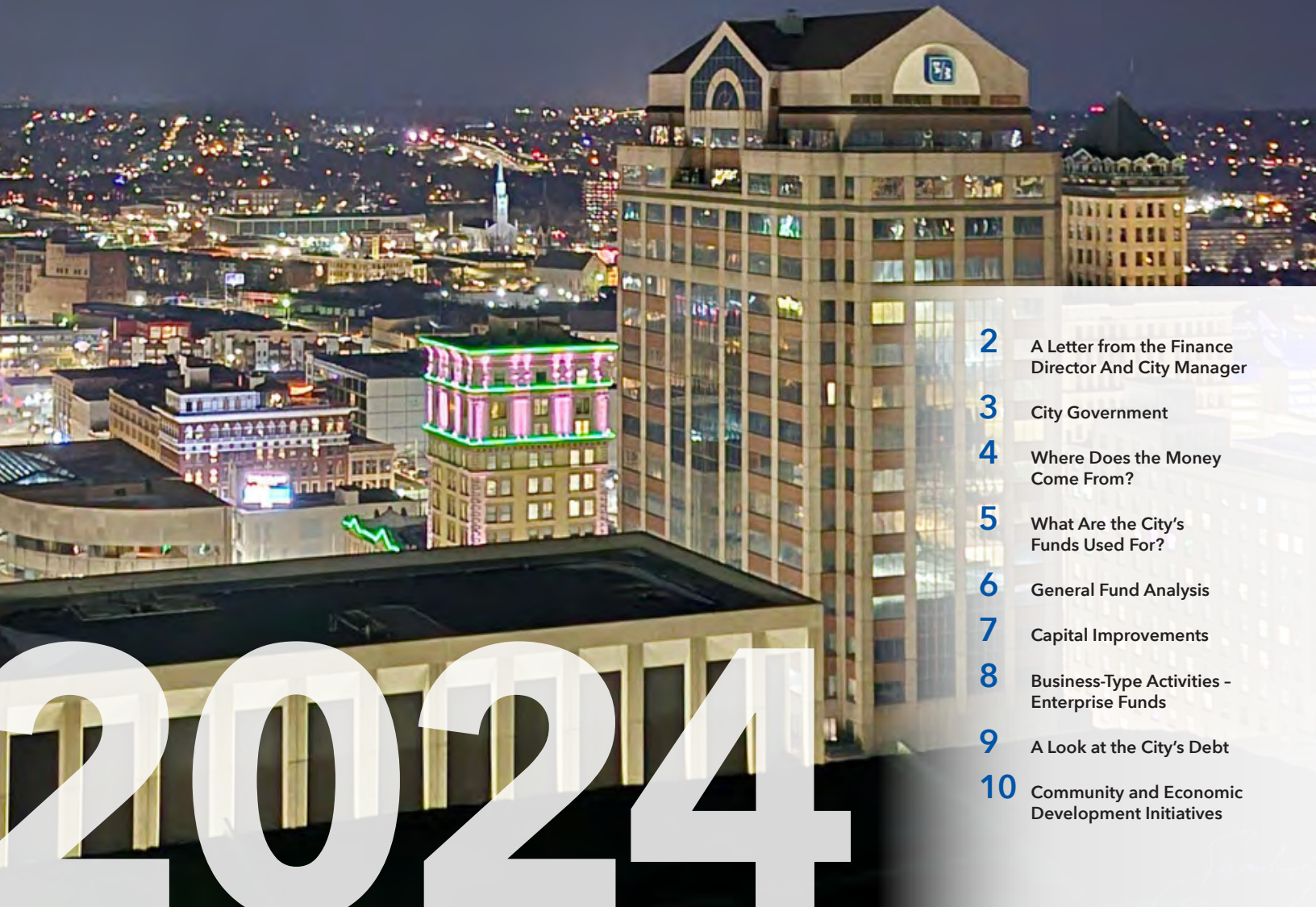




PAFR

POPULAR ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2024



2024

- 2 A Letter from the Finance Director And City Manager
- 3 City Government
- 4 Where Does the Money Come From?
- 5 What Are the City's Funds Used For?
- 6 General Fund Analysis
- 7 Capital Improvements
- 8 Business-Type Activities - Enterprise Funds
- 9 A Look at the City's Debt
- 10 Community and Economic Development Initiatives

