

JEFFERY W. SANNER
Tel: 937.859.5183



MAYOR
Fax: 937.859.3366

WEST CARROLLTON

ESTD  1830

October 19, 2023

The Dayton Development Coalition
1401 South Main Street
Dayton, Ohio 45409
Attn: Mr. Jeff Hoagland

Re: 2023/2024 PDAC Request – West Carrollton River District and Whitewater Park – Phase II

Dear Mr. Hoagland,


The purpose of my letter, is to request your consideration and support for PDAC funding for the West Carrollton River District and Whitewater Park Project. This project represents a unified vision of the West Carrollton City Council, to redevelop the I-75/Exit 47 Interchange into a vibrant destination location. The City of West Carrollton commissioned Pros Sports Consulting to perform a market analysis and economic impact study of the West Carrollton Whitewater Park. The market analysis concluded that West Carrollton Whitewater Park can attract over 100,000 visitors annually. Further, it will serve as the centerpiece for the planned \$75 million-dollar mixed use development, immediately adjacent to Exit 47.

The City of West Carrollton has made significant progress in advancing the project. We are currently in the process of completing a lease arrangement with the Miami Conservancy District for the proposed park area adjacent to the West Carrollton low-dam site. The Whitewater Park Design team of Merrick Engineering/Mclaughlin Whitewater Group, is developing the engineering design features that will transform the existing low-head dam into a premier watersport destination location for visitors and enthusiasts from a broad geographic area.

The City of West Carrollton has currently committed in excess of \$6 million dollars of its financial resources to the project. Further, our public sector funding partners, which include Federal, State and County government, have also provided an additional \$ 4 million dollars in funding to date. This 2023/2024 PDAC funding request will ensure that the West Carrollton River and Whitewater Park moves forward expediently and successfully. The City of West Carrollton recently allocated over \$2.5 million dollars in city funds for gateway roadway improvements, that will serve the River Park District. Roadway construction will commence during the 2024 construction season. We are also on pace to begin improvements to the low-head dam during the 2025 construction season.

In closing, the City of West Carrollton is fully committed to the successful completion of this project. I appreciate your past support and respectfully request your continued support for the project as we move forward.

Sincerely,



Jeffrey W. Sanner, Mayor
City of West Carrollton, Ohio



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

**Montgomery County
Administration Building**

451 West Third Street, 10th Fl
Dayton, OH 45422-1110

937-225-5704 – phone
www.selectmcoho.com

COUNTY COMMISSIONERS

Judy Dodge
Deborah A. Lieberman
Carolyn Rice

COUNTY ADMINISTRATOR

Michael B. Colbert

**ASSISTANT COUNTY ADMINISTRATOR,
BUSINESS SERVICES**

Chris Williams

October 24, 2023

Honorable Michael R. Turner
U.S. House of Representatives
2802 Rayburn HOB
Washington, D.C. 20515

Dear Congressman Turner:

On behalf of County Commissioners Judy Dodge, Deborah Lieberman and Carolyn Rice, as well as County Administrator Michael Colbert, I am writing in support of the City of West Carrollton’s application for funding of its West Carrollton River District and Whitewater Park Phase II Project submitted for consideration in the 2024 PDAC process.

The Montgomery County Commissioners has historically supported projects that enhance the safety, recreational and economic impact of the Great Miami River throughout the Dayton Region. Montgomery County currently has a funding agreement with the City of West Carrollton for this project in the amount of \$750,000, targeted specifically at project design. The City of West Carrollton has pledged local matching funds of \$3.0 million in addition to the \$7 million request. The total project (\$10 million) will construct a one-of- kind whitewater park amenity, bikeway and pedestrian improvement that will anchor a \$70+ million mixed-use development and will attract local, regional and national whitewater enthusiasts and improve safety, use and access to the river.

The project will spur additional development along the adjacent I-75 corridor at the West Carrollton Interchange (Exit 47). Private sector development is estimated to exceed \$70 million and create 500 jobs over the 5–7 year build-out. This project is the next phase in a long-range plan that has occurred over the last 10+ years.

