DAYTON

RESPONSE TO:

Request for Qualifications

Former Gem City Ice Cream Building Site

Wright Dunbar Business District - West Dayton

RFQ Deadline: February 17, 2022 Issued to the
City of Dayton, Ohio

Attention: Veronica Morris

Department of Planning, Neighborhoods & Development City of Dayton
101 West Third Street Dayton, Ohio
45402
veronica.morris@daytonohio.gov

February 9, 2022

Department of Planning, Neighborhoods & Development City of Dayton
101 West Third Street
Dayton, Ohio 45402

Attention: ***Veronica Morris***

Subject: ***RESPONSE TO REQUEST FOR QUALIFICATIONS***
GEM CITY ICE CREAM BUILDING SITE---101 West Third Street, Dayton, Ohio

Dear Ms. Morris:

On Behalf of San Marco LLC, we are most pleased to submit our response for the captioned RFQ, identifying our Development Team, our vision, and our qualifications. Much as our Team had considered this property for redevelopment on previous occasions, especially as part of our ***San Marco West Corridor Redevelopment*** for a Planned Mixed-Use Development, we continue that sincere interest on behalf of and to the greater benefit for the City of Dayton, with a special thought for the Wright-Dunbar District.

The Wright-Dunbar District of course has always been a Gateway Community to West Dayton, and our proposed Corridor Redevelopment will create a strong link to Downtown Dayton along with many of Dayton's best known institutions. And, as has been discussed with City Leadership previously our interests extend to several properties along West 3rd Street in that effort to create a dynamic and cohesive plan incorporating and inviting mixed uses, necessary to truly energize the Corridor.

The Gem City Ice Cream property of course is not only one of the more dynamic sites available along West 3rd Street, all of which permit a higher density, but it is well positioned along with our other proposed development at San Marco, creating a critical mass, necessary to best capture the interest of potential users and residents. The key element to our planning is to avoid development of a single site…***avoiding spot development…***as an island onto itself. We wish to include Gem City as part of our interest to develop the Corridor, considering bringing permanent populations and commercial/retail occupancies immediate to the to the west of the Great Miami River via the new West Third Street Bridge connector….we want to repopulate this Historic District.

In that regard then we have appended a continued discussion of vision, and organization, in response to your key ***Criteria for Statement Evaluation***, indicated as part of page 6 of your RFQ.

Very truly yours,

Members San Marco, LLC

SAN MARCO, LLC+

Dayton, OH 45401

THE DEVELOPMENT TEAM

Developer Group
San Marco LLC
P.O. Box 1734
Dayton, OH 45401
937-815-1845
John A. Lumpkin Jr.

General Contractor
Wise Construction, David F. Abney II
1705 Guenther Rd.
Dayton, Ohio 45417
937-675-0219

Construction Manager
Jeff Graham
2844 East River Rd
Dayton, Ohio 45439
937-222-2277

Architect
Berardi+Partners, Inc.
1398 Goodale Boulevard
Columbus, Ohio 43212
614-221-1110

Commercial Financing
Chrome Capital Partners, LLC
6710 Laurel Bowie Rd, #709
Bowie, MD 20718
203-901-4836

Legal
Christopher M.Nalls, Attorney at Law
Attorney
41 White Allen Avenue
Dayton, Ohio 45405
937-813-3003

Day to day Planning and Development activities for the overall project will be managed by the Developer, in tandem with the Architect, and the General Contractor. The Architect, George Berardi, AIA, on behalf of Berardi+Partners, Inc. will coordinate the physical site development and construction process with the General Contractor and Construction Manager. It is further understood that George Berardi, as an individual, is also a Member of San Marco LLC, and will on occasion represent the project during public reviews and presentations. The following shall serve to prove a general overview of the Developer's philosophy for redevelopment of the West 3rd Street Corridor.

