



CITYWIDE 
MOVING DAYTON FORWARD

ANNUAL REPORT 2019



A LETTER FROM THE PRESIDENT

Looking back on 2019, it's impossible not to consider the events that affected our City in a way we could have never imagined. Despite a hate group rally in our center city, the Memorial Day tornadoes that ravaged many homes and businesses, and the unthinkable mass shooting in the Oregon District, Dayton has found a way to show strength in the face of adversity.

After each of these tragic events, our community came together. The ability to thrive despite the challenges we faced demonstrates the resilience of our citizens. It is a measure of our character and courage as collectively we've pressed on to improve our City. As we have learned through decades of community and economic development work at CityWide, Dayton's largest asset remains the many people who live and work here and who continue to have an abiding affection for this community.

Perseverance is not giving up; despite the challenges we have endured. We see this daily in entrepreneurs trying to start a business, residents rebuilding their neighborhoods, employers trying to recover after the tornado, and ordinary citizens lending a hand. This is the tenacity Dayton is known for.

CityWide is proud to be part of these efforts. As we move forward into the year ahead, let's remind ourselves of the good work that occurred in 2019 despite these tragedies and the way we came together as an organization and community to "Move Dayton Forward."

Sincerely,



ECONOMIC DEVELOPMENT

CityWide Receives Fourth New Markets Tax Credit Award

In May, the Dayton Region New Market Fund (DRNMF), a qualified Community Development Entity sponsored by CityWide received an allocation of \$35M from the US Treasury in New Markets Tax Credits (NMTC.) NMTC leverage private investment to complete real estate, local business, and community and economic development projects in communities with high rates of poverty and unemployment. CityWide has received \$86M in federal and state credits since 2010. The current award represents the fourth federal allocation of New Market Tax Credits received to date.

Dan Kane, Senior VP of Development noted, "The NMTC program and this award strengthens our ability to attract investment capital from the private sector to fund development projects that continue the positive momentum underway in the Dayton Region." Development projects that have received New Market Tax Credit support include: GE Episcenter, Premier Health Headquarters, Goodwill Easter Seals Human Service Center, Care House, YWCA Domestic Violence Shelter, REACH Project, Dayton Arcade, and Dayton Children's Child Health Pavilion.

Dayton Arcade Restoration Moves Forward

Financing closed in April on the renovation of the historic Dayton Arcade. Dayton Region New Market Fund (DRNMF) provided \$16 million of federal NMTC allocation in direct senior debt financing for the \$90M project. Work is underway to restore these magnificent buildings, located in the heart of downtown Dayton.

The collection of architecturally significant buildings that were originally built in the early 1900s, has since suffered from the effects of disinvestment in the central business district and has been closed to the public since 1990.

The mixed-used rehabilitation project will offer 126 units of primarily affordable artist housing; 100,000 sf of innovative entrepreneur support, developed in partnership with the University of Dayton; creative spaces, including art galleries, studios, and makerspaces; restaurants and retail; a kitchen incubator; and public event space. The project will generate 489 permanent jobs.



Restoration of 15 McDonough Reclaims Part of Dayton's History

The Oregon Innovation District LLC has purchased 15 McDonough Street in the historic Motor Car District as part of the developing Oregon East Innovation District. The six story building, once part of the Dayton Motor Car facility, will become flexible, modern office space. The Gosiger Company will occupy the first two floors of the historic building for their office and administrative functions. The LLC is working with other lessees to occupy office space on the remaining floors.



The \$18.9M project was supported by \$1.5M in financing through the Dayton Region New Market Fund and the Downtown Dayton Investment Fund, both managed by CityWide.

Mile2 Leases Space at Tech Town

Mile2 LLC signed a 5-year lease at Tech Town 2 to occupy more than 21,000 SF and bring approximately 120 new jobs to Tech Town Building 2. The new location will serve as a collaborative hub for Mile 2 and its partners at Air Force Research Labs.



The Research Labs will house the AF Small Business Innovation Research (SBIR) and Small Business Technology Transfer (STTR) programs, a \$650M effort to enable businesses to access AF technologies that are ripe for commercialization.

The addition of Mile2 will fully lease the campus and serve as an anchor to the budding Webster Station Innovation District. Uncubed.com recently cited Tech Town as a primary contributor for naming Dayton/Columbus as one of the nation's 13 Fastest Growing Tech Hubs.

COMMUNITY DEVELOPMENT

Right Here. Wright Dunbar.

In collaboration with the University of Dayton's Graphic Art Design Department, Dayton Aviation Heritage National Historical Park and the National Aviation Heritage Alliance, the Wright Dunbar Business District received added vibrancy through a series of new graphics within the district. Partners worked with design students to reimagine the branding of Wright Dunbar and selected a design from the class. New banners and building wraps have added color and vitality to the streetscape helping generate revived interest in the district. The project was funded by the City of Dayton Mini Grant program, Wright Dunbar, Inc., Citywide Development and National Aviation Heritage Alliance.



Business Expansion Adds 250 Jobs

ZIKS, a long-time Wright Dunbar business, signed a 10 year lease for an additional 4,000 SF in the Historic Rubenstein Building located at 1112-1130 West Third Street. The restored commercial space will allow ZIKS to expand their business in Home Healthcare.

The \$400k project was funded by First Financial Bank and was completed in early December. The Rubenstein Expansion Project will allow ZIKS to add 250 employees, including aide and nursing positions. The space will have offices and a training facility. They currently have 100 employees, which includes aides, LPNs, administrative staff, pharmacists, pharmacy technicians, customer service staff and drivers.

John Gower Inducted into Dayton Region's Walk of Fame

As a life-long Dayton resident, John Gower is often referenced as the City's most influential living historian. His unbridled passion and belief in his hometown emanates in all he does. Throughout his career, John has played significant roles in some of Dayton's most substantial development projects and continues today with his visioning for the Arcade and his focus on urban streetscape and design. Congratulations to our friend and colleague John Gower, for a well-earned place on the Dayton Region's Walk of Fame.



Valley Street Realignment and Park Expansion Plans Underway

A \$1M City infrastructure project that realigns the Valley Street corridor at the Keowee Street intersection is set to begin. The road project will not only provide a safer vehicular and pedestrian experience, but creates additional park greenspace connecting the Old North Dayton Flood Memorial Park with the neighborhood War Memorial. This infrastructure project will provide additional park area connecting the two spaces.

CityWide, through the DaVinci Project, has been working with neighborhood residents, businesses, and other partners to gather feedback on the new space.

The project presents the opportunity for re-visioning how this area looks and feels to visitors while creating new interactive spaces for the residents to enjoy. The road construction will begin in April of 2020 and be completed by the end of the year. CityWide, with support of the Vectren Foundation, will be hiring a professional to complete the final design work on the space next year.