Your consideration and support of this critically important project to the City of West Carrollton and Montgomery County is greatly appreciated.

Sincerely,

Tawana S. Jones, Director

Montgomery County Community & Economic Development



38 E. Monument Ave.
Dayton, OH 45402
(937) 223-1271

BOARD OF DIRECTORS

Mark G. Rentschler
Michael H. van Haaren
Beth G. Whelley

GENERAL MANAGER

MaryLynn Lodor

October 25, 2023

Honorable Michael R. Turner
2802 Rayburn HOB
Washington, DC 20510

Dear Congressman Turner,

I am writing in support of the City of West Carrollton's application for funding of its West Carrollton River District and Whitewater Park Phase II Project submitted for consideration in the 2024 PDAC process.

The Miami Conservancy District has supported projects that enhance the safety, recreational and economic impact of the Great Miami River throughout the Dayton Region. The City of West Carrollton has pledged local matching funds of \$3.0 million in addition to the \$7 million request. The total project (\$10 million) will construct a one-of-kind whitewater park amenity, bikeway and pedestrian improvement that will anchor a \$70+ million mixed-use, development and will attract local, regional and national whitewater enthusiasts and improve safety, use and access to the river.

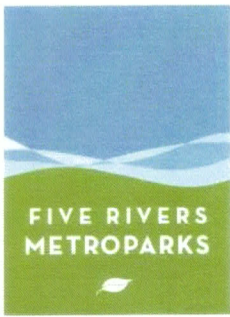
The project will spur additional development along the adjacent I-75 corridor at the West Carrollton Interchange (Exit 47). Private sector development is estimated to exceed \$70 million and create 500 jobs over the 5-to-7-year build-out. This project is the next phase in a long-range plan that has occurred over the last 10+ years.

Your consideration and support of this critically important project to the City of West Carrollton and river system managed by the Miami Conservancy District is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "MaryLynn Lodor". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

MaryLynn Lodor
General Manager



409 E. Monument Ave.
Third Floor
Dayton, Ohio 45402-1260

Phone (937) 275-7275
Fax (937) 278-8849

metroparks.org

October 24, 2023

Honorable Michael R. Turner
2802 Rayburn HOB
Washington, DC 20510

Dear Congressman Turner,

I am writing in support of the City of West Carrollton's application for funding of its West Carrollton River District and Whitewater Park Phase II Project submitted for consideration in the 2024 PDAC process.

Five Rivers MetroParks has supported projects that enhance the safety, recreational and economic impact of the Great Miami River throughout the Dayton Region. The City of West Carrollton has pledged local matching funds of \$3.0 million in addition to the \$7 million request. The total project (\$10 million) will construct a one-of-kind whitewater park amenity, bikeway and pedestrian improvement that will anchor a \$70+ million mixed-use, development and will attract local, regional and national whitewater enthusiasts and improve safety, use and access to the river.

The project will spur additional development along the adjacent I-75 corridor at the West Carrollton Interchange (Exit 47). Private sector development is estimated to exceed \$70 million and create 500 jobs over the 5-to-7-year build-out. This project is the next phase in a long-range plan that has occurred over the last 10+ years.

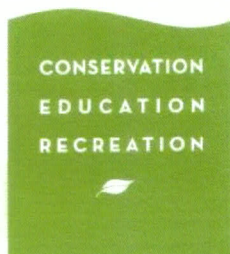
Your consideration and support of this critically important project to the City of West Carrollton and the entire Dayton Region is greatly appreciated.

