

The newsletter of the I-70/75 Development Association August 2002

The Interchange

Lead story: Economic development groups merge ... The merger of two of the region's key economic development organizations will have significant impact for the Dayton region and for many I-70/75 Development Association members. The Dayton Regional Development Alliance's board of directors announced in July it was disbanding and merging with the Miami Valley Economic Development Coalition. The coalition has since changed its name to the Dayton Development Coalition and moved its office to the ninth floor of Kettering Tower. Prior to the publicly announced merger, I-70/75 Association President Beth Newton met with Ron Wine, president of the Coalition, to learn more and offer the association's assistance. Some details involving the Coalition's plans and strategies for its new, three-year business recruitment initiative in the Dayton region were shared. Leaders of the region's private companies were confused by the variety of development groups in the areas, and thought their effectiveness was being diluted, according to Wine. The new organization will feature a targeted business recruitment initiative to attract high-value industries, including: aerospace, manufacturing technology, information technology, biomedical and corporate-regional headquarters. It will be designed to work with local government funding partners to establish priority industry sectors and develop sites in each jurisdiction to maximize their return on investment. The new business recruitment organization will be structured as a private-public partnership. Its annual budget is expected to be about \$1.2 million, with about 60% from the private sector and 40% from the public. The Coalition has scheduled an open house on Thursday, Sept. 12, from 4-6 p.m., at its new office, 900 Kettering Tower. RSVP by Friday, Sept. 6, to Kary Iddings, 222-4422.

Sidebar story: Leadership team gears up ... The Dayton Development Coalition's Business Recruitment Leadership team will consist of: Local CEOs and senior level executive appointees; Lars Nyberg, NCR's chairman and CEO of NCR will lead the effort;

Its staff will be led by Donna Buchheit, executive director, whose hiring was announced in late August.

An advisory group will be appointed, which may include I-70/75 Association representatives and ED officials from participating communities. It will be the primary link between the Coalition's business recruitment team and local government entities and will participate in marketing efforts, prospect handling and deal flow discussions.

This recruitment initiative will be the last piece of the puzzle needed to generate global recognition for the region as one of the U.S.' most desirable business environments," Wine said. Specific five-year goals include garnering 5,000 net new jobs, attracting \$500 million in private capital investment and three new major businesses within three years.

Fixing 'malfunction junction' seen as ODOT focus ... Fixing Interstate 75's "malfunction junction" near Route 4 and assuring three lanes of northbound and southbound traffic through downtown Dayton are emerging as key priorities of the Ohio Department of Transportation. William Harrison, deputy director of ODOT's District 7 Office, said it would "prioritize and fix those things in downtown Dayton," at I-70/75 Development Association's Aug. 16 meeting. Those I-75 projects are expected to be among the

top priorities when the North-South Transportation Initiative issues its recommendations later this year. However, ODOT's project list is being threatened by a "serious reduction" of federal funds, Harrison said. Even with a reinstatement of federal Highway Trust Fund monies, Ohio still stands to lose up to \$100 million this year. That's due to Ohio becoming a "donor state," because its receipt of federal highway funds fall far short of the fuel taxes it pays. Ohio loses about \$160 million annually due to the ethanol tax inequity alone, Harrison said. Although Ohio ranks 35th in geographic size, it is 5th in traffic volume. Two-thirds of its interstate system will need to be replaced in coming years and many of its roadways are ranked at 50% over-capacity use. Harrison said locally that includes: I-75, U.S. 35 and Rt. 4. He said there a legislative initiative underway to guarantee that donor states would receive no less than 95% of the federal fuel taxes they pay. Harrison also offered these local project updates:

The 6.5-mile stretch of I-75 in Miami County, now down to two lanes in both directions with concrete barriers, will be completed and reopened to three lanes this fall;

The Lyons Road bridge over I-75 is ahead of schedule and will be opened this fall;

The I-75/70 interchange reconstruction project has ODOT's highest priority and is slated to be completed by 2007.

ODA survey results ... "Ohio has become less effective when competing with other states for new business development," according to 97% of respondents to an Ohio Development Association email survey. The ODA said the feedback revealed the need for improvement in the following areas: Improve the ability of state and local economic development organizations to provide needed technology and utility infrastructure to support new business investment

Improve the ability of state and local economic development organizations to assist high tech companies to attract, retain and train their workforce;

Improve the image of Ohio through better internal and external marketing;

Make adjustments in the Ohio tax code to encourage new investment in technology.

