

THE VIEWPOINT

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RE-INVENTING THE FEDERATION

It's a new year, and we have some new ideas for how to get Triangle residents more involved with the DVTF and the community! At our May meeting (see the meeting notice to the right) we will be presenting our new structure, proposed new by-laws, and method of operation for the DVT Federation.

The principal change is that rather than having the Board consist of five officers plus trustees that are affiliated with a particular few square blocks of the Triangle, we plan to have it consist of five officers plus the heads of any committees that have decided to take on projects for the benefit of the neighborhood. (Proposed committees will have to be officially approved by the Board.)

The positions of President, Vice President, Secretary, and Treasurer will be retained, but instead of a Parliamentarian there will be a Community Liaison. This person will have overall responsibility for involving and communicating with the neighborhood residents, especially via social media – essential these days!

The President and Vice President will have somewhat more specific focuses than they did in the past. The President will serve as the public “face” of the Triangle, interfacing with the City and other neighborhoods. The Vice President will focus on the operations of the Federation and its committees. The Secretary and Treasurer will retain approximately their current duties, but both will work more with the Community Liaison to get information out to the neighborhood and increase (and track) membership.

The idea behind the project-oriented small committees is that the people who are actually doing something for the neighborhood are probably the ones who should be voting on where the Federation puts its effort and money. See, for instance, the “Got Ideas?” paragraphs to the right!

The committees wouldn't have to be grant-oriented, though; they could be anything that people are willing to work on for the benefit of the neighborhood. For instance, we're thinking of a committee to manage a membership drive. We already have a very small committee that cares for the gateway gardens and median strips. A group that makes sure that new residents get a welcome package of some sort might be another possibility.

If you are curious, or have suggestions, please plan to come to the May meeting! We will have copies of the proposed By-Laws, with the details of the officer positions, and people you can talk with about possible committees or volunteer opportunities. Even small projects will make a difference to how the Triangle is perceived, which in turn will affect who is willing to buy houses here... and what happens to our property values.

COMMUNITY MEETING COMING UP SOON!

Your Federation is planning a Community Meeting for **Tuesday, May 28th**, at 7:00 PM in Omega Baptist's all-purpose room. We would like to talk about the new DVTF structure described to the left, present an updated version of the DVTF By-Laws, answer any questions you have, and encourage everyone to think about running for office or volunteering to head a committee. With that in mind, we are hoping to hold interim elections at our meeting on **Tuesday, June 25th**, again at 7:00 PM in Omega's all-purpose room.

Revitalization begins with us, the residents, and we'd like to count you among the people who want to be part of restoring the Triangle's reputation as a premier Dayton neighborhood. For instance, we need people to help with a membership drive, both to get more residents engaged with the community and to provide a sounder financial basis for our operations. (We did not collect dues last year.) There are a number of other opportunities to benefit both the neighborhood and our investment in it!

So please plan to come to the meeting (park on Emerson or in back of the church; the room is halfway down the main hall) and tell us what you'd like to see happen! And in the meantime, do check us out on Facebook.

GOT IDEAS?

Do you have an idea for a project that would benefit the Triangle and its residents? Are you willing to be the point person, and seek out other volunteers to help make it happen?

The City offers several types of grants to help you make that idea a reality! Neighborhood Mini-Grants for up to \$5,000 are available for larger projects, while Community Engagement Grants are available for up to \$500 for smaller ones. Both are intended to bring neighbors together for a community based-activity that will benefit the neighborhood.

The DVTF is willing to assist you with the planning and implementation of your idea, and can also provide a contact to help you apply for grant funding. This volunteer's name is Elizabeth Sickels; you can reach her at elizabethsickels@gmail.com.

The deadlines for grants range from April to the middle of October, so you can contact Elizabeth any time with your ideas (just put “DVT Idea” in the subject line). If we can't qualify for a grant this year, we might be able to get it next year.