Sincerely,

Karen L Hesser

Karen L Hesser (Oct 24, 2023 16:32 EDT)

Karen L. Hesser, CPRP
Chief Executive Officer
Five Rivers MetroParks



AULLWOOD GARDEN • CARRIAGE HILL • COX ARBORETUM • DEEDS POINT • EASTWOOD • ENGLEWOOD
GERMANTOWN • HILLS & DALES • HUFFMAN • ISLAND • POSSUM CREEK • BIKEWAYS • RIVER CORRIDORS
RIVERSCAPE • 2ND STREET MARKET • SUGARCREEK • SUNRISE • TAYLORSVILLE • WEGERZYN GARDENS • WESLEYAN



October 26, 2023

The Dayton Development Coalition

1401 South Main St.

Dayton, Oh 45409

Re: 2023/2024 PDAC Request – West Carrollton River District and Whitewater Park – Phase II

Dear Mr. Hoagland,

We at Woodard Development convey our wholehearted support for the City of West Carrollton's PDAC funding request for the West Carrollton River District and Whitewater Park. We see this project as a valuable public amenity that will play a pivotal role in the broader development of the River District, transforming the area into a dynamic hub of commerce for the City of West Carrollton. In addition, given the unique setting of this development (in between the Great Miami River and the 125,000 daily people on I-75), we see this public amenity drawing tens of thousands of new visitors to our region.

It is also worth noting that we anticipate the total private investment in the River District to be more than \$75 million. This investment will create a unique environment that incorporates amenities and services, food and beverage operators, hospitality and various new to market residential product types alongside the river. Simply put this development and the Whitewater Park hold the power to breathe new life into the City of West Carrollton, turning it into a thriving destination that provides significant quality of life benefits to the people of West Carrollton and all of southwest Ohio.

Please don't hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Todd Duplain', with a long horizontal flourish extending to the right.

Todd Duplain

Principal, Woodard Development

Dayton, Ohio



City of Moraine
Michael Davis, City Manager

October 26, 2023

Jeff Hoagland
Dayton Development Coalition
1401 South Main Street
Dayton, Ohio 45409

Re: 2023/2024 PDAC Request
West Carrollton River District and Whitewater Park – Phase II

Dear Mr. Hoagland:

Please accept this letter of support from the City of Moraine, Ohio for PDAC funding of the West Carrollton River District and Whitewater Park – Phase II project funding request.

The proposed improvements to the Great Miami River South Montgomery County Low Dam will significantly improve public safety and create a vibrant recreational amenity that will provide benefit to the entire Miami Valley region. The West Carrollton Whitewater Park project is also consistent with the broader objective of the Great Miami Riverway Coalition initiative.

West Carrollton's strategic assemblage of land adjacent to I75-Exit 47, the Dixie Drive corridor and the Great Miami River, has the potential to create a vibrant and unique mixed-use destination. The combination of water and land-based development incorporating both recreational and commercial activities on and adjacent to the Great Miami Riverway corridor, will be transformational for the entire region.

Sincerely,

Michael Davis, City Manager



SOUTH METRO REGIONAL
CHAMBER OF COMMERCE

October 24, 2023

The Dayton Development Coalition
1401 South Main Street
Dayton, Ohio 45409
Attn: Mr. Jeff Hoagland

Re: 2023/2024 PDAC Request – West Carrollton River District and Whitewater Park – Phase II

Dear Mr. Hoagland,

On behalf of the South Metro Regional Chamber of Commerce (SMRCOC), I would like to express my support for the City of West Carrollton's 2023/2024 PDAC funding request for the West Carrollton River District and Whitewater Park – Phase Initiative. My understanding of the project is that it will serve as a public amenity for the larger River District development that has the potential to become a vibrant new center of commerce for the City of West Carrollton. In my capacity as the Executive Director for the SMRCOC, I am elated about the prospect of a new public amenity that has the potential of attracting tens of thousands of visitors to the SMRCOC service area and the greater Miami Valley region.

I sincerely believe that the West Carrollton River District Development and Whitewater Park project has the potential to transform the City of West Carrollton into a vibrant destination location. I also understand that the visitors that patronize the West Carrollton River District will also patronize many of the outstanding lodging, dining and entertainment establishments that are members of the SMRCOC. I personally look forward to the ribbon cutting for the River District, Whitewater Park and the many new businesses and housing that will be in the West Carrollton River District.

Sincerely,


Julia Maxton, Chamber President
South Regional Metro Chamber of Commerce