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, 2024. 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 2024 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 2024 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 2024 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, 2024

ELECTED OFFICIALS

Mayor

Jeffrey J. Mims, Jr.

Commissioners

Matt Joseph
Chris Shaw
Darryl Fairchild
Shenise Turner Sloss

Chief of Staff - City Commissioner

Verletta A. Jackson

Dayton Municipal Clerk of Courts

Marty Gehres

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

Clerk of Commission - City Commission

Regina Blackshear

Director - Finance

Kena L. Brown

Director and Chief - Fire

Mike Rice

Director - Human Relations Council

Lamonte Hall, Jr.

Director - Human Resources

Kenneth Couch

Director - IT

Jon Rike

Director - Law

Barbara Doseck

Director - Management and Budget

Abbie Patel Jones

Director - Planning and Community Development

Steven Gondol

Director and Chief - Police

Kamran Afzal

Director - Public Works

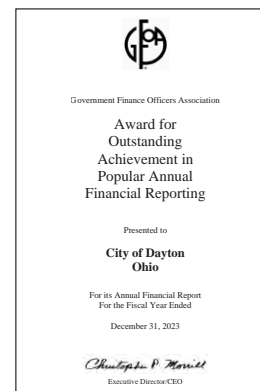
Fred Stovall

Recreation & Youth Services

Stephan Marcellus

Director - Water

Mike Powell

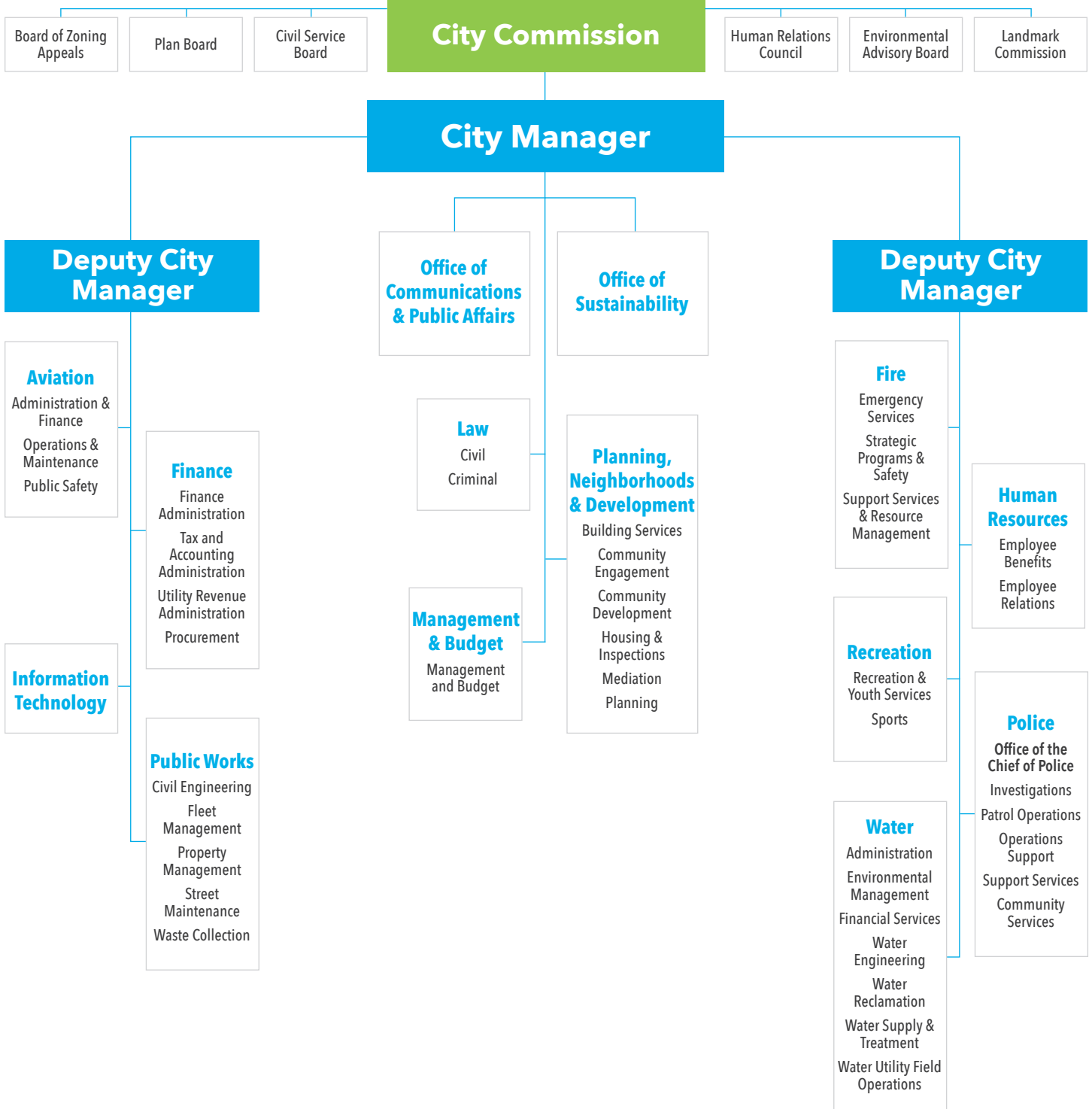


AWARD

The City received the GFOA Award for Outstanding Achievement in Popular Annual Financial Reporting for 2023. The City has applied for the same award for 2024.

ORGANIZATION OF THE CITY OF DAYTON

Updated 2/06/2024



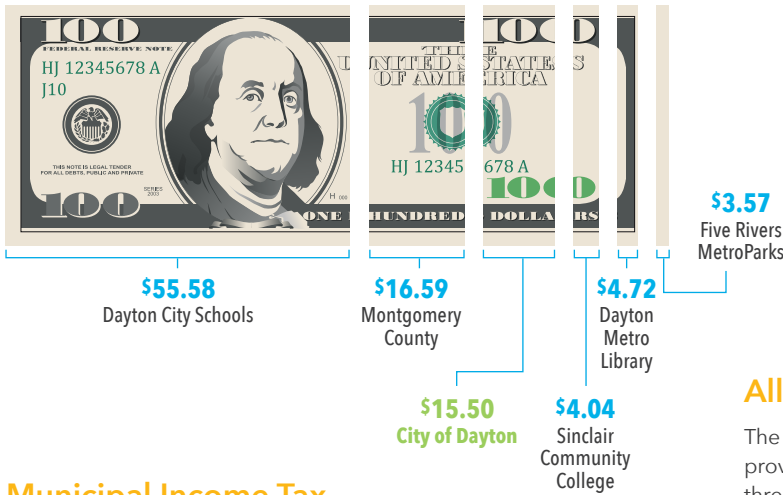
WHERE DOES THE MONEY COME FROM?

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 \$15.50 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



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, mowing vacant lots and increasing the number of police officers by 20 by 2024. 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	1.80%
Cleveland	2.50%
Columbus	2.50%
Dayton	2.50%
Springfield	2.40%
Toledo	2.50%
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.