SAN MARCO, LLC+

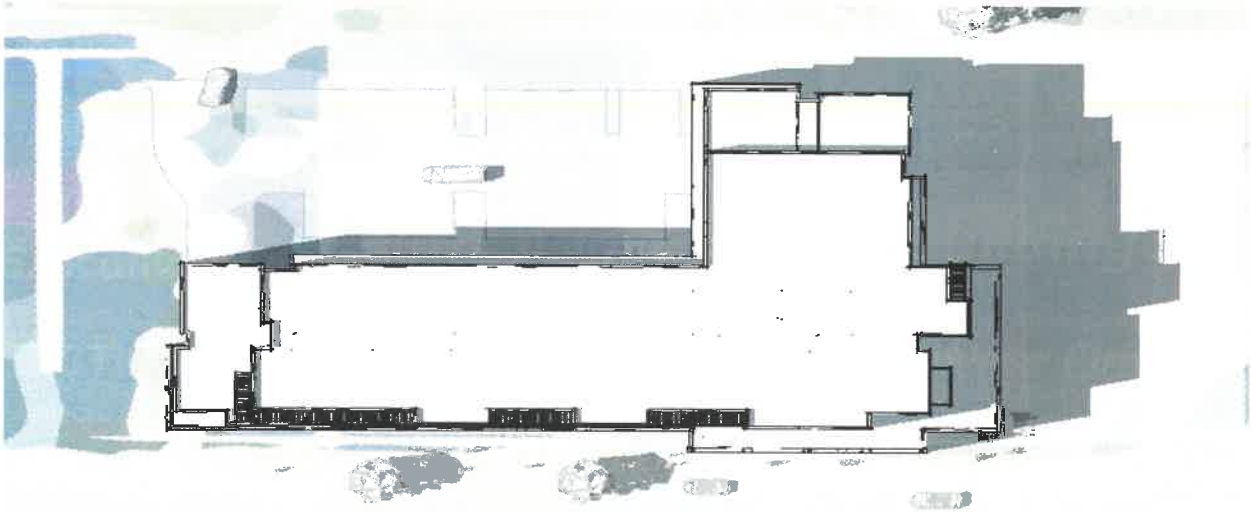
Dayton, OH 45401

Executive Summary

SECTION 1: OVERVIEW

DESCRIPTION OF MASTER DEVELOPMENT

The overall objective of San Marco LLC is to complete construction of the Gem City Ice Cream Site, as a mixed-use development and as part of an overall Master Plan Development initiated by San Marco LLC for the redefinition of the West 3rd Street Corridor. Our interest and rationale for acquiring the Gem City Ice Cream site is then largely founded upon the following analysis.



PROPOSED GEM CITY ICE SITE DEVELOPMENT PLANNING FACING WEST THIRD STREET AT THE SOUTH WITH PARKING AT THE NORTH

As original residents of Dayton's west side, our team members have often wondered why redevelopment momentum has not carried over to the west of I-75. Although other city core improvements continue, there does not appear to be a relevant approach to reinventing the neighborhood immediately west of Downtown Dayton. However, in recent years more of an interest, with an eye to scattered development opportunities in Dayton's central core, has been the principal focus.

And so, we have studied a more comprehensive and cohesive approach to revitalize a neighborhood, with the central corridor beginning at the new West Third Bridge crossing into Wright-Dunbar, at the Zion Cultural Site, extending (at least in the short term) to the Wright Brothers Aviation Heritage site as our west anchor. And we understand that the Gem City site is a very short distance from downtown Dayton, Sinclair College, the University of Dayton, Wright Patterson Air Force Base, Dayton Art Institute, and many current and expanding urban lifestyle amenities.

Responding to current market trends and demand, smart planning towards a wide-ranging development approach, which critically considers location and available site sizes, and the surrounding opportunities for services and recreation, make our redevelopment approach ideal for a mix of uses with intuitive connections to the adjacent 'downtown core' and all possible future improvements. Conceptual planning the Gem City integral to the Corridor includes a blend of residential opportunities including market rate housing, a strong possibility for workforce housing to accommodate the significant core area development at and around our Wright-Dunbar 'neighborhood', as well as a wealth of commercial and retail opportunities to support our clients and all residential areas surrounding the West Third Street Corridor.

Additionally, we expect growth of commercial support elements, including shopping and day-to-day services, for the ever-expanding residential market growing in central Dayton. And while these commercial support areas may be more limited than other shopping and service areas currently scattered throughout Dayton, our early efforts are expected to provide most welcome conveniences to those living, working, and relocating to Central Dayton. And to borrow from the RFQ, San Marco LLC recognizes the potential for redevelopment of the site is largely driven by the continuing growth and redevelopment activities, not only for downtown Dayton, but the Dayton Metropolitan Area. Further stated by the RFQ, the Wright-Dunbar Neighborhood, while an inner-ring Dayton neighborhood, is prepared for new Mixed-Use Development, with a focus on residential responding to the demand for market rate urban living. Of course, as mixed-use redevelopment, first floor commercial/retail occupancies will bolster the success of the neighborhood, most typically leading to the success of their mixed-use development projects and urban redevelopment overall.

As we follow urban market trends, co-working spaces are also well-defined methods of providing service and offering remote work opportunities. All of this of course while promoting alternate living locales, expands opportunities for providing job growth and tax-revenue generation for sound economic development within the City of Dayton as a whole. Other current and quite visible shifts in living and working arrangements are followed and provide clear evidence of blending young professionals and more mature adults, the latter who are downsizing, and taking advantage of those opportunities being created within our cities' central cores throughout the United States. These opportunities stress 'walkable community models' much as we are adapting for the West Side of Dayton, with some very special consideration to the possibilities, which may be expanded along the Great Miami River.

San Marco LLC will consider all current market trends, smart planning towards a comprehensive development approach which critically considers location and available site sizes, surrounding opportunities for services and recreation make it ideal for a mix of uses with intuitive connections to the adjacent 'downtown core' and all possible future improvements. Although these commercial support opportunities may be more limited than central shopping and service areas, they will be welcome conveniences to those living, working, and recreating in Central Dayton.

Again, as we follow trends in the urban marketplace, co-working spaces are also well-defined methods of providing service, offering remote work environs. All of this of course while promoting alternate living locales, expands opportunities for providing job growth and tax-revenue generation for sound economic development within the City of Dayton as a whole.

Moreover, as current trends are followed, we have clear evidence of blending young professionals and more mature adults who are downsizing, with those opportunities created within our cities' central cores, and all within a walkable community.

SECTION 2: SITE CONTENTS AND CHARACTERISTICS

LAND CONTROL

At present property associated with 800 West Third Street is owned by San Marco LLC.

Special properties of interest of course include GEM City Ice Cream Building and lands at the north side of West Third Street. Previous offers to purchase had been submitted for direct purchase of these properties.

