-
Interest and fiscal charges	\$77,221	-	-
Total	\$187,803,611	\$146,693,990	\$181,287,047

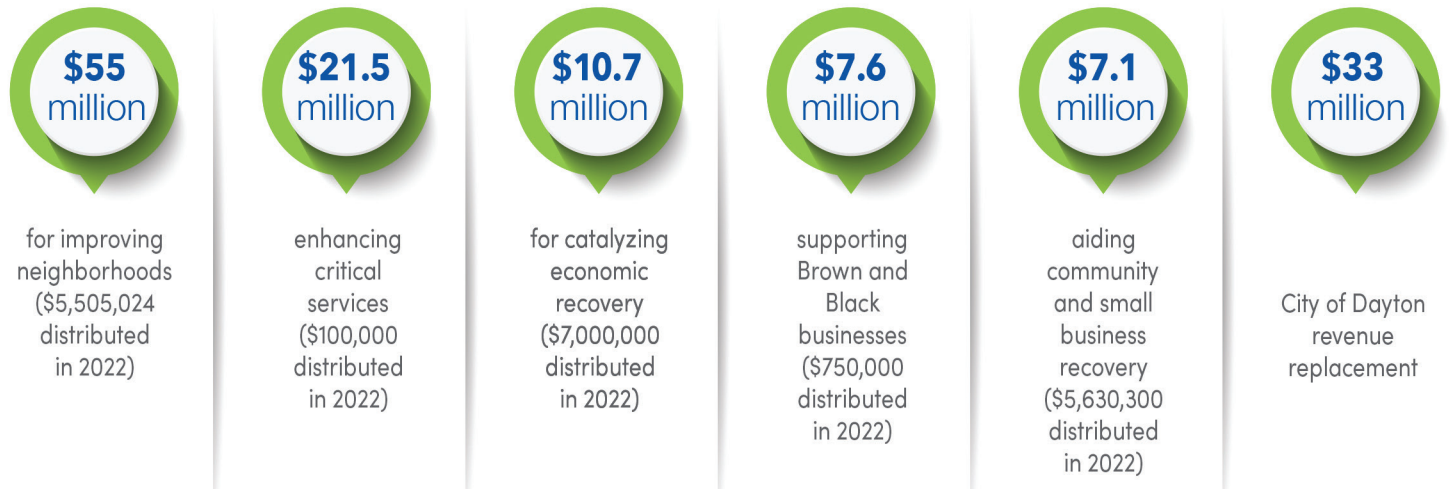
DAYTON RECOVERY PLAN

President Biden signed the \$1.9 trillion American Rescue Plan Act (ARPA) into law on March 11, 2021, which resulted in the city receiving \$138 million in federal relief funding. The funding is intended to stimulate recovery from the negative economic and health impacts of the COVID-19 pandemic. This \$138 million in funding represented the largest grant received in Dayton's history. At the City Manager's direction and community input, the Dayton Recovery Plan was established to guide the City's strategy for ARPA investments. The City Commission approved the ARPA legislation and adopted the plan on December 15, 2021. The Dayton Recovery Plan is a roadmap for Dayton's investment. The overall goal for the funding is to create long-term transformational and sustainable impacts in targeted areas, as well as special initiatives with impact citywide.

Projects and proposals were developed using a data-driven approach analyzing socioeconomic, health, and demographic data to make informed funding decisions. Plan priorities were identified following an extensive community input process. The Dayton Recovery Plan allocates \$138 million in funding to six priority areas which are included in the chart below:



Dayton Recovery Plan supports six priority areas



BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS

The City reported activity for four enterprise funds in 2022 - Aviation, Water, Sewer, Storm Water. Storm Water was classified as non-major fund in 2022. The following charts highlight the financial activity of the major enterprise funds for the past three years.



Aviation

Located near the "Crossroads of the America" - Interstates 70 and 75, the Dayton International Airport (DAY) provides air service to meet the needs of travelers to and from Southwest Ohio. DAY has a newly-improved state-of-the-art terminal that is served by 4 airlines with 16 nonstop destinations. The Department of Aviation capital improvements are funded through multiple sources including State grants and loans, Federal Grants, and Passenger Facilities Charges.

