

## Pace of development grows citywide

**P**rivate and public investment are driving new construction and redevelopment in neighborhoods, along key corridors and in downtown Dayton, with many housing, commercial and institutional projects underway.

Through partnerships and leveraging special resources including Dayton Recovery Plan funding, the City of Dayton continues to play a key role in the development activity.

In addition to construction and

redevelopment of buildings, projects such as neighborhood branding, district/corridor beautification, and street modernization are boosting the appearance and appeal of streetscapes while supporting economic development. These projects are accomplished in cooperation with community partners including neighborhood associations and businesses.

### Dayton Recovery Plan

Through 2024, the Dayton Recovery Plan dedicated about \$12.8 million to supporting new housing

development by private and non-profit developers. The \$138 million framework for transformative investment results from Dayton's share of federal American Rescue Plan Act funds. Plan priorities include housing development/renovations/repairs, small business support, and neighborhood infrastructure enhancements (such as curbs and sidewalks). To see the latest and cumulative investments in the priority areas, go to [DaytonOhio.gov/DRP](http://DaytonOhio.gov/DRP).

Development continued on pg. 7 →



Edgemont Neighborhood Branding

### By the numbers: Development and investment

#### 2024–Completed projects

Private investment: **\$337,339,000**

Public investment: **\$27,661,000**

Private/Public investment ratio: **\$12/\$1**

Housing units completed:  
Affordable, **227**; Market-rate, **149**

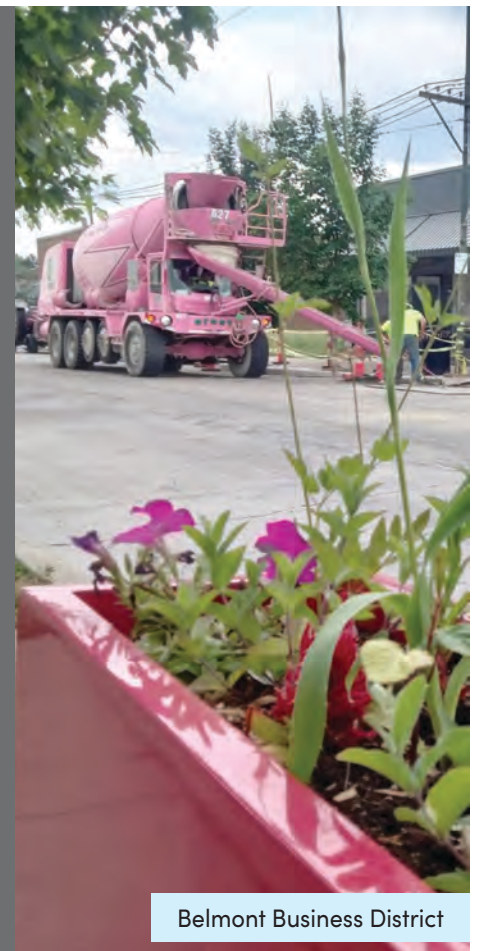
Jobs pledged by employers:  
New, **729**; Retained, **594**

#### 2025/2026– Current and planned projects

Private investment: **\$592,600,000**

Public investment: **\$47,400,000**

Private/Public investment ratio: **\$13/\$1**



Belmont Business District

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# Dayton Rec: Fitness, fun and learning



## Swim Lessons

Northwest Recreation Center  
Tuesdays through Aug. 19

5:30 p.m. - Parent/Child and Preschool Level 1  
6 p.m. - Youth Level 1 & 2  
6:30 p.m. - Youth Level 3 & 4  
7 p.m. - Youth Level 5 & Adult

Saturdays through Aug. 23

10 a.m. - Parent/Child and Preschool Level 1  
10:30 a.m. - Youth Level 1 & 2  
11 a.m. - Youth Level 3 & 4  
11:30 a.m. - Youth Level 5 and Adult

Lohrey Recreation Center  
Fridays through Aug. 29

5:30 p.m. - Parent/Child and Preschool Level 1  
6 p.m. - Youth Level 1 & 2  
6:30 p.m. - Youth Level 3 & 4  
7 p.m. - Youth Level 5 and Adult