Discussions have also been initiated with surrounding property owners for the potential inclusion of the properties immediately west of the Zion Cultural Site and north of West Fifth Street, bounded on the east by Edwin C. Moses Boulevard, and by the Great Miami River.

EXISTING CONDITIONS

800 West Third Street: ***OWNED***

- The existing building occupying the land, is a 2-story brick building, formerly an automobile showroom and service building.
    - The site is bounded by West Third Street at the north side, Horace Street at the east, and Mound Street at the west.
    - The total property consists of Lot Numbers 10551 through 10558, and 10576-10577, as well as Lots 10549 and 10550.

SECTION 3: AREA PLANNING

1: Development Areas and Public Spaces:

- Identifies principal areas of development focus, with primary links to the Central Core of Dayton, Sinclair Community College, and areas for the reimagined Wright-Dunbar area.

2: Principal Corridor Connectors:

- Principal corridors of interest travel west along West Third Street to South Williams Street. Our north-south expansion considers land beginning at West Third Street south to West Fifth Street, immediately east of Edwin C. Moses Boulevard, with public spaces being expanded to the Great Miami River.
- Other areas immediately adjacent to our 'corridors' consider further development of green belts along the Great Miami River.

3: It is understood that the entire site is zoned Mature Neighborhood Commercial (MNC)/ HD-2, and that the site is located in a designated historic district. And as required to meet the goals of the RFQ, San Marco LLC is committed to develop a compatible mix of residential, commercial, and open space, and to a certain extent within the context of the architectural character of other historic properties as part of the existing streetscape and design/planning goals of the Wright-Dunbar District.

4: San Marco will complete the 'partial rehabilitation' of representative historic elements of the Gem City building. And all new construction will be similar in volumes, massing and architectural context to that extent possible with a nod to other historic properties in the District. The intent of our proposal building design will be one which contributes to the architectural and historic integrity of the District. Our principal goal in that regard is to ensure those efforts to retain the principal building façade and elements.

Existing structure at West Third ***Open site area east of the building***

5: Redevelopment will include the reuse of the most critical materials that can be salvaged for reuse as part of the 'new architecture' in that effort to create an historic link for the Gem City Ice Cream Factory and the original streetscape.

SAN MARCO, LLC+

Dayton, OH 45401

WEST THIRD STREET FAÇADE

6: Contextual Development Plan for the Streetscape:
Provides buildings in context for the West Third Street Corridor, more specifically considering design queues provided by the existing masonry structure at 800 West Third Street, as well as the Gem City Ice Cream façade. The foregoing examples are emblematic of an industrial style, and the 2-story masonry facades in each case signal a strong link for the light commercial and retail along the pedestrian way.

Proposed San Marco Images

Proposed Gem City at West Third
Façade Preservation

By this respond se to the RFQ, SAN MARCO LLC is specifically committing to complying with all Design Requirements of the RFP, more specifically the following as repeated by the RFQ:

- ***SAN MARCO LLC will provide*** *an Active ground floor along rights of way, especially West Third Street – The first floors of the site plan shall include active land uses, such as retail, restaurant, or other similar commercial uses.*

- ***SAN MARCO LLC will respond*** *to design cues from adjacent and nearby buildings – key connective design elements such as street walls, architectural expression lines, and building massing are critical in shaping a possible building envelope for any downtown Dayton redevelopment site. That is, one must analyze and identify the fundamental place-based urban design genetics and design cues that make the character of each street corridor important and unique to Dayton. This fundamental design approach ensures linkages to what is uniquely Dayton and establishes a lineage of continuity over decades and generations of change.*

- ***SAN MARCO LLC*** *has planned a density that achieves RFQ criteria including a that site that yield a high density. The residential development will be not less than 80 dwelling units per acre and at least four stories in height. San Marco LLC will provide Responses not less that at least 65 percent lot coverage by buildings.*

- ***SAN MARCO LLC,*** *as part of our design approach and while anticipating demolition of the principal structure will include, will include the integration and reuse of use of the most emblematic materials such as certain masonry materials and the existing Gem City Ice Cream Company masonry sign to be repurposed in as part of the principal façade facing West Third Street.*

- ***SAN MARCO LLC*** *has planned the site redevelopment to include parking at the north of the building site while addressing the entirety of the West Third Street frontage with the arrangement of parking and vehicular access. Al [parking will eb a grade (...street) level. San Marco LLC will follow the preferred scenario for vehicular access by utilizing the existing or pre-existing east-west alley mouths at mid-block locations of Sweetman Avenue to the east and Williams Street to the west. This will be indirect response to the RFQ by concentrating vehicular access points at the mid-block locations will strengthen pedestrian safety and connectivity which would follow fundamental urban design principles.*

Finally, San Marco LLC commits to the completion of the project, permitting initial occupancy to occur within 20 to 24 months from the time of selection of the Development Team. This schedule of course anticipates and unknown time frame for completion of all predevelopment activities and obtaining approvals for Planning and Design through the City of Dayton as well as those reviews required by the Wright-Dunbar District. Upon selection of the Team, a detailed schedule will be advanced.