Understanding Property Taxes



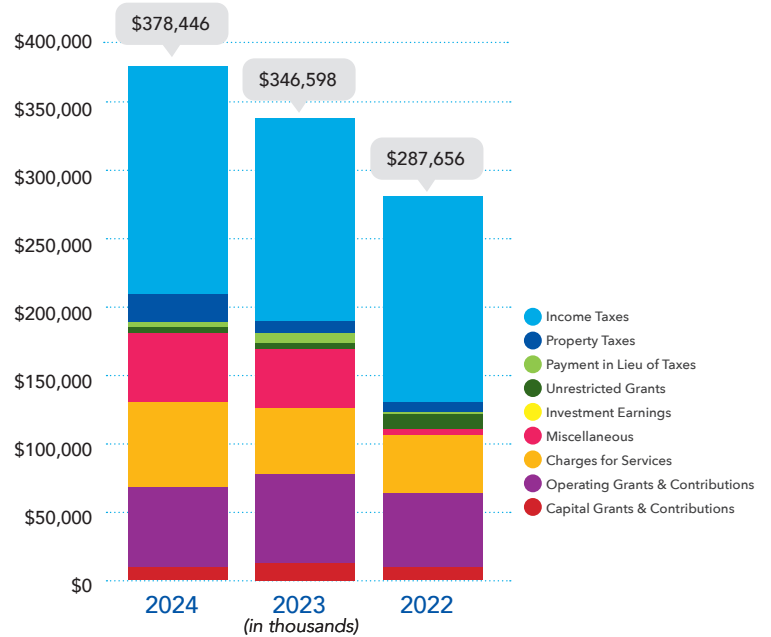
Property tax is based on the amount charged per \$1,000 worth of taxable property value, also known as 'millage'. The County Auditor's office handles the administration of property taxes in the State of Ohio, by collecting and distributing taxes paid to the appropriate jurisdiction.

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

Dayton City Schools	\$1,098.25
Montgomery County	\$330.56
City of Dayton	\$306.25
Sinclair Community College	\$82.31
Dayton Metro Library	\$93.27
Five Rivers MetroParks	\$80.67
Total	\$1,991.31

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

	2024	2023	2022	2021	2020
Withholding Accounts	\$139,253,207	\$134,219,156	\$128,338,623	\$123,807,815	\$117,350,299
Individual Accounts	\$4,857,167	\$5,048,298	\$5,235,699	\$5,011,497	\$4,777,189
Business Accounts	\$22,141,535	\$15,289,236	\$23,322,251	\$17,462,062	\$13,249,791
Total	\$166,251,909	\$154,556,689	\$156,896,573	\$146,281,374	\$135,377,279

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 2024 was 1,901 (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 Police Department responds to over 110,000 citizen calls for service each year.