The Dayton International Airport's role as an economic generator is binary; to provide high quality, air service in and out of the Dayton Region and to develop key properties which attract potential tenants and jobs. DAY has over 500 acres of land zoned for development and airfield access with more than 80 acres of aircraft able ramps. In addition, there is existing hanger sites and room for future hangers and DAY is a United States Foreign Trade Zone.

Water and Sewer

The City of Dayton Water Department treats and pumps drinking water to over 400,000 people in Montgomery County and part of Greene County. Water is supplied to water treatment plants by the Miami and the Mad River Well Fields. Wells pump groundwater from the Great Miami River Buried Valley Aquifer. Dayton uses recharge lagoons to help maintain the water table and allow large wells to efficiently pump water to the water plants. Dayton has approximately 110 production wells. Each of these large wells can pump from one to four million gallons per day. Dayton maintains over 800 miles of water distribution pipelines, 740 miles of wastewater collection pipelines and 600 miles of stormwater lines. The current capital improvement program is a \$23,000,000 infrastructure reinvestment focused in the areas of water supply and treatment, distribution, water reclamation and storm water infrastructure.

Major Enterprise Funds

Revenues (Operating and Nonoperating)

	2022 (in thousands)	2021 (in thousands)	2020 (in thousands)
Water	\$58,747	\$59,338	\$59,352
Sewer	\$40,810	\$36,978	\$36,510
Dayton International Airport	\$27,323	\$31,948	\$39,234
	\$126,880	\$128,264	\$135,096

Expenses

	2022 (in thousands)	2021 (in thousands)	2020 (in thousands)
Water	\$51,564	\$40,046	\$57,270
Sewer	\$37,869	\$25,553	\$33,772
Dayton International Airport	\$38,496	\$31,903	\$40,728
	\$127,929	\$97,502	\$131,770

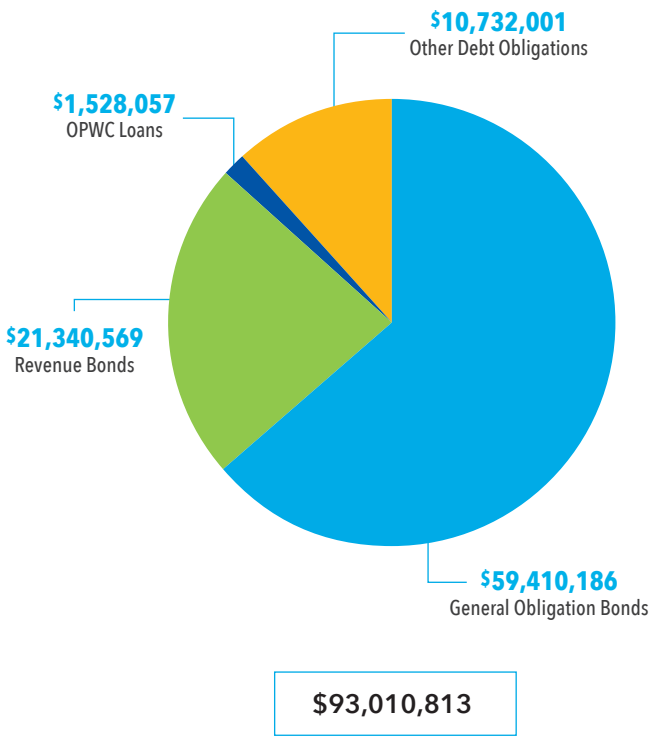
A LOOK AT THE CITY'S DEBT

Strong financial management has been a hallmark of the City of Dayton's administration for decades.