February 9, 2022

Department of Planning, Neighborhoods & Development City of Dayton
101 West Third Street
Dayton, Ohio 45402

Attention: ***Veronica Morris***

Subject: ***RESPONSE TO REQUEST FOR QUALIFICATIONS***
GEM CITY ICE CREAM BUILDING SITE---101 West Third Street, Dayton, Ohio
TEAM DEVELOPMENT EXPERIENCE

Dear Ms. Morris:

CONSIDERING Team Experience, please note that George Berardi, as a Member of San Marco LLC has significant development experience, considering personal Mixed-Use Multi-Family Development and Financing, as well as Principal/CEO of Berardi+Partners, Architects and Engineers, who as a firm has focused their 43 year history of mixed USE AND MULTI FAMILY ENVIRONMENTS.

Mr. Berardi first entered the development area as a Vice President for a Columbus Development Company, in charge of land acquisition and applications to various federal and state agencies for funding. With that background Berardi initiated a number of developments in and around the Columbus area, including:

…Terraces on Grant, 44 unit Condominium project developed as one of the first 3 new downtown Columbus, during Mayor Michael Coleman's initiative for urban living.
…Bercley Woods was developed in Gahanna Ohio as 72 units of Luxury Apartment Living
…WinBeri Condominiums was developed as 24 unit condominium development along the Ohio River in Marietta, Ohio
…Cottages on Hill was developed in Pickerington Ohio as a 44 unit Condominium Development
Current Development coordination projects valued at approximately $200 million in Cleveland and Cincinnati, where Berardi is both the Development Consultant and Historic Preservation Consultant.

Effectively we believe that based upon San Marco LLC Member History, San Marco is most qualified to undertake development of the Gem City Ice Cream Property.

Very truly yours,

Members
San Marco, LLC

SAN MARCO, LLC+
Dayton, OH 45401

A global reach with a personal touch

Chrome Capital Partners, Inc.

Project Development Financing

MEMORANDUM

TO: Whom it May Concern

FROM: Oscar Eddie Graves, President
Chrome Capital Partners, Inc.

DATE: February 17, 2022

SUBJECT: Financial Reference

This memorandum, sent on behalf of San Marco, LLC, and its owner John Lumpkin, outlines why Chrome Capital Partners, LLC, believes Mr. Lumpkin has earned and; therefore, deserves funding to assist him in acquiring a property at 1005 West Third Street, Dayton, OH 45402, commonly known as the Gem City Ice Cream Building.

Based on the impressive combination of Mr. Lumpkin's credit score, financial standing, vast knowledge, and relevant experience, he has been underwritten by multiple funding companies, including Wall Street Capital. We are confident the proposed project has been fully vetted and found to be financially viable.

Should you have any questions or concerns, or if there is additional information I can provide, please let me know. I can be reached as indicated below.

OEG/dpw

6710 Laurel Bowie Road, #709 * Bowie, MD 20718
(203) 901-4836 Phone
(888) 445-8110 Facsimile
eddie.graves@chromellc.biz

NALLS LAW GROUP
KEYED INTO COMMERCE

CHRISTOPHER M. NALLS
ATTORNEY AT LAW
LICENSED TITLE AGENT
33 WHITE ALLEN AVENUE
DAYTON, OHIO 45405
OFFICE: 937.813.3003
MOBILE: 937.781.6256
CHRIS@NALLSLAW.COM

February 17, 2022

City of Dayton, Department of Planning, Neighborhoods & Development
Attention: Veronica Morris
101 West Third Street
Dayton, Ohio 45402

Dear Colleague:

I am pleased to write this reference letter on behalf of our client, San Marco LLC. San Marco LLC has been a client of Nalls Law Group since its inception in 2020. Additionally, I have worked with its owners in a professional capacity on other projects and initiatives for more than five years.

Nalls Law Group has advised San Marco LLC as to entity formation and corporate governance matters. Additionally, we have advised San Marco LLC with respect to transaction structure and raising capital necessary to undertake project development in the Wright Dunbar Business District. San Marco LLC demonstrated appropriate foresight and diligence in seeking our legal advice on regulation of its capital-raising efforts by the Securities Exchange Commission and the Ohio Department of Commerce.

I'm not aware of any legal claims, pending or threatened, which would imperil San Marco LLC's good standing. Nor am I aware of any legal claims against the owners of the project which would undermine their capacity to effectively develop the Wright Dunbar project. I know the owners to be upstanding Dayton community members of high ethical character with the utmost regard for compliance with the laws and regulations of the City of Dayton, State of Ohio, and the United States of America.

I have worked with the owners on project development ideation since 2018, when John Lumpkin Jr. and I were co-members of an organization focused on real estate development in West Dayton. I can therefore attest to the owners' commitment to developing and delivering a project to the Wright Dunbar Business District that will create job opportunities, optimize property values, and enrichen the culture of the historic neighborhood.

I am proud to provide legal services to San Marco LLC and I believe its team is well qualified, legally and otherwise, to develop the Gem City Ice Cream Building site. Please feel free to contact me by phone at 937-781-6256 or by email at chris@nallslaw.com if you require additional information.