Saturdays through Aug. 23

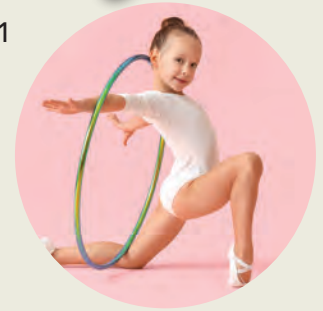
10 a.m. - Parent/Child and Preschool Level 1  
10:30 a.m. - Youth Level 1 & 2  
11 a.m. - Youth Level 3 & 4  
11:30 a.m. - Youth Level 5 and Adult

## Gymnastics

Thursdays through Aug. 28  
5:30 - 6:15 p.m. - Youth Level 1  
6:15 - 7 p.m. - Youth Level 2  
7 - 7:45 p.m. - Youth Level 3

Saturdays through Aug. 23

11 a.m. - Parent and Me  
11:30 a.m. - Preschool Level 1  
Noon - Youth Level 1



## Special Events

July 26 - Rec Your Hood (Residence Park), 1- 4 p.m.,  
Residence Park, 414 Elmhurst Rd., 45417

Aug. 9 - Rec Your Hood (Shroyer Park), 1- 4 p.m.,  
Horace Mann Elementary, 715 Krebs Ave.

## Sports

Youth NFL Flag Football League - Register through  
Aug. 23, Play Sept. 2-Nov.8

Youth Tennis League - Register through Aug. 2, Play  
Aug. 11-Oct.3

Women's Basketball League - Register through Aug.16,  
Play Aug. 30-Oct.18

## Recess After School

Free after-school program. Registration begins Aug.1;  
program starts Sept. 2

*For information on these and other programs call 937-333-8400. Registration for most programs is available at [daytonrec.com](http://daytonrec.com).*

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from conflict to conversation



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### City Commission

937-333-3636

Mayor Jeffrey J. Mims, Jr.

### Commissioners

Matt Joseph

Chris Shaw

Darryl Fairchild

Shenise Turner-Sloss

### City Manager

Shelley Dickstein

937-333-3600

[cityhall@daytonohio.gov](mailto:cityhall@daytonohio.gov)

### Customer Services

Service Requests

937-333-4800

Download/use the  
Dayton Delivers app

### Water/Utility Billing

937-333-3550

[PayDaytonWater.com](http://PayDaytonWater.com)

### Building Permits/ Inspection

937-333-3883

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# New policy aims to strengthen housing code enforcement, support property owners

Department of Planning, Neighborhoods & Development

In an effort to improve neighborhood conditions and promote responsible property ownership, the City of Dayton has implemented a new housing code enforcement civil prosecution policy through its Division of Housing & Inspections. The policy emphasizes compliance and community support over punishment and fines.

## Focus on compliance, not revenue

The primary goal of the updated enforcement process is to encourage voluntary compliance with housing codes rather than generate revenue from violations. Property owners, tenants, and property managers within Dayton are all subject to the policy, but the enforcement will primarily focus on property owners—especially in cases involving blight, public safety issues, or repeated violations.

## Step-by-step enforcement process

### 1. Civil penalty warning notice -

First-time violations or infractions with no prior issues in the past 12 months receive a warning notice. This allows property owners a 10-day window to correct issues without penalty.

**2. Civil citation** - If violations are not corrected after the warning period, a citation is issued. It includes details of the violation, applicable fines, and photo documentation. Repeat violations may result in separate citations for each offense.

**3. Fines and penalties** - Fines escalate if non-compliance continues. After 15 days penalties increase, and unresolved cases may be forwarded to the Montgomery County property tax bill if unpaid for more than 60 days.

## Support for low-income property owners

Understanding the challenges faced by disadvantaged residents, the City will proactively refer low-income property owners to resources and assistance programs. This ensures that enforcement does not become a burden for those already facing hardship.

## Dispute resolution and hearings

Anyone cited has the option to request an administrative hearing to contest the citation or seek a reduction in fines. These hearings offer a chance to

present mitigating circumstances and explore available support from partner agencies.