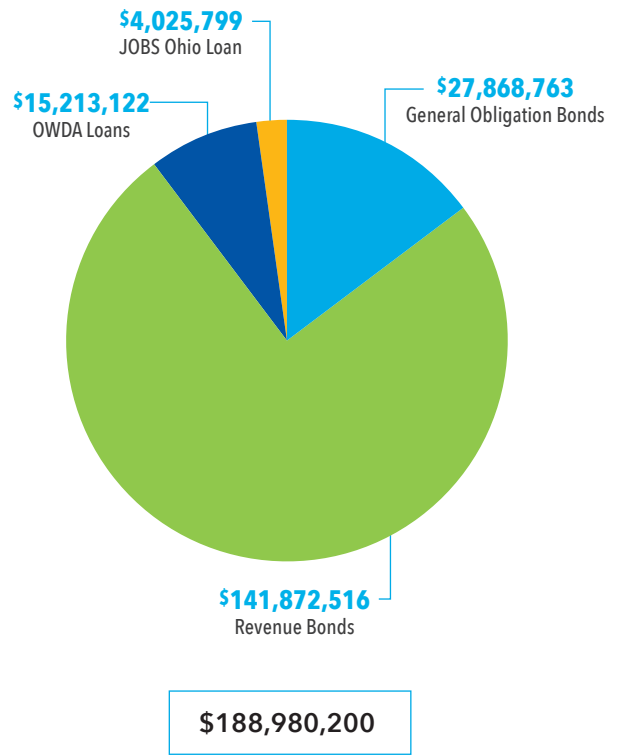
For the Fiscal Year 2022, Moody's Investors Service (Moody's) maintained Dayton's general obligation bond credit rating at Aa2 and our non-tax revenue debt rating at Aa3. Standard & Poor's (S&P) affirmed Dayton's general obligation bond and non-tax revenue debt credit ratings at AA. Moody's and S&P also retained their ratings of Aa2 and AA-, respectively, on both the water system revenue bonds and sewer system revenue bonds issued by Dayton. On March 16, 2023 S&P upgraded the City's underlying rating on its Airport Revenue Bonds to BBB+ from BBB. Fitch affirmed its rating on the outstanding airport revenue bonds at BBB. Overall, the announcements from all three rating agencies attest to the continued confidence in Dayton's financial management practices and long-term stability.

The City had the following governmental and business-type (enterprise) debt obligations at December 31, 2022:

Governmental Activities 2022



Business-Type Activities 2022



COMMUNITY AND ECONOMIC DEVELOPMENT INITIATIVES

Redevelopment often brings more than just a sign of economic health, but can often contribute to providing much-needed services to stabilize the neighborhood.

The City of Dayton entered 2022 with great optimism and reserved caution, as the City worked to understand the economic outlook post pandemic. Strong and proactive City leadership, in combination with economic stimulus, allowed the city to weather negative impacts during the height of the pandemic and end 2022 with revenues that performed better than expected. Recovery continued in earnest throughout the year as employees returned to the office, construction activity resurged in the community and many pre-pandemic activities resumed throughout the region.

In Downtown Dayton, we saw a return to gathering in person for festivals and more activity in public spaces and businesses, and a continuation of the positive momentum that revitalized the center city. Several major developments were either initiated or completed. Examples include:

Biltmore Tower

Built in 1929 as a hotel and now listed on the National Register of Historic Places, the \$20M renovation 230-unit affordable apartment building was completed in 2022. Biltmore is 17-story building on a 0.85-acre lot with a mix of 1- and 2-bedroom units, resident services and amenity spaces, and partially occupied ground-floor commercial.

City Forge and Ironworks Building

The 120-year-old building to serve as new headquarters for Brackett Builders and Moeller Brew Barn saw a full-scale renovation in 2022. The \$6.4M renovation married historic and modern finishes and the activation of outdoor spaces in the Webster Station Neighborhood.

Jaycee Tower

2022 saw the renovation of 204-units of senior affordable housing community constructed in 1972 consisting of 92 studio and 112 one-bedroom units set on 9.13 acres of land. The \$17M renovation included repairs to the building envelope, replacement of roof and windows, upgrades to building systems, apartment interiors, and the addition of community amenities.



“

Construction activity resurged in the community and many pre-pandemic activities resumed throughout the region.

Downtown Dayton Infrastructure

Saw several upgrades, through such projects as improved pedestrian crosswalks, a new mobile app for metered parking, while Link: Dayton Bike Share expanded its supply by adding 140 new electric bicycles. The first phase of downtown's [ArtWraps](#) enlivened downtown streets by wrapping utility boxes with original designs by area artists

The Dayton Arcade

This project continued to make progress on renovations while making several announcements for new tenets, including a new concept from Ghostlight Coffee and a new studio and recording space for radio station WYSO. Construction got underway on a new kitchen incubator planned for The Arcade, and up to 50 new offices and a new classroom were planned as part of an expansion of The Hub.

