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Association Golfers Hit the Links

The Annual I-70/75 Development Association Golf Outing was a **great success** once again. This year's outing was held at the Greene Country Club. Thanks to the club's staff for their **excellent service** and attention to detail, as the event ran as smoothly as ever. Fortunately, the thunderstorms missed the course and **57 members** were able to have a wonderful day of golfing followed by a delicious steak dinner.

There were door prizes galore, and some individuals even walked away with two. Thank you to all of the companies who donated door prizes.



Now for the results...

First place team: **Erik Collins** with Montgomery County; **William Petkewicz**, **Dave Norfleet** and **Randy Norfleet**, all with Norfleet, Brown & Petkewicz.

Second place team: **John Ankerman** with National City, **Paul Gruner** with Gresham, Smith and Partners, and **Gary Cline** with Ferguson Construction.

Third place: **Hal Hunter** with the City of Vandalia, **Bill Singer** with the City of Englewood, **Scott MacDonald** with KeyBank and **Mark Pohlman** with BHE Environmental.

A very special thanks goes to this year's hole sponsors. There were enough **sponsorships for all 18 holes**, as well as the putting greens and the driving range.

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Troy Development Council

I-70/75 Member Company Promotes Ohio at Plastics Expo

Gary Cline of Ferguson Construction Company recently returned from the **National Plastics Expo** (NPE) in Chicago, where he represented his company in support of TEAM OHIO. With backing from the **Ohio Development Association** and the **Ohio Department of Development**, TEAM OHIO's aim at NPE was to **promote the state to plastics industry** representatives worldwide. More than 20 Dayton area plastics companies were displayed at this year's NPE event.

With more than 2,800 polymer facilities, **Ohio ranks first** in the nation. The **Dayton/Cincinnati area is second** only to the Cleveland/Akron area in the concentration of these companies.

The Buckeye State's presence at the expo included a 12-foot x 24-foot display staffed by 20 TEAM OHIO volunteers. The group also hosted an evening reception, at which Lt. Gov. Bruce Johnson offered a greeting to more than 300 invited guests.



Miami Valley Research Foundation Launches IDEA Center

Woolpert to become first resident

A new idea is becoming reality at the Miami Valley Research Park. A planned mixed-use business community with its own distinct personality, ambiance and landscaping – the IDEA Center – is being developed at the park, at Research Blvd. and County Line Rd. in Beavercreek. The **first tenant will be Woolpert Inc.**, a professional engineering, architectural, geospatial and consulting services firm with more than 20 offices nationwide. The company will lease from Synergy Building Systems a **50,000-**

square-foot building that will be ready for occupancy in September 2007.

"I'm excited to have Woolpert move its headquarters to the IDEA Center in Research Park," said Rex Cowden, CEO/president of Woolpert, which was founded in the Miami Valley 95 years ago. "Today, we have **nationwide presence** but still call the **Miami Valley our home**. We think it will be a great place for our employees to come to work every day."

According to Research Park Foundation President Bruce Pearson, the IDEA Center is the first of several '**neighborhoods of interest**' the foundation will create as part of its Phase 2 development. "We recognize that **companies today want flexibility** and choice. Some want to purchase land and build their own facility, establishing an identity within the park. Others want to lease space in a larger office building, co-existing with other residents."

The IDEA Center's resident companies will share an entrance drive, parking, plazas and landscaping, as well as business services, such as coffee and sandwich shops, a drycleaner and a copy center, which can be accessed by all park residents.

The IDEA Center's businesses are anticipated to **occupy 350,000 square feet** of space and bring **approximately 1,000 jobs** to Research Park, including 200 Woolpert employees.

A 'Portfolio of Alternatives' at Research Park

The Miami Valley Research Foundation recently announced plans to construct Tech Center IV, a **two-story 52,000-square-foot office building** on Research Blvd. that will provide expansion space for existing Research Park **tenants who are projecting continued growth**. Tech Center IV and College Drive in Kettering, as well as the new IDEA Center and Technology Court in Beavercreek, highlight a **portfolio of alternatives** within the 1,250-acre MVRP campus that resides in both Greene and Montgomery counties.



"The foundation is doing all it can to create real estate options that reflect current market interests in order to **attract advanced technology and research companies** to the region, **provide an entrepreneurial environment** for start-ups and **help retain businesses** that would otherwise consider leaving the Dayton area," said Foundation President Bruce Pearson.

Trotwood Recruiting for Economic Development Position

The city of Trotwood is taking applications for the **position of economic development specialist**. Here are the details:

- **Salary**: \$39,101-\$51,491, depending on qualifications
- **Duties**: Manages and utilizes various **economic development programs and incentives** to maintain and **grow the city's varied business base** including service, retail and light industry. Develops and **manages a housing strategy** to encourage residential development. Prepares, monitors and **manages grants and contracts** which relate to economic development.
- **Requirements**: Bachelor's degree and two years of experience in economic development, public relations or marketing, grant and contract administration, real estate or a closely related position with demonstrated business and community contact and involvement.