But we can start planning right now! Need inspiration? Please visit www.daytonohio.gov and search on Mini-grants. The blue sidebar will let you see some recent recipients of mini-grants and what their successful proposals were. Also, if you are interested in keeping up with grant opportunities for neighborhood activities, consider joining the DVTF Grant Committee on Facebook.

MEMBERSHIP DRIVE PLANNED

You may have noticed that the DVTF requested no dues from you last year! As part of our effort to rejuvenate the Triangle, we are planning a neighborhood-wide membership drive starting late this summer. We are hoping to knock on every single resident's door at some point!

If you might be interested in helping us with this effort – and maybe meeting some of your neighbors you haven't – please consider coming to the May meeting. If you can't make that, just e-mail efrice927@att.net and volunteer! We'll make sure someone contacts you with plenty of notice.

We need both the money (mailing isn't free) and more neighborhood participation to get that community feeling back!

GOOD PUBLICITY FOR THE TRIANGLE: POTENTIAL HISTORIC REGISTRATION

The DVTF is pleased to report that the City of Dayton and Phoenix Next are already looking at how to make the northwest area more attractive to potential developers and investors. The clearing of the Good Sam site doesn't mean that developers will be swarming to realize its potential. We have to show them that the area will be a good place to locate a business, and that we have some very desirable houses to offer their employees!

For that reason, the City is offering to help the Triangle get access to a great marketing tool: official listing on the National Register of Historic Places. Being listed there recognizes that our area features a lot of really neat historical houses – which we know, but potential buyers and even realtors aren't necessarily aware of.

It does NOT mean that we will become a Historical District, with the various restrictions that come with that zoning. (Like what color we paint our house.) Parts of the Triangle may choose to consider that, but being listed on the Register mostly just brings us bragging rights. (And maybe some lamppost banners that potential developers will notice.)

We do have to have the documented consent of a majority of the residents to apply, though, so you'll be hearing more about this opportunity!

GOOD SAM DEMOLITION

Five Triangle residents went to the March 12th meeting about the demolition of Good Sam. (There will be others on May 21st and July 16th.) The summary is: The chapel's interior has been carefully deconstructed and everything put in storage; the Church has taken charge of the religious items. The interiors of all the buildings have been stripped of useful materials, and asbestos abatement is well under way. Exterior deconstruction of the oldest buildings has already begun, and the rest of the process should be similar. There will be no implosions, just nibbling away, and O'Rourke will try to keep the dust down. The trucks carrying away the debris will go down Salem Avenue to I-75.

Premier gave us two ways to ask questions during the process: an e-mail address, GSHSitePrep@premierhealth.com, and a hot line, 937-499-8174. As for the future, you can see the planners' recommendations for development on the Good Sam site at <https://daytonphoenixproject.org/resources/>.

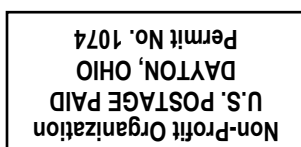
OMEGA AND OCDC NEWS

Omega Baptist's principal news is that Revs. Daryl and Vanessa Ward have decided to retire this fall! Their son, Rev. Joshua Ward, is already serving as a pastor at OBC, and will take the reins upon the senior Wards' retirement. Rev. Vanessa will continue to lead the OCDC, though.

As for progress on Omega's Harvard campus, anyone who drives down Cornell, or the other streets that border the campus, can see that lots is happening. The OCDC and MVAH Partners (the Miller-Valentine division that is masterminding the construction of the Senior Lofts behind Roberts Hall) did get the City's endorsement, and were approved for the State tax credits they applied for, so it's full steam ahead!

There was an official groundbreaking ceremony on March 4th, and the site has already been cleared and graded. (By the time you read this, construction may be under way.) The building will have 81 units (some 2-bedroom, more 1-bedroom), and will be ADA-compliant. Sorry, it's only for people 55 and over....

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