Fire Blocks

At the Fire Blocks development, construction continued on the Home Telephone (former Price Stores) building, The Century Bar opened its upstairs event space, and new deli and market Tony & Pete's opened on Third Street. New commercial spaces for the Fire Blocks include the Graphic Arts Building and Bird Coin Building. Developer Windsor Companies also began construction on the Grant-Deneau Tower at 40 W. Fourth St.



COMMUNITY AND ECONOMIC DEVELOPMENT INITIATIVES

(CONTINUED)

Dayton Convention Center

Construction got underway on the Dayton Convention Center's \$35 million renovation project, including enhancements and updates to the building's interior and exterior.

Sinclair College

Included a \$2.1 million renovation that brings the eLearning and Center for Teaching and Learning divisions under one roof and the addition of a new Innovation Lab, the announcement of a new nursing completion program, and applications opening for Sinclair's Workforce Development Division.

The Delco

Work is underway to turn the former Mendelsons liquidation outlet at 340 E. First Street into The Delco, a mixed-use building with residential space, office space, retail, restaurants, and a parking garage from developer Crawford Hoying.

Downtown continued to see its business community grow. Overall, 36 new businesses opened in 2022, including 25 new first floor businesses. In addition to retail and office development, 2022 continued to see sustained growth in Dayton's downtown housing market. According to data from the *Downtown Dayton Partnership's 2022 year-end report*:

- There are now 1,837 market-rate housing units in Dayton's urban core – a 79.6% increase since 2010.
- 469 new downtown housing units were still in the pipeline.
- Of those pipeline projects, 316 units were under construction.

Outside of Downtown, the Dayton International Airport campus continued to be a growing hub for logistics and manufacturing in the City of Dayton. **The Dayton International Airport** collaborated with Sinclair College and PSA Airlines to meet the growing need for aircraft mechanics. A new Aircraft Mechanic training center was designed that contains two classrooms, two lab spaces and a hangar. The new space will create the largest program capacity in the State of Ohio. The Airport also welcomed Sierra Nevada to the landscape. SD Hangar Partners and Sierra Nevada invested \$44M in the construction and development of a new hangar at the Dayton International Airport designed to maintain and repair military and other specialized aircraft.

The City's commitment to redevelopment in neighborhoods also gained momentum in 2022. The Planning, Neighborhoods and Development department, completed **Dayton Forward: 2040 Comprehensive Plan** which represented the first new plan in the City of Dayton since 1999. The plan replaces CitiPlan Dayton: The 20/20 vision, and includes new future land use maps and principles, incorporates previously adopted plans such as Neighborhood Vision Plans and Riverfront Master Plan. The plan offers a web-based functionality allowing easier access to use, update and ability to translate.

Located in the Miami Chapel neighborhood, with \$300K from the City, the Economy Linen project yielded a \$20M new state-of-the-art laundry facility for healthcare and hospital linen rental and laundry services. It will supplement Economy Linen's existing operation at 80 Mead St. in Dayton, further extending the company's reach in the local area.



In 2022, **Five Rivers Health Centers**, a non-profit healthcare center, opened a \$34M facility with 88 exam and procedure rooms, drive-through pharmacy, community space, and on-site laboratory and X-ray machine. \$500K from the City of Dayton will help the center partner with residents in managing preventive health care, not just its immediate medical care.

W. Social Table and Tap received \$350K in City funding and leveraged an additional \$2.1M in private development with the development of Dayton's first food hall in Wright Dunbar. The social space cultivates a sense of community by bringing local small businesses to an area that is otherwise a food desert. It creates a space where the neighborhood can gather and socialize.

Triangle Dog Park opened in July 2022 and includes 4 acres in area, 1000' walking path, resurfaced parking lot with ADA access, upgraded water fountains, and renovated bathrooms.