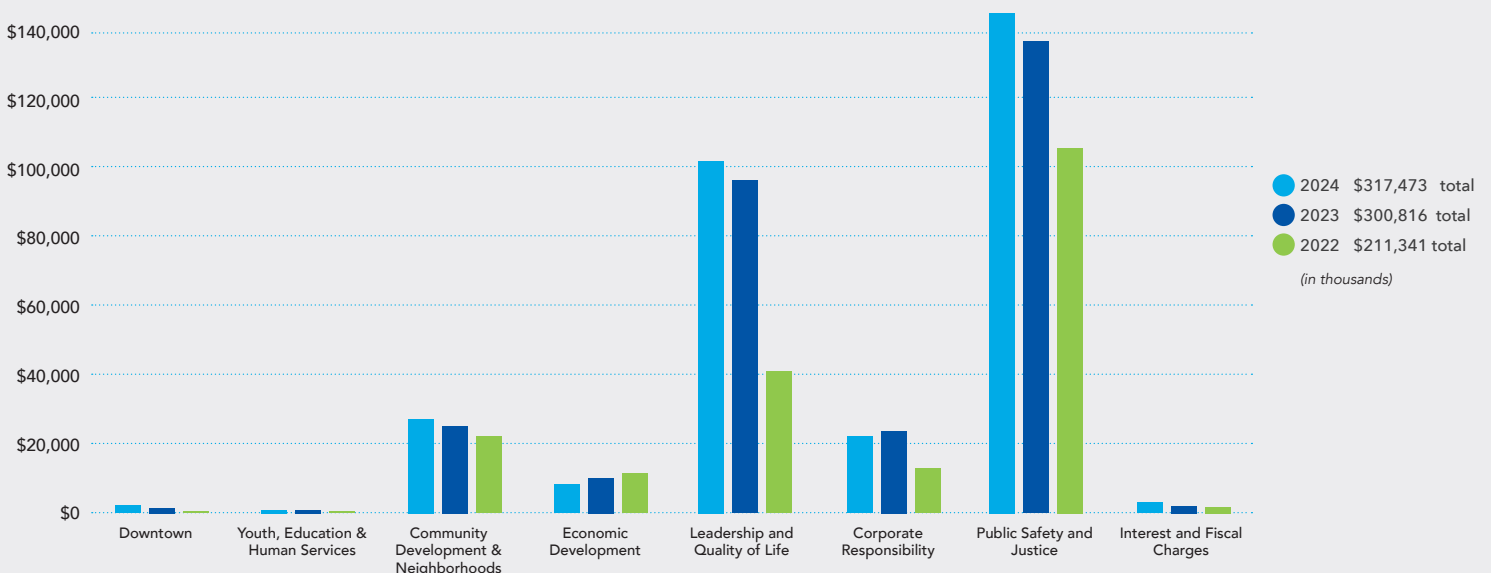
The Fire Department is responsible for fire suppression, rescue, and emergency medical services for the citizens of Dayton 24 hours per day, 365 days per year. These services are delivered by 300 firefighters, paramedics, and emergency medical technicians operating from 12 strategically located fire stations. Four aerial ladder trucks, seven medics and eight 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 65% of the City's General Fund revenue is derived from income tax, property tax 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)

	2024	2023	2022
Income, property and other taxes	\$169,997,990	\$162,684,683	\$166,870,819
Charges for services	\$36,703,480	\$30,681,674	\$29,300,991
Licenses and permits	\$3,643,668	\$3,719,069	\$3,663,840
Fines and forfeitures	\$4,889,991	\$5,732,090	\$3,862,866
Investment income	\$8,552,223	\$5,753,384	\$2,289,544
Special assessments	\$542,811	\$687,781	\$350,832
Intergovernmental	\$7,600,121	\$6,639,118	\$7,128,170
Other	\$40,830,378	\$35,850,204	\$(4,721,180)
Total	\$272,760,662	\$251,748,003	\$208,745,882

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 15% 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

	2024	2023	2022
Downtown	\$103,890	\$79,400	\$2,064
Youth, education and human services	\$50,969	\$49,566	\$33,683
Community development and neighborhoods	\$18,478,133	\$17,918,314	\$17,599,718
Economic development	\$6,916,483	\$7,124,406	\$6,894,139
Leadership and quality of life	\$34,193,979	\$29,881,530	\$26,968,848
Corporate responsibility	\$18,639,708	\$18,846,145	\$17,132,878
Public safety and justice	\$125,576,270	\$121,335,588	\$118,814,947
Capital outlay	\$887,100	\$1,635,696	-
Principal retirement	\$841,545	\$828,775	\$280,113
Interest and fiscal charges	\$120,206	\$96,135	\$77,221
Total	\$205,808,283	\$197,795,555	\$187,803,611

DAYTON RECOVERY PLAN

The Dayton Recovery Plan is a roadmap for investment of \$138 million in Federal American Rescue Plan Act funds dedicated to COVID-19 pandemic recovery. Dayton's goal is to create long-term transformational and sustainable impacts in targeted areas, as well as special initiatives with impact citywide. Priorities were identified using a data-driven approach analyzing socio-economic, health and demographic data following an extensive community input process. Recovery Plan updates are available at <https://dayton-recovery-plan-daytonohio.hub.arcgis.com/>



