



Visitors to downtown Dayton will begin to notice the building's exterior renovations, which include new windows and restorative brickwork.

Efforts to Restore and Beautify Historic Biltmore Towers Continue

The rehabilitation of The Biltmore Towers is progressing on schedule as many substantial upgrades begin to take shape in both the interior and exterior of the building. At the time this was written, 52 of the building's 230 units have been renovated with new kitchens, bathrooms, flooring, lighting, and a fresh coat of paint. Other interior renovations include transforming the former hotel's lobby and ballroom into a new amenities space for residents and on-site offices for staff. Exterior renovations include work to the roof and renovations to the building's historic facade, including brickwork and new windows.



Biltmore Towers residents will enjoy new kitchens, bathrooms, flooring, and lighting.

Despite a unique set of difficulties that resulted from COVID-19 and the necessary precautions needed to keep our senior residents healthy, the Resident Service Coordination team continues to work in stride with Property Management to preserve our residents' living experience and quality of life. Construction is targeted to be substantially wrapped up by the end of this year.



Congressman Mike Turner (left) recently toured Biltmore Towers with St. Mary Development President Tim Bete (right) to see the ongoing renovations to the historic downtown building.

"One minute I'm living in my car, and the next minute I've got a home."



Dan Edwards, (left), stopped by McBride Place to interview residents, including Ralph Royalty (right) when the property first opened.

The story of this St. Mary Development resident, like so many of our other residents' stories, starts with tragedy and ends in hope. This kind of tragedy, though, is rare. Ralph Royalty's story begins with the death of Sandra, his wife of 36 years.

"You can't imagine what it feels like," said Ralph, as he attempted to describe something that few will experience – what it feels like to love and lose someone you've shared a life with for nearly four decades.

He spent the last three years of Sandra's life caring for her as tenderly as he had for the other 33. After being diagnosed with cancer, she was told she had a year, maybe a little longer; she took that as a challenge and survived for three-and-a-half more. All the while, Ralph did everything he could to make her journey easier: massaging her back to alleviate her near-constant pain; helping her eat; supporting her emotionally as she lost her "real pretty long brown hair," Ralph lovingly recalls.

After Ralph said goodbye to his wife, holding her hands at her bedside as she finally succumbed to the disease she'd been battling for years, he moved to Florida, running from depression and decades of memories toward a fresh start. But his time in Florida was short-lived; the depression followed him, and he returned to Ohio to be closer to family.

Eventually, Ralph grew hopeful for the future, and started dating online to cure his loneliness and deep longing to share life with a partner. As if losing the love of his life wasn't enough, Ralph then lost everything else he had through an online romance scam.

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Help Support Our Mission

St. Mary Development Corporation is a faith-based non-profit organization called by God to improve the quality of life for seniors. We create sustainable, affordable housing for those in need, and connect seniors to healthcare and other services. We work toward the day when all seniors – especially the economically disadvantaged – have a decent, affordable place to live and access to services. We are interested in creative ideas and opportunities for older people in our communities. Do you want to build a partnership with us? If so, please reach out to:

President:

Tim Bete
P: 937-277-8149, ext. 210
Email: tbete@smdcd.org

V.P. Strategic Partnerships:

Cathy Campbell
P: 937-277-8149, ext. 208
Email: ccampbell@smdcd.org

Make a gift

We depend on donors like you to help our low-income seniors continue to live independently. Your donation supports our St. Mary Connect service coordination. St. Mary Development Corporation is a 501 (c) (3) non-profit organization; your charitable donation is tax-deductible to the extent allowed by law.

Please make checks payable to:
St. Mary Development Corporation

Securely donate online at:
www.stmarydevelopment.org

“One minute I’m living in my car” *continued*

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Ralph isn’t alone; romance scams are the most costly scam for men and women over 60, totaling more than \$300 million in 2020 alone across 52,593 cases, according to AARP.

After that, Ralph only had his monthly Social Security check – \$1,300 – to get by on. He took showers at a truck stop once in a while, ate mostly fast food, and slept in his car. He lived this way for two-and-a-half years.

Later, at a doctor’s appointment, Ralph reported shortness of breath from COPD and chronic bronchitis; his doctor asked if he was a back sleeper or a side sleeper. “I sleep in my car, sitting up in the seat,” Ralph said. The doctor immediately connected him to a case worker who put him in touch with McBride Place to submit an application for an apartment. His doctor, case worker, and other gracious individuals helped pay his deposit so he could afford to move in. He was one of McBride Place’s first residents, and has been living in his new home for several months now.

When asked about his favorite part of his apartment, his answer was simple. “The super-big shower. I can just walk right in. I don’t have to step over anything.” Quite an upgrade from a truck-stop bathroom.

Local Organization Donates Artwork to Adorn Newly Opened McBride Place



“Peaceful RiverScape Evening,”
captured and donated by Jeff Smith

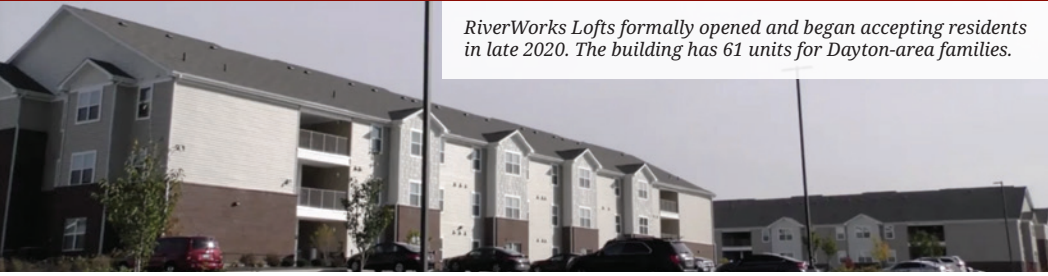


One of two eagle paintings donated by
Tom Vogel, painted by Sharon Benedict

St. Mary has partnered with the Dayton Society of Artists and several local artists and photographers to outfit McBride Place, one of our newest communities, with beautiful artwork.

