

Arcade revival big win for downtown Dayton



Phillip L. Parker
CAE, CCE President & CEO

The most-recent steps taken in the very long process of the redevelopment of Dayton’s historic downtown Arcade are perhaps the most significant progress in years.

For those new to our community, this is not the first attempt to revitalize this iconic structure that served our community for many decades.

When I came to Dayton in the early 1970s, the facility was already falling into disrepair and almost all the tenants had vacated much of the structure. In the late ’70s, Halcyon Ltd. started to breathe new life into the rotunda and other areas. It was fun going to Charlie’s Crab and other businesses, but with the

exodus from downtown of too many people and businesses, it again fell into disrepair. It sat near empty for several more decades with only a few hints of plans to raise this phoenix.

The City of Dayton, however, did not give up. Believing this centerpiece of downtown could come back to life someday they, along with City-Wide Development, Montgomery County and other entities, kept looking for the right set of developers with the expertise, vision and drive to re-establish this historic urban setting.

Enter Cross Street Partners, Model Group and McCormack Baron Salazar who, combined, offered the best vision and experience to pull this back together. They found their way to Dayton and our Arcade project.

Still it has taken time, money and risk. But with the support of the University of Dayton, the Entrepreneurs Center, City-Wide Development and

a host of others committed to this important block in our region’s largest city central business district, the project may well be on its way to success.

One of the keys is a vision that will help it sustain itself, unlike some previous attempts. Naturally, this will be a mixed-used facility that will include creative innovative space, entrepreneurial opportunities, restaurants, retail and housing.

During two major phases, the development team, supported by both private- and public-sector partners, can change not only the downtown block surrounded by Third, Fourth, Main and Ludlow streets, but can add continued redevelopment into the city’s core.

Two important elements remain in the success of the Arcade. First, we must all continue to stay the course of this vision. There is still much risk, but doing nothing is not a very sound strategy. We’ve been there. Let’s

not go back.

Second, we must all do a better job of sustaining its longevity by supporting the creative spaces, eating venues, retailers and housing units. We must not squander this opportunity. If we want it to succeed, we need to support it with our feet and wallets. Business tenants will need our help.

Anybody that has known me during my 45 years here in Dayton knows I’m a downtown guy. I love working, visiting and playing downtown, and I can’t wait until I again get to experience the fun and majesty of the Arcade’s rotunda and the people visiting it. That also includes nearby areas like the Fire Blocks District, Levitt Pavilion and others.

You will clearly see me support the Arcade with my talk and walk. I hope you will, too.

BUSINESS PEOPLE

The Montgomery County Board of Developmental Disabilities Services (MCBDDS) has announced that **Pamela Combs** will join the agency as Superintendent June 10, 2019. She will replace Nancy Banks, who is retiring.

Combs recently served as Superintendent of the Gallia County Board of Developmental Disabilities, and as Deputy Director of Information System Services for the Franklin County Job and Family Services agency, where she also served as a Management Analyst.



Combs

Developmental Disabilities, where her accomplishments included expanding housing options for people with developmental disabilities through the founding of a non-profit housing corporation and the purchase of homes to support their integration into the local community. She also oversaw the privatization of the Board’s adult day services program per federal mandates, and the closure of a 33-bed Intermediate Care Facility. During her tenure, the Board received a three-

year accreditation from the Ohio Department of Developmental Disabilities, and voters approved an additional one mill continuing levy.

In addition to her work with Gallia County, Combs’ experience includes service as Director of Provider Relations for the Licking County Board of Developmental Disabilities, and as Deputy Director of Information System Services for the Franklin County Job and Family Services agency, where she also served as a Management Analyst.

Combs is scheduled to receive an Ed.D. in Leadership and Innovation from St. Thomas University in Miami Gardens, Fla., in 2019. She completed a two-year post-master’s certificate in Disabilities and Community Inclusion from Kent State University in 2016, and earned a Master of Science from the University of North Texas in Organizational Communication where she served as a graduate teaching fellow.

BUSINESS OPENINGS

Black Rock Bar and Grill opened its doors on May 20, 2019 to its second Ohio location at The Mall at Fairfield Commons in Beavercreek. They are joining the line-up of more than 130 retail, dining and entertainment options. This addition will join the already diverse mix of restaurants at the property. Black Rock’s new location features dining for almost 300 people and is located next to Panera Bread at The Mall at Fairfield Commons.