Dayton Recovery Plan Investment Areas - Allocation



for improving our neighborhoods



enhancing critical City services



for catalyzing economic recovery



supporting Brown and Black businesses



aiding community and small business recovery



Dayton ARPA Administrative Fees

[Click to view updates to the Dayton Recovery Plan](#)

[VIEW UPDATES](#)



BUSINESS-TYPE ACTIVITIES - ENTERPRISE FUNDS

The City reported activity for four enterprise funds in 2024 - Aviation, Water, Sewer, Storm Water. Storm Water was classified as non-major fund in 2024. 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 aircraftable ramps. In addition, there is existing hanger sites and room for future hangers and DAY is a United States Foreign Trade Zone.

Several terminal modernization projects were completed in 2024 to enhance passenger experiences, including a \$15.2 million investment in Terminal Apron improvements and \$2.3 million in resurfacing.

Water and Sewer

The City of Dayton Water Department treats and pumps drinking water to over 400,000 customers 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 includes 30 active capital projects focused in the areas of water supply and treatment, distribution, water reclamation and storm water infrastructure.

[Click to view the Water Capital Improvement Projects in Progress](#)

[VIEW UPDATES](#)

Major Enterprise Funds

Revenues (Operating and Nonoperating)

	2024 (in thousands)	2023 (in thousands)	2022 (in thousands)
Water	\$73,379	\$65,865	\$58,747
Sewer	\$47,002	\$44,991	\$40,810
Dayton International Airport	\$34,507	\$32,961	\$27,323
	\$154,888	\$143,817	\$126,880

Expenses

	2024 (in thousands)	2023 (in thousands)	2022 (in thousands)
Water	\$61,273	\$55,106	\$51,564
Sewer	\$42,822	\$38,787	\$37,869
Dayton International Airport	\$41,479	\$39,731	\$38,496
	\$145,574	\$133,624	\$127,929

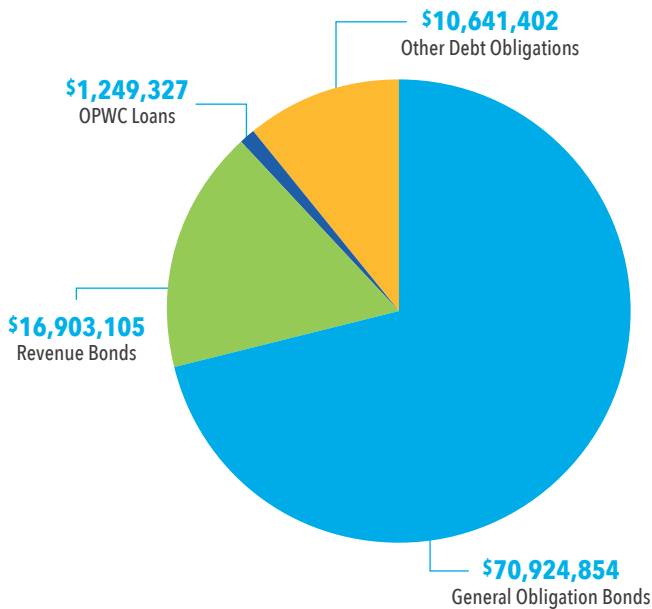
A LOOK AT THE CITY'S DEBT

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

A well-managed and stable community's financial credibility is also validated by external entities. For the Fiscal Year 2024, 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. In 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.

