

## Know Dayton – Sell Dayton Urban Ambassadors

- Who:** Dayton Area Residential Sales Professionals / Home Builders
- What:** DABR Two Credit Hour Continuing Education Course
- When:** Friday, September 16, 2011  
2pm – 5pm  
\*Course in conjunction with the Downtown Dayton Partnership’s popular “Urban Nights” event taking place throughout Downtown Dayton from 5pm to 10pm.
- Where:** Crowne Plaza Dayton  
Orville Room (overlooking housing communities in Downtown Dayton)  
33 East Fifth Street  
Dayton, Ohio 45402
- Cost:** \$19.00 (includes Transportation Center parking and beverage ticket for conclusion of course)
- Registration:** Dayton Area Board of Realtors – DABR.com  
HBA of Dayton – [info@hbadayton.com](mailto:info@hbadayton.com) or 298-2900
- Sponsors:** Downtown Dayton Partnership  
Home Builders Association of Dayton  
Dayton Area Board of Realtors  
Crowne Plaza Dayton
- Description:** This course will educate attendees on how to “open the doors” of urban living, and urban housing styles within the core of the Downtown Dayton. The Community Overview Introduction will provide both promotional and sales perspectives on Dayton’s historic districts, charming neighborhoods, and very popular downtown urban living. Information will be presented on the forward looking Greater Downtown Dayton Plan and the future urban home buyer that plays a major role in the plan’s success. Current market conditions and information will be shared on upcoming projects under construction or on the drawing boards. The classroom portion concludes with a small panel discussion by current downtown residents presenting downtown day to day living and experiences. A question and answer period will allow participants to interact with panelists.
- The course concludes with a one hour walking tour of four housing communities conveniently located within a short distance to many of the amenities urban Dayton has to offer. Attendees are encouraged to make it an evening out by enjoying all the very popular Urban Nights experiences.
- Objective:** Educate residential sales professionals, potential urban builders and developers and those interested in urban living in downtown Dayton on the lifestyle, amenities and housing products available.

## **Know Dayton – Sell Dayton**

### **Course Outline:**

- 2:00 pm**      **Dayton Community Overview - 15 minutes**  
Description of historic districts, neighborhoods, downtown, etc.  
A Realtors perspective of city living and selling.  
Presenters: Sandy Gudorf, President Downtown Dayton Partnership  
Evelyn Davidson – Coldwell Banker,
- Greater Downtown Dayton Plan Overview – 15 minutes**  
A brief presentation on major components of the plan.  
Video  
Presenter: Mike Ervin – Co-chair Greater Downtown Dayton Plan
- Urban Home Dweller of the Future – 15 minutes**  
Characteristics of the future urban home dweller including demographics on Baby Boomers and the Millennials (Generatin Y)  
Presenter: Walt Hibner, Executive Director Home Builders Association of Dayton
- Current Downtown Housing Market Conditions & Upcoming Projects – 15 minutes**  
Presenter: Amy Walbridge, AICP, City of Dayton Special Projects Administrator
- Dayton Dwellers Panel or Roundtable Discussions – 60 minutes**  
Facilitator: Evelyn Davidson  
Panelist: Three Current Downtown Dayton Residents  
Questions & Answers
- 4:00 pm**      **Walking Tour – 60 minutes**  
Tour to include discussion on current and future projects, amenities, long term planning strategies Four to five small groups – St. Clair to Monument and Patterson – Courthouse Square – Shuster Center.
- Tentative developments include:  
                 Patterson Square  
                 Lighthouse  
                 Cooper Lofts  
                 Performance Place
- 5:00 pm**      **Class adjourns**
- 5:00 pm to 10:00 pm**      **“Urban Nights“ Experience - throughout downtown**

## **Speaker Biographies:**

### **SANDRA K. GUDORF**

#### **President, Downtown Dayton Partnership**

Sandy Gudorf is president of the Downtown Dayton Partnership. In her role, Sandy works with numerous community partners to lead a variety of programs, activities and initiatives that help ensure that Downtown Dayton is a better place to work, live and be entertained. Specifically, the Downtown Dayton Partnership focuses its work in five primary areas – job attraction and retention, housing development, strengthening downtown’s amenity base, enhancing downtown’s environment and advocacy for downtown. Sandy is a graduate of Wright State University and resides in Clayton with her family.