Black Rock Bar & Grill opened its first restaurant in 2010 and brought with it a dining experience unlike any other. By pairing family recipes, a 755-degree volcanic stone, and a love for food, the Morganroth family knew they were a perfect fit for the restaurant industry; however, they had no prior restaurant experience, working only off their dream of what Black Rock could become. In 2013, the family entered a nationwide competition to be named “America’s Next Top Restaurant Franchise” and won first place. Voted the number one steakhouse in Michigan for the past five consecutive years. Today, Black Rock is expanding across the nation with eleven restaurants already open and four additional restaurants opening in the near future.

For additional information on Black Rock Restaurants visit <http://www.blackrock-restaurants.com/>.

Dayton Freight Lines, Inc., a leading provider of regional less-than-truckload (LTL) transportation services, opens new Service Center in Topeka, Kansas.

The new Topeka location is a Company owned facility and expands their footprint further west. This allows Dayton Freight to offer direct service to many points throughout the Midwest. This is the 57th Service Center at Dayton Freight, bringing them closer to their customers to provide faster, more consistent LTL transportation service.

Region 4 VP of Operations Phil Smith said, “We’re excited to be in the Topeka community. The new Topeka Service Center was in response to increased customer demand and furthers Dayton Freight’s mission to continuously improve our operations. We look forward to expanding our quality service and helping more customers in the state of Kansas.”

Founded in 1981, Dayton Freight is a private, union-free, less-than truckload (LTL) freight carrier headquartered in Dayton, Ohio.

Elite Athletic Supply opened for business on May 25, 2019 at 324 E National Road in Vandalia. The store will be a one stop shop for all athletes, selling sporting goods, training equipment, uniforms, athletic apparel, custom apparel and spirit wear for football, baseball, softball, cheer, lacrosse, soccer and volleyball.

For more information, visit <https://eliteathleticsupply.com/>.

The Grand Opening of the new **Dayton Vet Center** will be held from 10 a.m. to 3:30 p.m. on Wednesday, June 12, 2019 at 3085 Woodman Dr., Suite 180 in Kettering. The event will feature welcoming remarks and a ribbon cutting outside of the building, followed by an open house, complete with facility tours and light refreshments inside.

About Vet Centers: Vet Centers are community-based counseling centers that provide a wide range of social and psychological services, including professional readjustment counseling to eligible Veterans, active duty service members, including National Guard and Reserve components, and their families.

For more information, call 937-296-0489.

There’s a bold new building at the intersection of Wilmington Pike and Stroop Road in Kettering. The **Wilmington-Stroop Branch of the Dayton Metro Library** celebrates its Grand Opening on Saturday, June 1, from 1-4 p.m., with a ribbon cutting and sneak preview for the public. Regular hours resume Monday, June 3, at the Library located at 3980 Wilmington Pike.

The old Wilmington-Stroop building closed in December of 2017 and was subsequently demolished. The new facility, made possible by a bond issue passed by Montgomery County voters in 2012, is 50% larger than the previous building. It features state-of-the-art amenities in library service, including a Community Room accessible before and after hours, a Reflections-themed Children’s Area and dedicated TeenEDGE space, a Quiet Reading Room, a fireplace, outdoor patio, numerous public computers, industrial grade WiFi, laptop lending, a vending area, and four original art installations.

A special Quiet Tour of the new Library will be held Wednesday, June 5, from 8:30-9:30 a.m., an hour before the Library opens to the public.

For more information, visit DaytonMetroLibrary.org or call 937-463-2665.

CALENDAR OF EVENTS

Register for all events at DaytonChamber.org.

MEMBER MINGLE,
June 6, 4:30-6:30 p.m., The Grande Hall at Liberty Tower, 120 W. Second St., Dayton

GENERATION DAYTON MONTHLY MIXER,
June 8, 5:30-8 p.m., Hollywood Gaming at Dayton Raceway, 777 Hollywood Blvd., Dayton. Topic: A Night at the Raceway

BREAKFAST BRIEFING,

June 14, 7:30-9 a.m., the Dayton Club, 40 N. Main St., Dayton. Speaker: Debbie Feldman, president & CEO, Dayton Children’s Hospital. Topic: How Dayton Children Medical Center’s is partnering with businesses to reinvent care

CHAMBER MEMBER ORIENTATION,
June 18, 8-9:30 a.m., Cox Media Group Ohio, 1611 S. Main St., Dayton. Topic: Get familiar with your member benefits

GENERATION DAYTON SPEAKER SERIES,
June 19, 5:30-7:30 p.m., Crowne Plaza Dayton, 33 E. Fifth St., Dayton. Speaker: Lisa Wagner, Levitt Pavilion Dayton. Topic: How Levitt is working to make downtown vibrant