The Dayton Society of Artists, a nonprofit, donated nearly 75 pieces from their private collection. They rotate artwork throughout their gallery in a historic Victorian house in St. Anne’s Hill. When a piece that has been collected needs a new home, they sometimes donate them to local organizations. That was the case with several recently donated pieces, including a pair of eagle paintings by Sharon Benedict, donated by Tom Vogel, and a photographic print of downtown Dayton, “Peaceful RiverScape Evening,” from Jeff Smith’s Art of Frozen Time collection. Other artist donations came from Nicole Haake, Gary Kuntz, Focus Photo Club, and members of a Front Street gallery known as The ARTery.

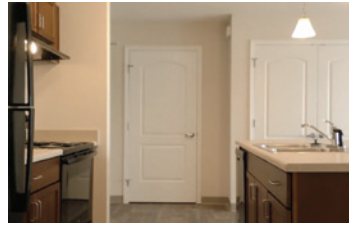
St. Mary recently commissioned a portrait of Dick McBride, St. Mary Development founder and the building’s namesake, by local artist Eunice Bronkar. The portrait will be unveiled at the McBride Place Grand Opening in the fall. The 64-unit property, located at the Dayton Veteran Affairs campus, provides housing for low-income veterans ages 55 and older.



RiverWorks Lofts formally opened and began accepting residents in late 2020. The building has 61 units for Dayton-area families.

St. Mary and Partners Celebrate the Grand Opening of RiverWorks Lofts

Just a few months ago, St. Mary opened the doors to RiverWorks Lofts, a modern, 61-unit apartment community for Dayton-area families. The property features one-, two-, and three-bedroom spacious floorplans, outdoor amenities like private patios and a playground, and indoor facilities like an exercise room and community gathering space.



RiverWorks Lofts features beautiful, modern kitchens with all new appliances and faux-hardwood floors.

While COVID restrictions kept us from gathering for a formal, in-person grand opening like we've done in the past, nothing could keep us from celebrating this amazing accomplishment. We adapted by hosting a virtual grand opening, featuring representatives from our partners and local and state community organizations, including: U.S. Representative **Mike Turner**, State Senator **Niraj Antani**, Riverside Mayor **Pete Williams**, Ohio Representative **Phil Plummer**, **Guy Ford** of the Ohio Housing Finance Agency, **Jim Cetovich** from Ruscilli Construction, **Justin Marshall** from Fifth Third Bank, **Brian Emmons** from Merchants Capital, **Ben Goates** from Ohio Capital Corporation for Housing, and **Angela Rohs** from NeighborWorks America.

To watch the RiverWorks Lofts Virtual Grand Opening, visit www.stmarydevelopment.org/riverworkslofts. Stay tuned until the end to hear from Marjorie Pirtle, one of our first residents at RiverWorks Lofts. Her story encompasses the reason behind everything we do at St. Mary – providing a safe, affordable, accessible place for people like Marjorie and her family to call home.

St. Mary's Volunteers Experience the Impact of Their Contribution during COVID

St. Mary residents were blessed with support from volunteers from many organizations across the region. Last spring, several nursing students from Kettering Health Network volunteered to help distribute food boxes. Here is an excerpt from a letter we received from one of those volunteers, Kettering College senior Heather Gehring.

"Especially during such hard times when COVID was still new to all of us, it was amazing to see the smiles on these residents' faces. Being a part of this experience helped me to re-realize why I am entering this profession. Thank you for making me a part of this experience and helping me to see the impact we can make on people's lives."

Heather Gehring, senior at Kettering College

Save the Date:



October 7, 2021

The 2021 Business of Aging

Mark your calendars and look for more information soon on our annual Business of Aging event. This year's theme, keynote, and speakers will center around how access to quality housing impacts the quality of life for today's aging population. To sign up for updates as the event approaches and get notified when registration is open, visit www.stmarydevelopment.org/boa.

August 19, 2021

Support St. Mary with a Night of Fun at the Field



St. Mary is excited to be partnering with the Dayton Dragons again to raise funds for our seniors. You can support St. Mary and enjoy an evening of

family fun at the August 19 game. Tickets are only \$12; \$6 of every ticket purchased goes directly to St. Mary. Plus, each ticket comes with a free Dragons hat!

To reserve your tickets, visit www.stmarydevelopment.org/dragons or call the Dayton Dragons Box Office at (937) 228-2287. Be sure to mention that you want to support St. Mary Development to get the special discount and ensure your contribution goes to our organization.

What's Inside...

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A Letter from St. Mary's President Tim Bete

Every time I walk through the doors of McBride Place, I'm flooded with memories of Dick McBride, one of St. Mary's co-founders. He would have loved the new apartment community on the VA campus, and the many new residents who call it home, including Ralph Royalty, whose story is in this issue.

McBride Place is physically connected to Lyons Place II, named after John Lyons. John was a St. Mary resident and friend of Dick. John was a cook in the Navy and is buried in the cemetery on the VA campus. It seems appropriate that the two buildings named after friends are next to each other.

Dick's office door had a sign on it that read: "God is in charge here!" That's a motto by which we continue to live. While every day we work to find new sites to build affordable housing, manage construction projects, and connect residents to services, it is all in a spirit of discerning God's call to serve those in need.

May God bless you and your family,

A handwritten signature in blue ink that reads "Tim Bete".

Tim Bete
President