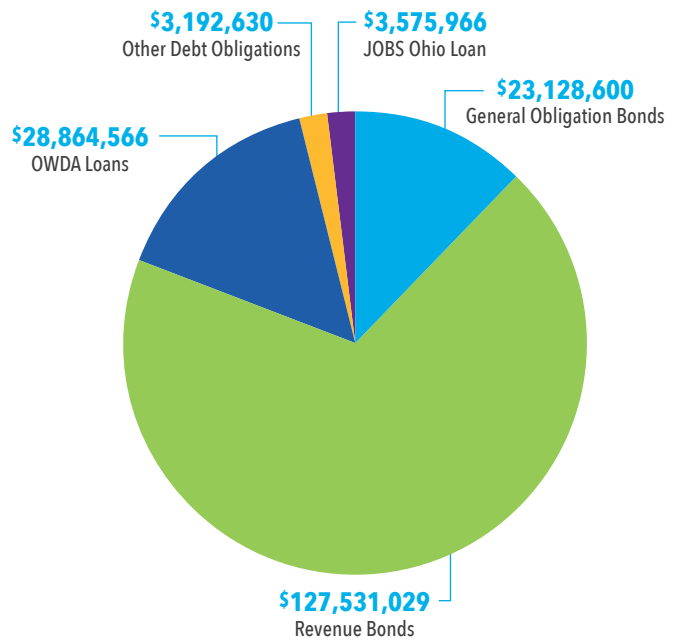
The City had the following governmental and business-type (enterprise) debt obligations at December 31, 2024:

Governmental Activities 2024



\$99,718,688

Business-Type Activities 2024



\$186,292,791



COMMUNITY AND ECONOMIC DEVELOPMENT INITIATIVES

The City of Dayton has continued its resurgence in the areas of economic development and business expansion. The local job market reflects upward employment trends in the areas of education, healthcare and high-skilled STEM jobs.

In Downtown Dayton, significant progress was made utilizing public and private investments on a wide range of highly anticipated and exciting development projects. More than \$400 million worth of projects were completed. Examples of major developments that were either initiated or completed are included below:

Centre City - During the fourth quarter, plans were announced for the Centre City building's renovation. The 21-story building at the corner of Fourth and Main streets could be redeveloped to include more than 200 housing units and an additional 11,000 square feet of retail space on its first floor. The housing would likely be made up of market-rate, workforce, and affordable senior units.

The Dayton Arcade project continued to make great progress all year long with work on the North Arcade phase of redevelopment, including a marketplace retail environment and the 93-room Hilton Garden Inn. Elsewhere in the Arcade, popular restaurant Table 33 reopened in its new location along the rotunda and Fourth Street, and kitchen incubator 6888 also celebrated its grand opening.

Dayton Convention Center - Progress also continued on the Dayton Convention Center's \$45 million renovation project throughout 2024. The work, including a variety of modernization projects and expansions, was more than 70% finished in the fourth quarter, and is expected to wrap up early in 2025. The former Dayton Convention and Visitor's Bureau also celebrated its 30th anniversary with a new name - Destination Dayton.

The Montgomery County Convention Facilities Authority announced that Concord Hospitality Enterprises Company will develop a "headquarters hotel" on the space between East Fifth and Stone streets, near the Dayton Convention Center. The \$60M+ project would feature a 12-story hotel with more than 200 guest rooms, plus space for a restaurant and entertainment/retail on the ground floor, and the possibility of a rooftop bar and/or indoor fitness center.



Day Air Ballpark, home of the Dayton Dragons, completed several improvements during the first quarter of 2024. Work included replacing the playing field, stadium roof, and HVAC system, plus improvements to the LED outfield wall, sound system, including 484 speakers throughout the stadium, and seating. The stadium also replaced all of the outfield wall padding in order to meet new Major League Baseball requirements.

Hotel Ardent - Construction continued throughout the year on the new Hotel Ardent, 137 N. Main St., which opened its doors in early 2025. This \$25 million dollar investment to the historic Barclay building created a 118-room boutique-style hotel nestled directly in Dayton's vibrant Theatre district.

The Windsor Companies made great progress throughout 2024 on renovations to transform The Deneau Tower, 40 W. Fourth St., into a mixed-use space with three floors of office, approximately 150 luxury apartments, and 5,200+ square feet of retail.