SAFETY BREAKFAST WITH THE EXPERTS,
June 20, 7:30-9 a.m., Crowne Plaza Dayton, 33 E. Fifth St., Dayton. Speaker: Bob Sturwold, Ernst

Concrete. Topic: Using dash cameras to improve fleet safety

GROUP RATING TWO-HOUR “HOT TOPIC”,
June 26, 7:30-10 a.m., Montgomery County Business Solutions Center, 1435 Cincinnati St., third floor, Dayton. Speaker: Gary Auman; Auman, Mahan and Furry. Topic: Tips for OSHA Compliance Inspections

ECONOMIC INDICATORS

Sales Tax Collections

County	Current Rate	Feb 2019	Feb 2018	12 Mos Change	YTD 2019	YTD 2018	YTD Change
Butler	0.75	\$3,205,670	\$3,141,985	2.03%	\$7,624,362	\$7,205,892	5.81%
Clark	1.5	\$1,823,495	\$1,705,655	6.91%	\$4,160,697	\$3,933,075	5.79%
Darke	1.5	\$632,952	\$619,876	2.11%	\$1,443,881	\$1,420,982	1.61%
Greene	1	\$1,880,806	\$1,896,466	-0.83%	\$4,781,307	\$4,698,047	1.77%
Miami	1.25	\$1,246,634	\$1,324,843	-5.90%	\$3,069,667	\$3,091,725	-0.71%
Montgomery	1.25	\$7,032,285	\$5,464,187	28.70%	\$16,313,211	\$13,323,530	22.44%
Preble	1.5	\$425,464	\$412,784	3.07%	\$956,836	\$910,873	5.05%
Warren	1.25	\$3,745,295	\$3,542,680	5.72%	\$9,137,863	\$7,504,359	21.77%
Region Total		\$19,992,602	\$18,108,478	10.40%	\$47,487,823	\$42,088,482	12.83%

Source: http://www.tax.ohio.gov/tax_analysis/tax_data_series/sales_and_use/publications_tds_sales/S1M0119.aspx

Residential Home Sales

	Feb '19	Feb '18	%Change	YTD '19	YTD '18	%Change
Number of Homes Sold	915	882	3.74%	1810	1732	4.50%
Total Home Sales	\$146,682,119	\$135,760,485	8.04%	\$276,601,986	\$259,371,850	6.64%
Average Sale Price (\$)	\$160,308	\$153,923	4.15%	\$129,950	\$126,450	2.77%

Source: Dayton Area Board of Realtors, Dayton Area Home Sales for February 2019

Whiskey

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ture as making the “highest-quality American whiskey possible.”

Hall shared his vision for the new distillery with the Dayton Daily News:

“Hall Brothers Distillery aims to become a small, family owned distillery. We will produce small, single batch, single barrel, pot distilled, American Whiskey,” Hall said in an email. “By using fresh local grains, and clean natural water, the expected results will be that of the fine whiskey that has been

produced here since before the 1800s.”

“By maintaining small batch sizes and individual barrel bottling, Hall Brothers Whiskey will continue to offer an evolution of taste as the years go by. Like wines, I expect the flavors of my whiskey to change from year to year with repeated barrel use and ever-changing Ohio weather patterns.”

“I believe the business can offer our local market a home-grown whiskey they can be proud of.”

Contact this reporter at 937-225-7355 or email Mark. Fisher@coxinc.com.

MONTGOMERY COUNTY VENDORS LICENSE

■ Beach Bum Tanning & Spa LLC, dba Beach Bum Tanning & Spa LLC, 2333 Dayton Germantown Pike, Germantown 45327
■ Billingsley George, dba G.M.S., 1204 Dennison Ave, Dayton 45417
■ Cook, Katherine, dba Lobeaddorns, 3520 Trail On Rd, Moraine 45439
■ Customes Car Wash & Detail LLC, dba Customes Car Wash & Detail LLC, 4192 N Main St, Dayton 45405
■ Foulk, Treleon, dba The Kandy Shop, 828 Hall Ave,

Dayton 45404
■ Iklash Lash Extensions, dba Iklash Lash Extensions, 201 Outer Belle Rd Apt B, Trotwood 45426
■ Martin, Lisa, dba Digipro Printing, 8961 Swinging Gate Dr, Huber Heights 45424
■ Singh Pizza LLC, dba Valley St Pizza & Subs, 2560 Valley St, Riverside 45404

LIVE DOPPLER 7
R A D A R

The only local station with its own Doppler Radar provides you minutes of additional warning when seconds count