ODA sidebar info ... In addition, the ODA said members can expect its leaders to undertake the following initiatives in the coming months: Increase funding for the 412 Program and change its name to Business Growth Grant Fund to increase awareness of its intended purpose;

Create a Business Growth Revolving Loan Fund to help with utility infrastructure costs because 82% of respondents said this was a major issue in their community;

Create a "Workforce Growth Fund" to upgrade the skills of Ohio's workforce and to assist our companies in attracting managers, researchers and highly skilled technicians from around the world.

Legislative update: The Ohio Attorney General's Office is currently reviewing the **status of SB5**, the so-called annexation law, according to Sarah Lambert, constituent liaison for the agency. The Seneca County prosecuting attorney has also requested an opinion regarding this matter, she said. There was an attempt after this bill was passed to put it on the ballot this November. However, that effort failed for a lack of valid signatures. The bill was supposed to take effect Oct. 26, 2001. The effective date was put on hold while opponents tried to get it on the ballot. Their legal avenues were exhausted March 27, when the Ohio Secretary of State ruled they had not filed a sufficient number of valid signatures to place on the ballot. The question since that time has been, "When did the bill actually take effect?" Lambert said.

Upcoming meetings/events:

Sept. 20: How to research real estate & development info on the Internet,

Oct. 18: Education panel discussion on workforce issues,

Nov. 15: Tour of Meijer distribution center in Tipp City and lunch. Participants limited to 40, RSVP to ... early.

Professional Development Workshop: Featuring site selection and incentives programs available through the state - event planned for late September/early October, depending upon availability of speakers. Check our Web site for further information: www.i70-75.org. E-mail RSVPs for these events to: marilyn.carter@nationalcity.com.

What's Happening: News & updates involving members and associates of the I-70/75 Development Assn.

Dissemination of statewide site and building information available on a statewide Web site could begin in early September, said Christopher Chung, site selection specialist with the Ohio Department of Development. A core of 20 members of the Ohio Economic Development Council, DOD's private sector partner, were being trained how to use the proprietary software in August. Known as ProCure, the system was developed by American Electric Power. The trainers will then be sent out to all 88 counties to train others, which should be completed by the end of this year, Chung said. A yet-to-be-named Web site will store information about available industrial, commercial, retail and office real estate properties and sites. "This will be a valuable service to our clients," Chung said, which include Realtors, developers and other professionals. The Web site will feature "uniform information that's accessible 24/7," he said.

Four local governments were among 12 in Ohio that won the first round of state money for 16 brownfield cleanup projects. **The Clean Ohio Council** - a board of environmental, development and local officials - selected three area projects among the first group of proposals. **Mosler Safe facility in Hamilton**, \$2.3 million; **former GHR Foundry in Dayton**, \$2 million; and the **former D&H Manufacturing site in Springfield**, \$1.9 million. Applications for the next round of projects will be due in October. The state Controlling Board has approved nearly \$40 million in spending to clean up brownfields. The council ranked the Dayton site at 400 Detrick St. as the most important cleanup project in the state. Once cleaned, the former foundry site in Dayton will be occupied by Select International Corp., which owns the adjacent property. The clean-up is projected to begin before year's end.

WENCO Inc. announced it has completed a 7,440 sf expansion at JD Equipment of Wilmington. The project doubled the size of the company and features a new showroom, service counter and sales office.

Ferguson Construction Co. of Dayton has announced two new construction projects. It will build a 31,050 sf tilt-up facility for the Aegean Apparel Co. in Huber Heights' Center Point 70 Business Park. Ferguson will also build a 20,117 sf design-build public works facility for the city of Trotwood along Olive Road.

People: **Gregory Hanahan** has been named as Miami Township's new administrator, effective Sept. 9. He fills the vacancy created when David Andersen, the former township administrator, accepted Troy's top administrative position. Hanahan served as corporate general manager for RHI Corp. and has held several positions with German Township.

I-70/75 announces JobLink, a new feature for public and private sector members. We'll publish professional, available positions in the newsletter, and post information/links on our Web site. Send information to Gene Fox, at pedatd@westcarrollton.org.

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I-70/75 2002 officers: Beth Newton, president; Erik Collins, 1st vice president; Sara Dunnigan, 2nd vice president; David Anderson, secretary; Doug Harnish, treasurer; Mike Lucking, past president; Marilyn Carter, association administrator.