For online applications, please visit www.trotwood.org or pick up an application and submit it with a resume to the City of Trotwood Government Center, Attn: Human Resources Department, 3035 Olive Rd., Trotwood, OH 45426. **Closing date to apply Sept. 1, 2006.**

EEO/AA

AT&T Foundation Funding to Help Bridge 'Digital Divide'

Minority Youth Mentoring Also Receives Support



AT&T Inc. and its philanthropic arm, the **AT&T Foundation**, are launching a **\$100 million+ initiative** aimed at providing education and technology access to benefit underserved communities nationwide. The company and foundation recently announced grant funding for several components of the new, three-year program, called **AT&T AccessAll**.

. The first represents the nation's largest program designed to provide in-home Internet and technology **access for low-income families and underserved communities** across the country. The \$100 million initiative will provide technology packages, including Internet access, to **50,000 low-income families** through a unique collaboration with various other low-income housing providers.

. Another component of AT&T *AccessAll*, a **\$1 million grant** to the Community Technology Centers' Network (CTCNet), will provide **community technology centers** with technology resources for people with **all types of disabilities**, including learning disabilities. Through this grant, community technology center staff members will be trained in universal design and assistive technology. The goal is **to create stronger community learning environments** that can accommodate multiple learning styles and abilities.

. A third dimension of this effort is a **\$1.6 million** grant to the National Urban League to **support technology-career development** for African Americans. Through the grant, **five new Digital Career Academies** will be launched and offerings will be expanded at 11 existing academies across the country. This will build the success of a 2004 AT&T Foundation grant, which provided \$1,070,000 to the **National Urban League** for the 11 academies, where **career training** in computer and video-game programming, 3-D animation, digital radio and IT administration are provided.

. The fourth part of the AT&T *AccessAll* program is being funded by a **\$1.5 million grant** to the **League of United Latin American Citizens** (LULAC). Building upon the success of the AT&T Foundation's \$1 million grant to LULAC in 2004, the new funds will be used to develop **36 new community technology centers in low-income Hispanic communities**. The funds will also enable LULAC to maintain 23 current locations (including **Dayton**) established under the previous grant, through which more than **55,000 users** received computer technology access and instruction.

Also... a grant of \$75,000 was also awarded to **100 Black Men of America** Inc. to support the organization's **nationwide youth mentorship program**. The nonprofit organization will use the funds to **sponsor training forums and national outreach** for the 100 Way program, which certifies volunteers to provide **leadership-development** training for low-income, African American youth.

Since 1991, the AT&T Foundation has provided more than \$900,000 to 100 Black Men of America and its regional chapters to support mentorship and other community-building initiatives.

Jukebox Jams Go High-Tech

Talk about "rockin' around the clock..." Did you know that, thanks to an agreement between AT&T Inc. and TouchTunes Music Corporation, the country's largest provider of digital jukeboxes, you could listen to the same jukebox continuously for over five years without repeating a song? Through the multi-year pact, AT&T Inc. will provide **high-speed Internet access to feed TouchTunes' digital jukeboxes** at bars, restaurants, nightclubs and other venues nationwide, in those locations where AT&T's service is available. The result will be a huge selection of music – TouchTunes has licensed nearly **1 million songs** for use on its jukeboxes – and a cost savings for operators.

Based in suburban Chicago and Montreal, TouchTunes introduced the world's first digital-downloading jukebox in 1998. Today its interactive **digital jukeboxes can be found in nearly 20,000 commercial locations**. "We're at the forefront of bringing the digital-download revolution to the jukebox, satisfying consumer demand for more musical choices." said CEO John Perrachon.

By using AT&T's high speed Internet service, TouchTunes will be able to offer a **broader range of new interactive features**, including expanded music selections, intravenous connectivity for coordinated/shared music entertainment, live concert feeds, and e-mail/browser functionality for venue owners and managers.

New Mound Company Focused on Fuel-Cell Production

The newest company to locate at the Mound Advanced Technology Center is on the leading edge of manufacturing development for hydrogen fuel cells. Precision Energy and Technology is an **Ohio Third Frontier Program grantee** focused on manufacturing membrane electrode assemblies, the **basic unit of the fuel cell** that combines layers of various materials to generate energy. The challenge is to arrive at the ideal formulation of each layer such that cost is minimized and output is maximized.



"Everyone is looking for effective combinations that also are **efficient enough to keep costs down**," said owner Thomas Willis. "That's the Holy Grail in our industry."