Sincerely,

Christopher M. Nalls, Esq

THE PERRY LAW FIRM

Christopher J. Perry, Esq.
10100 Santa Monica Blvd. Ste. 300
Los Angeles, CA 90067
Direct Dial: (424) 274-4540
Fax: (323) 927-1500
theperrylawfirm@sbcglobal.net

February 16, 2022

EMAIL AND U.S. MAIL

City of Dayton Department of Planning, Neighborhoods & Development
Attn: Veronica Morris
101 W. Third Street
Dayton, Ohio 45402

Re: *Lumpkin & Lumpkin, LLC*
STATEMENT OF QUALIFICATIONS

Dear Ms. Morris,

By this correspondence, please be advised that I, Christopher J. Perry, Esq, hereby submit this Statement of Qualifications on behalf of Lumpkin & Lumpkin, LLC in regards to their proposed development in the City of Dayton. First and foremost, I can attest to the business acumen of the principles/members of Lumpkin & Lumpkin, LLC as I have been engaged in business and financial affairs with them for several years. These business and financial affairs include, but are not limited to, the investment, management, and development of financial portfolios, harboring real estate investment funds for 1031 Exchanges, etc. The success I have had with the principles/members of Lumpkin & Lumpkin, LLC serves as the basis for the Statement of Qualifications on their behalf.

Moreover, while I have been a practicing attorney in Los Angeles, California for the last twenty years, I am a native Ohioan born and raised in the City of Dayton. I am a two-time graduate of The Ohio State University. To see this sort of vision for community and business development in Dayton, Ohio warms my heart and has my full support. Most importantly, I don't think there is any outfit better suited to bring this vision to fruition than Lumpkin & Lumpkin, LLC. Thus, it is my pleasure to provide this Statement of Qualifications.

Please feel free to contact me directly if you have any questions regarding the above-stated.

Sincerely,

THE PERRY LAW FIRM

Christopher J. Perry, Esq.

MICHAEL R. TURNER
TENTH DISTRICT, OHIO

COMMITTEE ON ARMED SERVICES
RANKING MEMBER
SUBCOMMITTEE ON STRATEGIC FORCES

PERMANENT SELECT COMMITTEE
ON INTELLIGENCE

ASSISTANT MINORITY WHIP

2082 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-6465

DISTRICT OFFICE

120 WEST 3RD STREET
SUITE 305
DAYTON, OH 45402
(937) 225-2843

Congress of the United States
House of Representatives
Washington, DC 20515

August 12, 2020

Mr. Jeff Hoagland, CEO
Dayton Development Coalition
1401 South Main St. #200
Dayton OH 45409

Dear Jeff:

I would like to express my solid support for the West Dayton Development project being represented by Mr. John Lumpkin of the Lumpkin & Lumpkin Group. The proposed project, in partnership with community stakeholders, both public and private, is envisioned to bring together diverse organizations to enhance an underutilized asset that holds great promise. This revitalized Wright Dunbar Development Project will boast a Gateway to West Dayton while focusing on job creation, flexible commercial space, and diverse housing solutions.

Mr. Lumpkin and his team have developed a master plan that considers current market trends, smart planning towards a comprehensive development approach which critically considered location and site sizes. The surrounding opportunities for services and recreation make it ideal for a mix of uses with intuitive connections to the adjacent 'downtown core' and all possible future improvements. This plan will provide Dayton with flexible walkable residential and commercial opportunities, extending to the possibility of 'live-work' settings and a unique opportunity to transition 'in place'.

As Mayor of Dayton, I had always envisioned the Wright-Dunbar Community as a premier development that would continue to thrive. I am excited that the Lumpkin Group will focus their efforts on this hidden treasure adjacent to Downtown Dayton.

I am eager to see the implementation of the next stages of the Development that will enlighten the Wright-Dunbar Neighborhood Community.

Sincerely,

Michael R Turner
Member of Congress

COMMISSIONERS
NAN WHALEY, MAYOR
MATT JOSEPH
JEFFREY J. MIMS, JR.
CHRISTOPHER L. SHAW
DARRYL FAIRCHILD
DIRECTOR
CITY COMMISSION OFFICE
ARIEL WALKER
CLERK OF COMMISSION
RASHELLA LAVENDER

CITY of DAYTON, OHIO
OFFICE OF THE CITY COMMISSION
101 WEST THIRD STREET • P.O. BOX 22 • DAYTON, OHIO 45401
CITY HALL • (937) 333-3636 • www.daytonohio.gov

August 18, 2020

John Lumpkin
San Marco Dayton Corridor Redevelopment
125 Hook Estate Drive
Dayton, OH 45405

Dear Mr. Lumpkin,

Please accept this letter of support for the San Marco Dayton Corridor Redevelopment project lead by the Lumpkin and Lumpkin Group. This exciting project will combine mixed use and income housing in revitalized spaces to bring business and commercial spaces into the Wright Dunbar neighborhood. As we look to bring new opportunities to our residents, it is projects like this that we strive to achieve.

The City of Dayton has suffered many challenges in the last few years, including a slow economic recovery for many in our community. And while the last year is its own challenge, we are still looking to increase the economic opportunity and mobility for all Daytonians. Many of our citizens lack options for local retail, business or revitalized housing in their neighborhoods. Projects like this, with the many partners who have come to the table to make this possible, we continue to slowly unravel disinvestment and make our neighborhoods.

Wright Dunbar is a neighborhood with such rich history of innovation, art, and creativity. We are eager to see this project come to fruition, bringing opportunities and vibrancy to our City.