In the last four years, the Edgemont neighborhood has seen significant activity. The Greater Edgemont Community Coalition (GECC) has taken the **Edgemont Solar Garden** from a small operation with a few garden beds to a robust urban farm and community hub. With the help of CityWide Development, new partnerships have been formed with Central State University through their Incubator Farm Program and with Five Rivers Health Centers and their new Edgemont Campus.

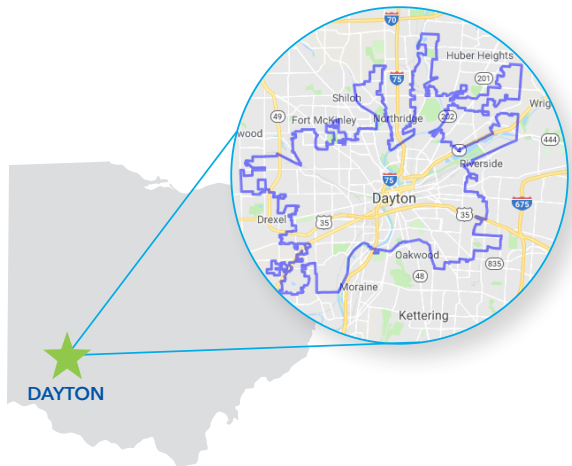
Dayton neighborhoods continued to see improvements in their physical appearance through the expanded service levels and investments provided through Issue 9, now known as **"Your Dollars, Your Neighborhood."** The program supported by the 0.25 percentage point increase to the City's income tax rate passed by voters in 2016 provided for infrastructure improvement in every community, including demolition of vacant structures, various park improvements, residential resurfacing in several neighborhoods, and the return to curbside leaf pickup.



COMMUNITY PROFILE

The City of Dayton is the sixth-largest City in the State of Ohio and serves as the county seat for Montgomery County, Ohio. The City is 56.7 square miles and is located within Ohio's Miami Valley region, with a population of 137,644 (from the 2020 Census). Dayton was incorporated in 1805 and chartered as a City in 1841. The City was named after Jonathan Dayton, a captain in the American Revolutionary War who signed the United States Constitution and owned a significant amount of land in the area. Dayton is known as "Gem City". It is also the hometown of the Wright brothers, and is also known as the birthplace of aviation. Today, the City is driven by aerospace technology, advanced manufacturing, abundant natural resources and a rich cultural heritage.

The Dayton City Commission is comprised of the Mayor and four Commissioners. Each City Commission member is elected at-large on a non-partisan basis for four-year, over-lapping terms. All policy items are decided by the City Commission, which is empowered by the City Charter to pass ordinances and resolutions, adopt regulations and appoint the City Manager. Dayton was the first large American city to adopt the city manager form of municipal government, in 1913.



BOARDS, COMMISSIONS & COMMITTEES

The City of Dayton encourages citizens to participate in their government and decision-making on community issues. One way to participate is to serve on a board or commission as an unpaid member. The time commitment to serving on a board or commission varies from a few hours a week to a few hours a month. If you are interested in serving on a board, submit an application, located on the City's website at <https://www.daytonohio.gov/164/Boards-Commissions-Committees>

For information: Contact the City Commission Office at 937.333.3636.

- Board of Tax Review
- Board of Water and Sewer Charge Appeals
- Board of Water and Sewer Charge Review
- Board of Zoning Appeals
- City Plan Board
- City-Wide Development Board of Trustees
- Civil Service Board
- Community Appeals Board
- Dayton Board of Building Appeals
- Environmental Advisory Board
- Greater Dayton Premier Management
- Greater Dayton Regional Transit Authority
- Greater Downtown Priority Land Use Board
- Housing Appeals Board
- Human Relations Council
- Joint Office of Citizens - Ombudsman
- Landmarks Commission
- North Central Priority Land Use Board
- Northeast Priority Land Use Board
- Port Authority
- Preschool Promise Board
- Procurement Enhancement Program Oversight Committee
- Sister Cities Committee
- Southeast Priority Land Use Board
- Special Improvement District Committee
- Use of Force Committee
- Welcome Dayton Committee
- West Dayton Development Trust Fund Advisory Board
- West Priority Land Use Board



CITY OF DAYTON
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