## Accountability for all responsible parties

While property owners are the main focus of enforcement, tenants and property managers can also be held accountable when appropriate. The City retains the right to apply civil or criminal penalties in cases involving significant blight, zoning violations, or health and safety hazards.

## A balanced approach

This policy reflects a balanced approach to code enforcement—firm yet fair, with a focus on improving community standards while offering support to those in need. By emphasizing responsibility and providing pathways to compliance, the City of Dayton continues to build stronger, safer neighborhoods for all residents.

For more information or to view the complete policy go to [daytonohio.gov/housingandinspections](http://daytonohio.gov/housingandinspections) or contact the Division of Housing & Inspections at 937-333-8645.

Mayor Jeffrey J. Mims, Jr., met recently with members of the Dayton Public Schools Student Senate to hear their ideas about Dayton's future and the Peace Campaign now underway across the city. Mayor Mims and the students discussed solutions to youth violence, careers, and community service.

For more information on the Peace Campaign, go to [DaytonPeace.org](http://DaytonPeace.org).



# Firehouse Eats: Where service meets spice

Between sirens, service calls and station life, the Dayton Fire Department also knows how to throw down in the kitchen. That's what inspired me to create and launch Firehouse Eats—a video series where I get to hang out with our crews, learn their favorite recipes, and highlight the flavors (and personalities) that fuel our firehouses.

When I first pitched the idea to the Office of Communications and Public Affairs, I wanted to create something light-hearted and humanizing, something that showed our firefighters not just as first responders, but as people. Food felt like the perfect way to do that. Everyone has a go-to recipe, and behind each one is a story, a memory, and a fire safety tip. Firehouse Eats is my way of telling those stories, connecting our City staff and residents through shared meals and shared moments.

For episode one, we kicked things off with the ultimate crowd-pleaser: grilled chicken tacos packed with all of the classic toppings and whipped up by Company 2's Firefighter/Paramedic Kincaid. He also served up some grill fire safety tips. Episode 2 brought in a sizzle as Company 4's Firefighter/Paramedic Berg not only reminded us to unplug our appliances and be safe in the kitchen, but also prepared hot honey chicken, sides, AND dessert!

Next, Company 10's Firefighter/Paramedic Gilbert cooked up a delicious soup and salad combo while safely maneuvering the stove. Episode four took us to Dayton International Airport where Firefighter/Paramedic Desmarais showed how to cook Chicken Riggies and shared some information about the differences of working at the Airport versus a station in the city.

I've been passionate about Firehouse Eats since it was just an idea scribbled in my notebook. After spending a week with the incredible crews of the Dayton Fire Department two years ago, I knew there was something special about the



Firefighter/Paramedic Kincaid of Company 2 prepares the key ingredient for grilled chicken tacos.

way food brought people together at the station. I wanted to capture that—those in-between moments of service where camaraderie, laughter, and a solid, home-cooked meal are just as vital as gear and grit. Creating this series has been one of the most rewarding projects I've worked on throughout my time as a McIntosh scholar so far. It's equal parts storytelling, community connection, and culinary adventure—and getting to highlight the personalities, talents, and traditions of our firefighters has been an absolute joy.

There are still more firehouses to visit, and maybe even some sweet recipes in the mix. I'm always looking for dishes

that tell a story and crews that are up for some kitchen fun. If you're hungry for more, you can catch every episode of Firehouse Eats at [daytonohio.gov/firehouseeats](http://daytonohio.gov/firehouseeats). Pull up a chair—you're invited.