Sincerely,

Nan Whaley
Mayor

Matt Joseph, City Commissioner

Jeffrey J. Mims, Jr, City Commissioner

Christopher L. Shaw, City Commissioner

Darryl Fairchild, City Commissioner

September 17, 2020

Mr. John Lumpkin
San Marco Dayton Corridor Redevelopment
125 Hook Estate Drive
Dayton, Ohio 45405

Dear Mr. Lumpkin:

We are excited about the redevelopment proposal for the Wright Dunbar Gateway area, which you shared recently. The proposal for redevelopment of the West Side Chevy Building and development of a vacant lot across Horace Street is a positive extension of previous work done in the area. We are pleased to support your project and wish you and your partners well as you bring this project to fruition.

The proposal to create new, market rate rental housing complements the other housing already available in and around Wright-Dunbar Village. We agree that a mixed income neighborhood is a valuable part of the vision of a walkable, social neighborhood and a welcoming gateway for the entire area. Your plan seeks to incorporate existing businesses and bring new commercial opportunity to the area that will serve existing and new residents alike as well as visitors.

Equally attractive to the first phase of your plan is the expanded vision which will seek to breathe new life into other locations in the area, bring significant new job opportunities to the area, and will work with other partners to maximize the efforts to reinvigorate this neighborhood.

With the current $18 million construction project to rebuild the bridge leading into Wright-Dunbar and all of west Dayton, your proposed project will help link downtown Dayton with the existing amenities and facilitate new residents for one of Dayton's core neighborhoods. Your company's efforts also complement well the investments the County is making throughout West Dayton.

We look forward to watching your project get underway and seeing the new enthusiasm it will create. We wish you well in this endeavor.

Sincerely,

Carolyn Rice

Carolyn Rice, Commissioner
Montgomery County Commission

Judy Dodge

Judy Dodge, President
Montgomery County Commission

Deb Lieberman

Debbie Lieberman, Commissioner
Montgomery County Commission

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ddc | dayton development coalition

Immediate Release
February 11, 2022

MEDIA RELEASE

DAYTON DEVELOPMENT COALITION RELEASES PDAC COMMUNITY PROJECT PRIORITIZATION LISTS

DAYTON, Ohio – The Dayton Region Priority Development & Advocacy Committee (PDAC) has released its annual list of community-evaluated projects that are seeking funding.

Led by the Dayton Development Coalition with support from the Dayton Area Chamber of Commerce and the Greater Springfield Chamber of Commerce, the process sets regional priorities for community projects and allows the Dayton Region to speak with one voice when seeking governmental and other project support.

"The Dayton Region PDAC serves as a model for how a community can review projects, providing critical support and collaboration as they seek funding," said Debbie Feldman, PDAC Chair and President and CEO of Dayton Children's Hospital. "This year's list includes a record number of projects that highlight the efforts of dozens of organizations working to make a difference in our region."

The PDAC process involves coordination by representatives from the Dayton Region's business community, local government, education, and civic organizations. The Committee prioritizes projects that benefit the people of the Dayton Region by enhancing the quality of life, encouraging business growth, and strengthening the community's relationship with Wright-Patterson Air Force Base and other local federal installations.

The final list includes 102 projects, each of which are categorized as "Priority," "Recommended," or "Reviewed."

- *Priority Projects* are the top projects that will make the most significant impact in the Dayton Region among the projects that were submitted. These projects are the region's top priorities for funding because they strongly meet the evaluation criteria and are expected to have the greatest regional impact.
- *Recommended Projects* meet the needs of the region, would provide benefit to the Dayton Region if funded, and are ready to move forward.
- *Reviewed Projects* are projects that have gone through the PDAC community review process and public vetting. Recommendations by the PDAC priority process are

advisory only. The Coalition manages the PDAC process as a service to the community and offers the opportunity for project sponsors to gain public vetting, peer review, community input, and recognition for projects of regional merit.

All project submissions were referred to one of five Review Panels for evaluation in the following areas: Defense, Economic Development, Hospitals & Healthcare, Quality of Life, and Transportation & Government Services. The Review Panels then made recommendations to the full PDAC for final consideration. See pages 3-7 for the final list.

"Each year, the PDAC process gives the Dayton Region the opportunity to evaluate and share our community's priorities with our elected officials and other potential funders," said Jeff Hoagland, President and CEO of the Dayton Development Coalition. "We believe having a list of projects that are ready to be funded will help bring dollars home when policymakers are looking to support economic development, transportation, health, education, or quality of life projects in our region."

###

The Dayton Development Coalition (DDC) is the leading economic development organization for the 14-county Dayton Region. Working closely with public and private regional partners, its mission is to recruit, expand and retain jobs. The DDC and the Dayton Region ranked as the nation's top metro for its size for economic development in 2008, 2009, 2012 and 2019 and runner-up in 2010, 2011, 2014 and 2015. With the State's largest single-site employer in its backyard, the DDC also focuses on advocating for the critical missions at Wright-Patterson Air Force Base and supporting the work of the United States Air Force. The Association of Defense Communities presented the DDC and the State of Ohio with the 2015 Community Excellence Award. It was designated as one of the ADC's first Great American Defense Communities in 2016 – a testament to the collaborative efforts in support of Wright-Patt, America's #1 Air Force Base as ranked by the Air Force Times (2014).