“

In Downtown Dayton more than \$400 million worth of projects were completed.

COMMUNITY AND ECONOMIC DEVELOPMENT INITIATIVES

(CONTINUED)

Downtown continued to see its business community grow. Overall, 28 new businesses opened in 2024, and more than \$400 million worth of projects were completed downtown and another \$1.6 billion is in the works. This represents the largest downtown investment since tracking began in 2010.

According to data from the *Downtown Dayton Partnership's 2024 year-end report*:

- 353 housing units were added in Dayton's downtown urban core
- 251 units were under construction
- 436 new downtown housing units were still in the pipeline

The City of Dayton commitment to community development and initiatives efforts highlights strong collaboration between residents, nonprofits, and city agencies all aimed at creating a resilient, inclusive and vibrant city. Examples include:

QuikTrip Convenience Store (2121 S. Edwin C. Moses)

QuikTrip Convenience Store (QT) completed construction of a full-service fuel and convenience retail located at 2121 S. Edwin C. Moses. The 8,300 retail facility is the first QT operation within the city of Dayton.

Malt Products, Inc. (4744 Wolf Creek Pike)

The company completed the expansion of its Dayton warehouse facility by more than double, adding about 170,000 square feet to its existing 110,000-square-foot space and investing \$15M at their 4744 Wolf Creek Pike in Dayton.

JBK Manufacturing and Development Company (2127 Troy Street)

Premier Aerospace Group, LLC dba JBK Manufacturing and Development Company (JBK) completed its project to relocate a production line from another facility in Illinois to its Dayton facility, in 2024. This project facilitated JBK's relocation and setup of machinery and equipment, building improvements necessary to set up the equipment, and employee training. The City of Dayton provided \$75K in development funds for this \$545K project.



Photo Credit: Clifford Nelson

Libra Industries dba Gem City Engineering (401 Leo Street)

The company continued its growth in 2024, in connection with its project to construct an ISO 7 Cleanroom Environment, purchase machinery and equipment, and provide employee training to support the semiconductor/lithography industry in their existing Dayton facility. The City of Dayton provided \$150K in development funds for this \$2.2M project.

Grand Place Senior Living (729 W. Grand Avenue)

Complete rehabilitation activities were completed at Grand Place, an income restricted senior living facility in 2024. This rehabilitation project was imperative in the provision of safe, updated, and suitable housing for our vulnerable senior population. The City of Dayton provided \$2.5M in City HOME funds for this \$24M project.

Wolf Creek Homes

Construction of twenty seven new single family homes in the Wolf Creek neighborhood. All homes will be highly energy-efficient and will have four bedrooms, two bathrooms, a front porch and a two-car garage with alley access.



Photo Credit: Clifford Nelson

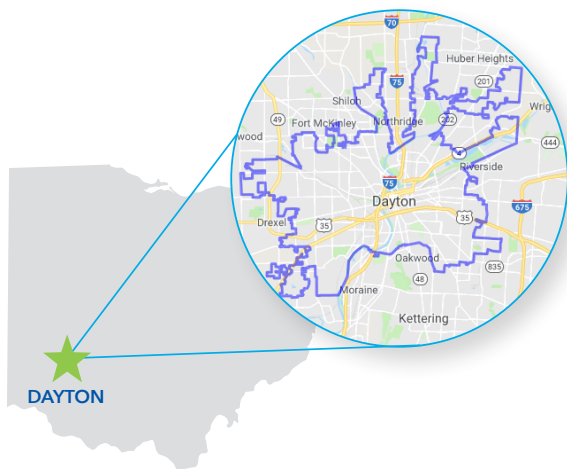


Photo Credit: Clifford Nelson

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 135,512. 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
101 W 3rd Street | Dayton, Ohio 45402

DAYTONOHIO.GOV