*Gabby Davis is a W.S. McIntosh Intern currently working at the City of Dayton Office of Communications and Public Affairs. She is an undergraduate honors student studying Public Relations and Marketing at the University of Dayton.*

# Fast facts: City dashboards have the data



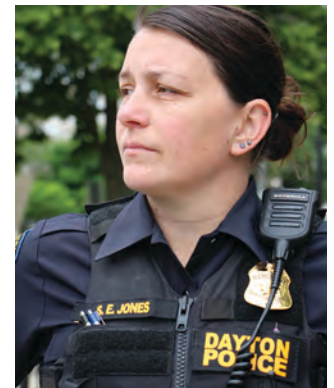
## Issue 6: Your Dollars, Your Neighborhood

In March of 2024, Dayton voters overwhelmingly approved Issue 6, an eight-year renewal of a 0.25% earned income tax supplementing the City's existing 2.25% earned income tax. Revenues generated fund essential services including police, fire/EMS, street maintenance/resurfacing, and parks maintenance, as well as special support for housing initiatives and citywide preschool programs. A recently launched online dashboard tracks Issue 6-related City spending on these priorities—go to [daytonohio.gov/YDYN](http://daytonohio.gov/YDYN).



## Transparency is a priority

In addition to the new data dashboard especially for the Your Dollars, Your Neighborhood program, the City of Dayton offers a number of data-driven platforms to help inform the community about how the City accomplishes sound financial management while meeting service and policy priorities. To find dashboards dedicated to the City budget, the Dayton Recovery Plan, housing conditions, policing transparency, and others, go to [daytonohio.gov/transparency](http://daytonohio.gov/transparency).



## Electric aggregation: Save money, go green

Since May of 2021, the City of Dayton has partnered with the Sustainable Ohio Public Energy Council and AEP Energy to provide 100% renewable electricity to residents through an electric aggregation program. This initiative helps residents save money on utility bills while supporting clean energy.

Participants have saved a net average of \$100 to \$150 yearly since the program began. The City has renewed this successful program through May 2026 to continue delivering cost savings and environmental benefits to the community.

### Lower rates, cleaner energy

Electric aggregation rates are competitively priced and are expected to remain lower than AES Ohio's standard offer. Beginning this year,

aggregation customers will see the rate drop from 9.56 cents per kilowatt-hour to 8.71 cents—still below the AES Ohio standard rate of 9.45 cents. That means continued savings and reduced carbon emissions.

### How it works

Dayton residents on AES Ohio's default supply rate are automatically enrolled in the aggregation program—no action is needed to benefit. However, if you're on a separate supply agreement, you will not be automatically included. Participation is completely voluntary, and you can opt out at any time without penalty. You also remain free to shop for other energy supply options if you choose.

### How to confirm you're enrolled

To see if you're part of Dayton's electric aggregation program, check



your most recent AES Ohio bill dated after June 2025. On page two, under "Supply Charges," it should list "**AEP Energy at 0.0871...**" or a similar rate. If not, you're not currently enrolled.

To join or re-enroll, call AEP Energy's Customer Care Center at **1-877-648-1937**. For full program details, visit [daytonohio.gov/power](http://daytonohio.gov/power).

## Catching up with DAY



Your Dayton International Airport (DAY) has exciting updates to share for summer. Here's the latest:

### Expanded flight service

Chicago dual service - American Airlines is now offering enhanced service to Chicago O'Hare International Airport. Since April, passengers have enjoyed the option to upgrade to first class when flying to, from, or beyond Chicago.

Expanded Denver service - United is now flying DAY to Denver on new, larger aircraft. Flights will accommodate up to 128 passengers, thanks to the Airbus A319's larger size and seating capacity.

### Airport modernization and investment

Passenger bridges - Six new aircraft boarding bridges in Concourses A and B will be installed to enhance passenger experience and airport operational efficiency.

Infrastructure supports jobs - A City of Dayton grant agreement with Sierra Nevada Corporation will be used to improve the airport's northwest ramp area and advance SNC's ability to operate at its massive aircraft maintenance and modification hangars (two already in use and two under construction).

### Thousands register for parking service

In March, DAY and Metropolis partnered to provide a technology platform for a more seamless parking experience. Over 17,000 customers have enrolled so far! The new parking system includes checkout-free payment, with drive-in/drive-out access by using a smartphone app. Find more information at [FlyDayton.com/Parking](http://FlyDayton.com/Parking).

## Water: Summer tips and updates

Temperatures are heating up in Dayton! The Department of Water has summer water tips as well as a few updates on in-progress projects.

