



Q&A

June 5, 2024

Q1: Will the Authority release a list of developers and/or interested parties to the RFQ?

A1: The Authority will post the attendance sign-in sheet from the pre-submittal meeting on its website on June 19, 2024. The list will also include those virtual attendees.

Q2: Is the “long-term ground lease” mentioned on page 2 of the RFQ the only option? Or will the Authority consider a scenario which includes a fee simple purchase option?

A2: The Authority’s strong preference is a very long-term ground lease. However, the RFQ’s purpose is to begin conversations with qualified and interested developers that will ultimately achieve the goal of realizing a mutually beneficial P3 convention hotel project.

June 18, 2024

Q3: Would it be possible for the proposed new convention hotel to be physically connected via a skyway bridge to the Convention Center?

A3: That could be a possibility, yes.

Q4: What does the Authority expect in terms of ADR and occupancy at the proposed hotel?

A4: Each development team will need to do its own due diligence on the market.

Q5: Would the Authority consider a limited- or select-service hotel?

A5: No. The Authority’s intention is to use the site for a hotel that includes a restaurant, bar/lounge, and other amenities associated with a full-service property.

Q6: Has the City/Authority ever done a sharing agreement on a hotel before?

A6: No.



Q7: Ideally from the Authority's perspective, how many keys would the hotel offer and how many stories tall?

A7: The goal as stated in the RFQ is 200 guestrooms and ideally the hotel would be in that range. The Authority has no requirement or expectations as to the height of the structure.

Q8: Will the Authority/City deliver the site fully approved?

A8: No, the development team would be required to conduct the typical approval process as required for any real estate project. However, as a motivated stakeholder in the project, the Authority would assist in that process where appropriate.

Q9: Would the lease term for the site be for 99 years?

A9: The Authority anticipates a very long-term lease for the site. The specific terms are to-be-negotiated relative to the proposed project itself.

Q10: Will the Authority provide occupancy guarantees for the hotel?

A10: No.

Q11: What financial incentives will the Authority/City provide?

A11: The Authority and its public partners, the City of Dayton and Montgomery County, have multiple financial tools it may consider using to incentivize the proposed convention hotel. These include pre-development cost support, tax rebates, bonds, below-market ground lease terms, and others. If a development team has experience with other potential tools that could be useful to the effort in Dayton, they are encouraged to describe those in their submittal.



Q12: Would the City/ Authority consider sharing in the site-specific occupancy taxes generated by the proposed hotel?

A12: The use of site-specific hotel/bed tax is one of the financial tools that could be used to help fill the likely funding gap for the hotel.

Q13: How will the parking work at the proposed convention hotel?

A13: It is anticipated that the proposed convention hotel would use the existing structure that will be immediately adjacent to the hotel for all, or nearly all, of its parking needs. It is also anticipated that the proposed hotel would remit a to-be-negotiated daily usage fee to the City for the parking utilized.

Q14: What is the hotel occupancy tax rate in Dayton?

A14: The total bed tax is currently 9% of gross rooms revenue.

Q15: How many rooms is the former Radisson hotel across the street? How old is it?

A15: The hotel was built in the mid-1970's and opened as a Stouffer's Hotel offering 276 guestrooms. The property closed in late 2022.