### **Michael Ervin, M.D.**

Dr. Mike Ervin is co-chair of the Dayton region’s effort to implement the Greater Downtown Dayton Plan, a comprehensive and strategic business plan for the greater downtown area. This public/private sector plan, also co-chaired by the Dayton city manager, has engaged hundreds of people in the community to help steer downtown’s future. Currently, Dr. Ervin also is co-chair of the Downtown Dayton Partnership Board of Trustees and serves on the board of Greater Ohio, the smart growth organization for the state. He also led efforts to develop the Oregon Arts District.

A longtime resident of the Dayton community, Dr. Ervin is the founder and former CEO of Wright Health Associates, which managed the health care of 250,000 Dayton-area residents. Currently, he is chairman of the board of CareSource, a non-profit company that manages the medical care of more than 875,000 people in Ohio and Michigan. He also is the former director of the Emergency and Trauma Center at Miami Valley Hospital and a past president of the American College of Emergency Physicians. Throughout his professional career, Dr. Ervin has served on numerous community boards, including the University of Dayton, and has been chairman of the Greater Dayton United Way and has chaired the Culture Works Campaign. He also co-chaired the Safety Net Task Force for Montgomery County to address the problems of more than 60,000 uninsured county residents. He and others currently are working to implement those recommendations on behalf of the Montgomery County Commissioners.

### **Amy Walbridge, AICP**

Amy Walbridge currently serves as a Special Projects Administrator within the Office of Economic Development. She collaborates with business and economic development executives on project development and execution and works tirelessly to foster relationships with developers, real estate brokers and the banking community in an effort to advance development opportunities for the city of Dayton.

Amy is a certified planner (AICP) and within her 16-year career with the City has had the lead responsibility for the coordination and management of infrastructure and housing redevelopment activities for the Genesis Project, a holistic community redevelopment initiative that was recognized by the National Community Development Association in 2004. She has played a key role in the implementation of the Wright-Dunbar Village Urban Renewal Plan and for advancing the City’s relationship with the Home Builders Association through *Citirama* and *Rehabarama* Home Shows. Amy received her Bachelor of Liberal Arts Degree in Organizational Communication from Wright State University. In addition her certification by the American Planning Association, she is certified as a Housing Development Finance Professional by the National Development Council. Prior to working for the City of Dayton, Ms. Walbridge worked with several non-profit organizations in the areas of organizational development, volunteer management, fundraising, and board development.

**WALTER A. HIBNER**

As the executive director of the Home Builders Association of Dayton (HBA), Walt is currently responsible for the association's management. Including membership development, programs and the ever popular home shows such as Homearama. The home building industry association provides its 550 members, including over 18,000 building professionals, with advocacy, community and government relations and economic development.

Prior to joining the HBA in May of 2007, Walt was the Vice President of Development of Greater Dayton Construction Ltd. DBA Oberer Thompson Company for four years. While at Greater Dayton, Walt was the company representative to the HBA. He was the 2006 HBA President and has served over twelve years on the Board of Directors. He also was a Director for the National Association of Home Builders.

He is a past Board Member of Preservation Dayton. Walt participated as a member of the Homeless Solutions Task Force. He is also a Past President of Rebuilding Together Dayton, a 2002 graduate of Leadership Dayton, 2005-2007 President of the Greater Dayton Chapter of the Juvenile Diabetes Research Foundation (JDRF) and a past Treasurer of the Dayton Chapter of the Building Owners and Managers Association.

Prior to joining Greater Dayton Construction he worked for ten years with the Dayton Power and Light Company (DP&L) interfacing with customers while managing and presenting several energy-efficient training and service programs for DP&L.

Currently, he serves on the Ohio Home Builders Association Executive Committee, as a Co-chair for the Homeless Solutions Policy Board, is a member of Dayton Rotary, he continues as a Rebuilding Together Dayton and JDRF Board Member and is on the Board of Governors for Leadership Dayton

Walt has a Bachelors Degree in Construction Technology from Eastern Kentucky University and has studied Architectural Drafting at Sinclair Community College.

He resides in Sugarcreek Township with his wife Joani and children, Jordan and Ian and enjoys home improvements projects, fishing, and bicycling.