Willis plans to be in **full production yet this year** and hopes to **employ up to 20 people** by the end of 2007.

Finding Mound a 'great fortune'

Locating the company at Mound happened quite by chance. A presenter at a hydrogen fuel-cell symposium in Dayton last fall, Willis met a representative of the Miamisburg Mound Community Improvement Corp., who saw the potential for Mound to **meet the company's unique space and equipment needs**.

"It was great fortune for me to find a **facility so well constructed** and suited to our needs," said Willis.

'Could really make things happen'

In addition to the attractive space and equipment package made available to him at Mound, Willis is excited about his opportunities for business **growth by working with other site companies** involved in hydrogen fuel-cell research for the Third Frontier Program. For example, he has already collaborated with EMTEC and Inorganic Specialists to submit one grant proposal. He hopes several more will follow.

"Ohio is one of the country's **foremost areas for fuel-cell development**," he said. "It's great to be among so many skilled and talented people who are working at it **right here on this campus**. With these synergies, we could really make things happen."

For more information about business opportunities at the Mound Advanced Technology Center, please call 937-865-4462 or visit the Web site at www.mound.com.

Realty Firm Facilitates Business Developments

Richard Flagel Realty Inc. has been busy in recent months, with sales and leases involving popular food and drink establishments:

. **Friendly's Ice Cream** is the new tenant at 8270 Springboro Pike, site of the former Atlanta Bread Co. Friendly's will occupy 5,000 square feet of the 7,000-square-foot facility, with the remaining 2,000 square feet being recently leased to Immediadent, an urgent-care dental facility. This Friendly's store will be the first new store opened in Ohio in 15 years. Kelly Gray represented the owner in both of these leases.

. **Dippin' Dots** has come to Centerville Place, SR 48 near Kroger's. Gray acted as tenant representative for the company, the Dayton area's second Dippin' Dots. The other store is in the Englewood area.

. **Hong Kong Buffet** is the new tenant at 2098 S. Alex Rd. in Miamisburg. Gray represented the owner for this lease.

. **Boston Stoker** is a new tenant at Flyer Shoppes on Brown St. in Dayton. The shop will be moving into the 1,750-square-foot endcap, leaving only 1,250 square feet available at that center. Gray also represented the owner in this lease.

Charming, yet Functional

Downtown Building Restored

Since 1998, **\$575 million have been invested in downtown** Dayton. One example of an investment project that is currently underway is the Kuhns Building. Owners Bob and Nancy Shiffler are currently in the middle of transforming this downtown office building on the corner of Fourth and Main Streets. **Originally built in 1883** by Benjamin Kuhns, the building has been home to a variety of offices, department stores and most recently, the Chemineer Corporation.

The Shifflers purchased the building in 2003 and started interior demolition late in 2004. The façade of the building is on the **National Register of Historic Places**, but the interior was stark and modernistic. As a result of the renovation, the hallways now feature **arched ceilings, rich wood pillars, pendant lighting**, and the office space is extraordinary.

"We wanted to revamp the interior and bring back some of the **19th century charm** to the building," said Bob Shiffler.

The Kuhns Building is currently home to offices for Shiffler's business, as well as the Better Business Bureau, AIDS Resource Center, and the Information Technology department of Five Rivers MetroParks, **all leads generated** through the Downtown Dayton Partnership's Site Seeker Program. Additional office space will be ready in the fall, and a new lobby will boast a tin stamped ceiling and a mural of early views of Dayton. Once completed, the building has the **potential to house seven or eight office tenants** and two street-level businesses.

Area Contracting Firm Receives National Award

Bruns General Contracting, Inc. has been honored by VP Buildings, one of the **nation's largest manufacturers of metal building systems**, for its design and construction of The **Leather Gallery**.



The highly competitive Hall of Fame Awards are presented annually to authorized VP Builders for **outstanding integration** of building systems, products and design.

The Leather Gallery is a 45,000 sq. ft. office and warehouse facility located at 3366 South Tech Boulevard in **Springboro**. The building uses Autoclave Aerated Concrete (AAC), a **state-of-the-art concrete building product** provided by Performance Concrete, a local distributor

of AAC products. AAC is a lightweight, durable and energy efficient building product.

“We have had several customers to our facility over the past few months and everyone has had great things to say about our facility,” said Tammy Jackson, spokesperson for The Leather Gallery. “It has also allowed us to **consolidate operations** under one roof and work **more efficiently** as well as help add new product lines.”

The building showcases a **specialty design using multiple roof elevations/slopes** to accomplish a look for the owner as well as provide multiple areas for offices, storage, showrooms, warehousing and shipping.

“In addition to the honor of being named to the VP Hall of Fame, it is extremely **fulfilling to help our clients** design and build the type of structures that will allow them to fulfill their goals and **increase their business**,” said Bruns General Contracting president Steve Bruns.