Contact:
Shannon Joyce Neal
(937) 231-5436
sneal@daytonregion.com

Priority Development and Advocacy Committee (PDAC) 2021–2022
Projects Approved January 10, 2022
(Listed Alphabetically within Review Panel and Category)

Defense

Project Title	*Project Requester*	*Requested Amount*
Priority		
Air Camp and Educational Outreach Complex (ACEOC)	Air Camp Inc and US AFRL WPAFB Educational Outreach Office	17,200,000
Digital Design Studio-A Digital Engineering Resource Center, Ohio University, Beavercreek, OH	Russ Research Center, Ohio University	1,500,000
Digital Twin Center of Excellence	ARCTOS Technology Solutions	15,000,000
DVA/DoD Partnership to Rehabilitate Disabled Veterans	Wright Brothers Institute (WBI)	5,100,000
Smart Manufacturing - Ohio Digital Thread Initiative II	ARCTOS LLC	15,000,000
Unmanned VTOL Logistics Advanced Development	Volansi	15,000,000
Wright Patterson Software Factory	Radiance Technologies, Inc	10,000,000
Recommended		
Additive Manufacturing of Carbon Nanotube Metal Matrix Composites	SHEPRA, Inc.	6,156,000
Holographic Based Augmented Reality	Spectral Energies, LLC	3,000,000
Next Generation Air Force Electronic Warfare Simulation Research	The Design Knowledge Company KBR	9,500,000
Quantum Science Infrastructure and Workforce Development	The Ohio State University	2,500,000
Virtual, Augmented, and Mixed (VAM) Reality Readiness	University of Dayton	8,000,000
Wearable, Non-Opioid Pain Management	Cornerstone Research Group, Inc. (CRG)	7,000,000
Wright-Patterson Air Force Base Community Infrastructure Support	DaytonDefense	2,000,000
Reviewed		
Commercialization of IP Which Is on the Shelf	NAI Bergman	20,000

Economic Development

Priority		
Aircraft Mechanic Training Center	Dayton International Airport	250,000

Arcade District Launch	Friends of the Dayton Arcade	2,000,000
Former Trotwood Salem Mall Redevelopment	Trotwood Community Improvement Corporation	1,000,000
Greater West Dayton Incubator (GWDI)	University of Dayton	1,500,000
National Aerospace Electric Power Innovation Center (NAEPIC)	University of Dayton	1,500,000
National Veterans Affairs History Center (NVAHC)	American Veterans Heritage Center (501(c)3)	5,000,000
onMain: Dayton's Imagination District	onMain, Inc.	7,000,000
Power House	Infinity Labs LLC	1,500,000
Uptown Centerville Streetscape and Parking Improvements, Phase 1	City of Centerville	250,000
Wagner Business Incubator and Coworking Space	City of Sidney	1,000,000
Wilmington Air Park Deice Infrastructure	Clinton County Port Authority	1,500,000
Recommended		
Artificial Intelligence & Cybersecurity Center of Excellence for Workforce Development	Discovery Lab - Global (DLG)	3,000,000
Dayton Region Digital Nexus	Miami Valley Regional Planning Commission	500,000
Historic Preservation Revolving Fund: Acquire and Stabilize At-Risk Historic Properties	Preservation Dayton, Inc.	576,000
I-70 & SR 72 Community Enhancement Project	City of Springfield, Ohio	2,500,000
Job-Centric Upskilling & Housing	Cross Over Community Development	8,890,000
Masonic Lodge Building (28 West Main Wilmington, Ohio) Redevelopment Project	Clinton County Port Authority	2,000,000
National Aviation Heritage Area Reauthorization	National Aviation Heritage Alliance	400,000
Ross VKI Partners	Ross VKI Partners WRCX TV40	10,000,000
San Marco Dayton	The Lumpkin & Lumpkin Group LLC	2,800,000
Study and Design for Data Center in Yellow Springs	Village of Yellow Springs	22,500
West Carrollton Riverfront Development - Whitewater Park and Low Dam Improvements	City of West Carrollton	6,000,000
Reviewed		
Citizens and Community Businesses Rebuilding Together Dayton, Ohio Neighborhoods For-Profit	C T C Community Business Investment Incubator Co. LLC.	2,000,000
Triumph of Flight Monument	Wright Image Group, Inc.	500,000

Hospitals, Healthcare, and Human Services

Priority		
Building a New Ronald McDonald House - Keeping More Families Close	Ronald McDonald House Charities Dayton	2,000,000
Dayton Regional Pathways HUB	Greater Dayton Area Hospital Association	250,000
East End Whole Family Services Hub Facility Expansion	WestCare Ohio, Inc. (dba East End Community Services)	1,000,000
Expanding Affordable Housing and Victim Services at YWCA Dayton's Huber Heights Campus	YWCA Dayton	1,000,000
Expansion of Medical Education Building, Boonshoft School of Medicine (BSOM)	Boonshoft School of Medicine, Wright State University	1,250,000
Homefull Healthy Living in West Dayton	Homefull	2,100,000
Kinship Care Housing Project	Dayton Children's Hospital	3,000,000
Northwest Health and Wellness Campus	YMCA of Greater Dayton	500,000
Sinclair Community College/Premier Health Partners Center for Nursing Excellence	Sinclair Community College	2,000,000
Three Phase Foodbank Building Expansion: Investing in Health Equity and Re-Entry	The Foodbank, Inc.	2,000,000
West Dayton Community Recreation and Space Sharing Project.	Boys & Girls Club of Dayton, Inc.	1,400,000
Recommended		
Community Mercy Health Partners (CMHP) Musculoskeletal Institute	Community Mercy Health Partners	1,000,000
Reviewed		
Brigid's Path Community	Brigid's Path	15,184,050
Development of Healthcare Campus on the Westside of Dayton, Ohio	Gem City Hilltop Community Development & Housing, Inc.	70,000
Miami Valley Meals Expansion Project	Set the Banquet Table dba Miami Valley Meals	123,801