### Soak up summer, save water

Help your yard beat the heat while making the most of your water:

- Water early in the day. It helps your plants and lawn soak up as much water as possible while preparing them for the hottest parts of the day.

- Water the roots, not the leaves. This helps your plants stay healthy without excess water on their leaves, which can lead to disease, as well as wasting water.

- Overwatering your grass can hurt your lawn. Check if your grass needs water by pushing your hand or foot into the grass. If the grass doesn't spring up quickly afterward, then it needs water.



### Broadway Station renovation

The exterior of a nearly 100-year-old sanitary pump station received a facelift early this spring. The Broadway Pumping Station, located in the Edgemont neighborhood, was built in 1929 and benefitted from recent upgrades to its exterior. Interior improvements are undergoing evaluation as well.

### Know Your Pipes!

The Department of Water is asking residents to submit information on their water service line material. This information will help create a Service Line Inventory to support efforts to replace all lead service lines in the Dayton community. Take the 5-minute survey at [daytonohio.gov/KnowYourPipes](http://daytonohio.gov/KnowYourPipes). Questions? Call Dayton Water at 937-333-3725.



# Investment drives development citywide



Construction of a market-rate single family home is underway on West Second Street in the Wolf Creek neighborhood. More than two dozen homes are under construction or planned for the neighborhood. Rendering: County Corp.

The Centre City Building, Dayton's oldest skyscraper, is slated for redevelopment in 2025 and 2026. The \$100-million-plus project will include over 200 apartments (mostly affordable units) and ground-level retail space. Pre-development work including asbestos removal is now underway by the Montgomery County Land Bank, with development to be managed by the team responsible for renovation of the historic Dayton Arcade. The Dayton Recovery Plan is supporting the project. Photo: National Register of Historic Places.



The HoM Flats, by Magnus Capital Partners, will offer over 200 "workforce housing" units near the intersection of North Main Street and Forest Avenue (site of the former Julianne High School). The Northwest Dayton Development Fund administered by the City of Dayton is contributing to the residential project. Work is getting underway in mid-2025.



Groundbreaking for the first of many structures proposed for the 38-acre OnMain development (site of the former Montgomery County Fairgrounds) is set for the intersection of South Main and Stewart Streets. The "Think Dayton" building will be a 120,000-sq.-ft., five-story structure designed to house a digital transformation center (the second of the state-funded Ohio Innovation Hubs). The City of Dayton is funding construction of site infrastructure.



## Levitt Pavilion Dayton: Free music, vibrant community

Located in the heart of downtown, Levitt Pavilion Dayton is a nonprofit outdoor music venue dedicated to building community through the power of free, live music. The 2025 Eichelberger Season of free concerts is now underway, promising another unforgettable summer of music under the stars. From soulful R&B to high-energy rock and global rhythms, the lineup offers something for everyone. Concertgoers will enjoy a welcoming atmosphere and the chance to connect with neighbors through shared musical experiences. Join us on the lawn and experience the rhythm of Dayton—one free concert at a time!





### Cool down with a splash

The City of Dayton operates seven splash pads providing a fun way for residents of all ages to stay cool. They are open every day from noon to 8 p.m. through Aug. 31 at these locations:

- Fairview Park, 2262 Elmore Ave.
- Five Oaks Park, 329 Five Oaks Ave.
- Mallory Park, 3037 Germantown St.
- McIntosh Park, 882 W. Riverview Ave.



- Stuart Patterson Park, 238 Baltimore St.
- Walnut Hills Park, 2300 block of Wayne Ave.
- Washington Park, 3620 E. Second St.

### Get news your way

You can get news updates emailed directly from the City of Dayton—your way. Choose the topics and frequency you prefer. Go to [daytonohio.gov/DaytonExtra](http://daytonohio.gov/DaytonExtra) to subscribe to the Dayton Extra newsletter. You can change your preferences or cancel at any time.

### Waste Collection reminders made easy



The Dayton Collects app sends brief weekly notifications about collection days (no more wondering “Is this recycling week?”), plus

special notices about schedule changes resulting from holidays. Just go to the App Store or Google Play to download the free app.