Firm Introduces Sophisticated New Planning Tool

BHE Environmental Inc., an environmental and engineering services firm, has created an innovative tool to **support development projects** ranging from brownfields with stringent remediation needs, to areas where sensitive resources present challenging project constraints.

Ultimap® helps project proponents **address critical path challenges** to project completion while managing budget and schedule resources. It is able to manage complex data sets using mapping tools such as GIS information "layering" and a features palette. Ultimap® provides a means to **collect, store, and communicate project information** to multiple stakeholders. Working through a customized online graphical display, **users can upload current, web-enabled data** from PCs, laptops, and GPS units, and input changes in familiar keyboard, point-and-click mode.

Ultimap converts geospatial data to visual information, allowing the project team insight to conceptualize projects, ask the right questions, and ultimately **make better decisions**. Recently, BHE used Ultimap® to plan a proposed **industrial wind power facility in Ohio**. Key project objectives were met, including **minimizing cost and expediting time-to-startup**.

Headquartered in Cincinnati, BHE has offices in Columbus and Dayton. The firm specializes in regulatory compliance, environmental engineering, site assessment, IH&S, and natural and cultural resources.

More information about Ultimap® and BHE is available at www.bheenvironmental.com, or by calling 513-326-1500.

Goodbye...

For those of you who were not able to attend the farewell gathering for **Sara Dunnigan**, longtime I-70/75 member and development director for the Montgomery County Transportation Improvement District, here is a **farewell message** she wished to share with the association's membership:

*I am moving to Richmond, VA and will be leaving this great community. My involvement in the association has benefited me professionally and personally, and I have been **honored** to have been a part of it. I would like to send out a big **THANKS** to all the members for helping me grow in the development field. I wish the association all the best for many, many years to come. There is still **great work to do in the Dayton region**, and I am confident that the team here is up for the challenge. Keep it up!*

Sara

Vandalia Follows Trend, Set to Purchase Acreage for Future Development

With an eye towards controlling future development, the Vandalia City Council unanimously voted recently to purchase approximately **200 acres** of land on the city's west side.



The property to be purchased is currently owned by multiple interests and is bounded by the Airport Access Road on the west, Peters Pike on the east, State Route 40 (National Road) on the north, and Stonequarry Road on the south. The purchased price for the three contiguous parcels of land is approximately **\$4.2 million**. The land being purchased is **already zoned for a number of uses**, including office, highway business, industrial and agricultural. All the land is currently being used for agriculture.

The acreage will undergo an extensive study to determine appropriate uses. Once the study is completed, a site plan will be formulated and the site will be marketed for development. It is expected that any development will include a **mix of office, commercial and retail** uses.

Vandalia Mayor Bill Loy explained that the future use of the land in question has been a subject of long-range plans for many years. "We've known for quite some time that this land represents a **major opportunity for the community to grow**," he said. "By making this purchase, we control our own destiny, not just in terms of how the land will be used, but in the physical quality of the development. We'll be **able to influence and define the character** of the community for years to come."

The practice of **municipalities owning land is not new**. In the past decade, a number of Montgomery County municipalities have purchased land expressly to control development. "It has happened in Englewood, Clayton, Huber Heights, Brookville and Kettering, just to name a few," Vandalia Assistant City Manager Hal Hunter said. "Municipal-led development gives us the **greatest amount of control** in the city's future."



Communities Prospered Under His Leadership

Lewis A. Blackford has taken every opportunity to make a difference in **Sidney-Shelby County** over the last decade, and when he leaves his position as executive director of the **West Ohio Development Council** (WODC) on December 31, 2006, his absence is sure to be felt.

"The communities of Sidney-Shelby County prospered under Mr. Blackford's leadership, and **employment opportunities have continued to increase**," stated Harry Faulkner WODC chairman. "More than **6,000 jobs have been created** and countless more retained since he started as WODC executive director."

Prior to working for the WODC, Blackford most recently **served in various capacities** with the Sidney City Schools, including superintendent of schools. Blackford received his bachelor's and master's degree from Miami University and the University of Dayton, respectively. He has held statewide leadership positions within **key public education and economic development groups**, and served in countless local volunteer posts. In 2003, he was inducted into the **Sidney City Schools Hall of Honor**.

About

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Association

The I-70/75 Development Association brings together more than 100 businesses and organizations as well as some 250 individuals in southwestern Ohio. With a 16-year history, the association strives to improve the region's development opportunities through professional development, networking and information sharing. The association sponsors monthly programming activities in addition to its annual Economic Development Summit. Information about the I-70/75 Development Association is available at www.i70-75.org or from Christy Herman at 937-339-7639.

To

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I-70/75

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