

City of Dayton
Memorandum

TO: Mayor and Council

FROM: Michael Giffen, City Administrator

RE: Weekly Report

DATE: September 11, 2020

ADMINISTRATIVE SUMMARY

Overview

The October Council Meeting will be held on Thursday October 8th at 7:00PM, instead of the normal date/time slot on the first Tuesday of the month. The meeting will be held at the school administration building and open to the public. There will be a public hearing for expenditure of Municipal Road Aid funds as well as for the 2020 property tax rate.

The new phases of development at Manhattan Harbour have made steady progress over the last few weeks. Two of the single-family attached structures are being framed and the 5-family building should have its foundation poured in the coming weeks. Please see the “Special Project” section for more updates on Manhattan Harbour. We will be meeting with the developer next week to discuss vegetation mediation along the rip rap and trail system.

The Queen City Riverboard site and business has sold to Brendan Sullivan and his investors. They have hired a reputable manager for the business that has extensive experience in the industry. This is important for future development of the site and Riverfront Commons access.

I am working on a draft request for proposals for grass cutting of the flood levee and individual lots. This document will solicit bids for the 2nd half of the 2021 fiscal year and for fiscal year 2022.

We have a meeting with KYTC to discuss 90% design approval of the 2nd phase of Riverfront Commons.

Michael Giffen
City Administrator

SPECIAL PROJECTS

Manhattan Harbour

THE COMMONS		
Build Type	Date Started	Notes
Single-Family (Attached)	6/17/2020	Framing
5-Family Structure	9/6/2020	Foundation Work
8-Family Structure		Project Approved
12-Family Structure		Project Approved
Signature Site (Queen City)		Site Sold to Developer
The Gateway Apartments	1/15/2016	Leasing
Single-Family (Detached)	2014	Slow Progress
THE LOOKOUT		
Single Family (Attached)		Project Approved
Single-Family (Detached)	2014	1 Lot Remaining
5-Family Structure		Project Approved
8-Family Structure		Project Approved
12-Family Structure		Project Approved
THE BEND (NARROWS)		
Multi-Family Units		Project Approved
THE VISTAS		
The Tapestry	1/5/2019 (Leasing)	65%+ Occupancy

Riverfront Commons – Phase II

- 1. Design – **IN PROGRESS**
- 2. Construction – **SPRING 2021 PROJECTION**

DESIGN SCHEUDLE		
SCHEDULED	TASK	COMPLETED
5/13/2019	Notice to Proceed with Award for Design	5/13/2019
7/15/2019	Kick-Off Meeting	7/15/2019
10/31/2019	30% Design Submitted to KYTC	10/31/2019
3/1/2020	60% Design Submitted to KYTC	3/5/2020
4/15/2020	KYTC Compliance Review	
4/15/2020	Finalize Environmental Documents	
6/15/2020	90% Design Submitted to KYTC	8/15/2020
6/15/2020	100% Design Submitted to KYTC	
7/1/2020	Notice to Proceed with Bidding	
<p>Notes: KYTC Compliance Review is being slowed down due to staffing changes impacted by the COVID-19 Pandemic.</p>		

Dayton Pike Sidewalks / 6th Avenue Bump Outs

1. Design – **COMPLETE**
2. Right-of-Way – **IN PROGRESS**
3. Construction – **SPRING 2021 PROJECTION**

RIGHT-OF-WAY SCHEDULE		
SCHEDULED	TASK	COMPLETED
5/15/2017	Kick-Off Meeting	5/15/2017
7/17/2019	Authorization	7/29/2019
8/30/2019	Appraisal Scoping Complete	8/30/2019
8/15/2019	Notice of Proposed Acquisition Letter Mailed	8/6/2019
9/15/2019	Titles Completed	9/9/2019
9/30/2019	Appraisal Reports Complete	9/30/2019
10/15/2019	Appraisal Reviews Complete	10/24/2019
10/28/2019	FMVE Established	10/28//2019
11/11/2019	Offers Mailed/Delivered	11/11/2019
11/18/2019	Offers Received	11/18/2019
12/30/2019	Final Offers Made	12/30/2019
1/15/2020	Negotiations Complete	4/2//2020
1/30/2020	Billing Packets Submitted	4/2/2020
1/30/2020	Condemnation Packets Submitted	4/2/2020
1/30/2020	Closings Complete	4/20/2020
3/1/2019	KYTC Compliance Review	
<p>Notes: KYTC Compliance Review and Approval is expected to be completed no earlier than October 1st, 2020 due to the issues that arose during ROW</p>		

negotiations and delays due to the COVID-19 pandemic. Bob Yoder has been pressing KYTC for a timeline on completion with little feedback. Projects are backlogged due to the COVID-19 Pandemic.