Quality of Life

Benjamin and Marian Schuster Center for the Performing Arts Roof Replacement	Victoria Theatre Association d.b.a Dayton Live	1,000,000
Day Air Credit Union Ballpark PDL Facility Standard Improvements	City of Dayton	5,000,000
Dayton Art Institute Restoration - Windows, Doors and More	The Dayton Art Institute	1,500,000
Dayton Convention Center Public Event Street and Green Space Project	Montgomery County Convention Facilities Authority	1,200,000

Downtown Signage & Wayfinding	Downtown Dayton Partnership	500,000
National Aviation Hall of Fame Innovation Laboratory (Lab)	National Aviation Hall of Fame	736,000
Piqua Downtown Riverfront Park Improvements	City of Piqua	350,000
Saving Dayton's Treasures at the Boonshoft Museum of Discovery	Dayton Society of Natural History	750,000
Springfield Museum of Art Renovation	Springfield Museum of Art	1,600,000
Sunrise MetroPark Gardens of Remembrance and Celebration	Five Rivers MetroParks	400,000
Woodland Historic Chapel Preservation	Woodland Arboretum Foundation	1,000,000
Wright State University Archives Facilities Upgrade Project	Wright State University	730,000
WYSO's New Headquarters Construction	Miami Valley Public Media, Inc.	1,000,000
Recommended		
Air Show Parking	United States Air and Trade Show	606,000
Art Park Amphitheater	City of Vandalia	400,000
Arts and Cultural Center	Dayton Contemporary Dance Company	1,000,000
Benham's Grove Improvements, Phase 1	City of Centerville	1,000,000
Centerville Community Event Space Improvements	City of Centerville	675,000
Dayton Performing Arts Campus	Dayton Performing Arts Alliance	2,500,000
Glen Helen Nature Preserve Accessibility Improvements	Glen Helen Association	750,000
Great Miami River Recreational Trail Extension, Phase 2	Shelby County Commissioners	2,500,000
Levitt Pavilion Dayton	Friends of Levitt Pavilion Dayton	150,000
Lewisburg Fire House Historic Preservation	Village of Lewisburg	100,000
MCAS (Montgomery County Agricultural Society) Fairgrounds Facilities Upgrade	Montgomery County Agricultural Society	1,250,000
Miami Valley Research Park Bike Path & Pedestrian Bridge	City of Kettering	1,000,000
Old North Dayton Park Expansion Project	CityWide Development Corporation	1,300,000
Schoolhouse Park	Village of Covington	500,000
STEAM (Science, Technology, Engineering, ART, Math) ADA Compliant Space	K12 Gallery & TEJAS	995,211

Wayfinding Signage	Beavercreek Township Board of Trustees	60,000

Reviewed		
937 Hoop Dreams Sports Complex & Educational Center	City of Fairborn	4,400,000
APTC Blight Elimination Project	All Purpose Tree Care	300,000
Early Visions Purpose Center	Elizabeth Gainous	500,000
Enhanced PowerNet Ex-Offender Support Program	PowerNet of Dayton	926,000
Help Immigrants and Refugees to Be Integrated in Dayton Area	Greater Dayton African Coalition	1,942,000
Miami Valley Historic Preservation Institute and Historic Preservation Construction Trades Training Program	Miami Valley Historic Preservation Institute	742,177
Miami Valley Women's Hall of Fame at the Dayton Woman's Club	Woman's Club of Dayton Foundation dba Dayton Woman's Club	200,000
S.O.A.R. (Solid Opportunities for Advancement & Retention) Pathways to Prosperity	Urban League of Greater Southwestern Ohio dba Miami Valley Urban League	250,000
Southwest Ohio CARES Circle, Inc.	Southwest Ohio CARES Circle, Inc.	1,000,000
West Memory Gardens Cemetery in Moraine, Ohio	StoneMor Inc.	500,000

Transportation and Government Services

Dayton Wright Brothers Airport Terminal Upgrades	Dayton International Airport	500,000
Flight Line (East Dayton Rails-to-Trails) Phase 1	City of Dayton	1,100,900
Great Miami River Corridor Improvement between Stewart Street/OnMain and I75 interchange	Miami Conservancy District—Great Miami Riverway	15,000,000
I-675/Grange Hall Road Interchange	City of Beavercreek	500,000
I-675/Wilmington Pike Interchange Project	The Montgomery County Transportation Improvement District	3,000,000
Mad River Conversion Dam Replacement	City of Dayton	3,861,000
Recommended		
Mound Connector Project	The City of Miamisburg	1,000,000
YS-Clifton Connector Trailhead parking	Village of Yellow Springs	20,000
Reviewed		
Wolf Creek Trunks Sanitary Liners Installation	City of Dayton	3,150,000