

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

The Interchange

Lead story: Vision for downtown Dayton reaffirmed . . . The vision for downtown Dayton is creating more new jobs, making it a destination through additional amenities and developing a residential neighborhood. At October's membership meeting, **Downtown Dayton Partnership's Sandra Gudorf**, vice president of marketing, said the organization's goals have been reconfirmed through its Vision 2013 program. The downtown currently has the region's largest concentration of jobs, recently enhanced by Relizon's addition of 500. The planned opening of the Schuster Performing Arts Center next year, follows the opening of RiverScape last year, and Fifth Third Field in 2000. The housing goal for 2003 is 500 new units, she said. A key need now is ensuring that a grocery store, dry cleaner and other services become available. Anticipated downtown developments include:

Reynolds & Reynolds new technical assistance center, to be located at the former Elder Beerman department store, creating about 400 jobs. A restaurant and retails are expected to also open there.

Deeds Point, the second phase of RiverScape, is expected to be completed in the spring. It will become a centerpiece of the Inventing Flight Dayton 2003 event, celebrating the 100th anniversary of powered flight.

A developer is discussing reuse of the **Arcade Block**, which has been vacated for years. If development doesn't happen soon, it will be too late to save the historic area, Gudorf said.

Other news: Braving temperatures as low as -2 F, about 40 I-70/75 members and guests toured the **Meijer distribution center** in Tipp City, Nov. 14. The 1.7million sf facility was built in the 1990s, and has undergone several expansions. It will be able to service up to 70 super centers, said Meijer's **Mike Sullivan**. It currently supplies produce, frozen foods and general merchandise to Meijer stores as far west as Springfield, Ill. and south to Lexington, Ky. Competition in the grocery business is becoming increasingly intense, particularly from super centers being developed by competitors, Sullivan said. Meijer has been holding its own in head to head competition with Wal-Mart, he added, noting Meijer originated the super store concept. About 860 employees work at the distribution center. Meijer trucks, drivers and maintenance are outsourced through two local trucking companies. Sullivan noted that Meijer's five Dayton area retail stores have undergone a multi-million-dollar renovation, which is the first area targeted by the chain. The regional chain's next emphasis will be on improving customer service, he said. A lunch, sponsored by **Bruns General Contracting Inc.**, preceded the tour.

Five speakers offered their insights at I-70/75's **Professional Development Workshop on Economic Development**, at the La Piazza Restaurant in Troy, Oct. 4. Interpretations of Ohio's enterprise zone regulations were offered by **Charlene Kerr**, Poggemeyer Design Group. Efforts to retain OTC Daihen Inc. in the region were reviewed by **Brad Vath**, Tipp City's assistant city manager. The company considered relocating to North Carolina after it had no room to grow in its former location in Vandalia. As a result, 35 jobs were retained and \$5.5 million was invested in a new building. The relocation of another company, Cemex Corp., was reviewed by **Hal Hunter**, assistant city manager of Vandalia. The company was previously based in Fairborn. Various economic incentives available through Ohio's Dept. of Development were outlined by **Leah Higbee**, the region's DOD representative. A new state-wide, on-line system to market available sites and buildings was reviewed by **Chris Chung**, also of DOD. Training of local officials, who will input information, is expected to begin in mid-December.

The World Wide Web has become a key information source for economic development professionals, and **Sara Dunnigan**, director of economic development, Dayton Area Chamber of Commerce, shared some of her "best picks" at September's membership meeting. Here are a selected few of them, by category:

Demographic information: American Fact Finder, at <http://factfinder.census.gov>; Ohio Department of Development, at www.odod.state.oh.us/osr; Dayton Area Chamber of Commerce, at www.daytonchamber.org; and Dayton Area Board of Realtors, at www.dabr.com

Local business information: County business patterns, at www.census.gov/epcd/cbp; Ohio Labor Market Information Bureau, at www.lmi.state.oh.us;

Education information: National Center for Education Statistics, at <http://nces.ed.gov> and Ohio Department of Education, at: www.ode.state.oh.us

Business intelligence: Ohio secretary of state (Uniform Commercial Code) at, www.state.oh.us/sos and Dunn and Bradstreet, at www.dnb.com (Note: credit risk reports cost about \$95 each.)

Tricky questions: Crime data, at: http://socds.huduser.org/FBI/FBI_Home.htm

However, having a web site does not mean an organization is real, Dunnigan said. She inadvertently discovered a nonexistent organization, The Miami Valley Light Rail Authority, with its own web site. For some fun, check out www.mvra.org.

A message from I-70/75's president, Beth Newton: I would like to bring my time as association president to a close with some final thoughts. This organization has a much stronger presence in the region than I ever realized and it is due to the efforts and talents of every single active member. The association board has received many acknowledgments for their hard work this year and their success showed with your attendance of our Professional Development Series, monthly meetings and tours, I-70/I-75 ground breaking, golf outing, etc. I am extremely grateful to the 2002 officers for their contributions of time and expertise - thank you! Erik Collins and the 2003 board are poised to "kick it up a notch" again next year by assembling a regional ED conference. I applaud all of the members for your participation to date and ask that you consider lending a hand next year as the association plays a role in the Inventing Flight celebration. Thanks to all! (Note: The association's 2003 slate of board members is to be voted on at the Dec. 19 meeting.)

People: **Rod Smith** has been named village manager in Waynesville. He was previously director of the planning department for the city of Moraine. **Dan Evers**, formerly business development manager with the Downtown Dayton Partnership, has resigned and been named vice president of project development and government relations for ServerTown, a business that backs up and stores data for corporations. The I-70/75 Development Association announces two new members: **Shannon Joyce-Neal**, *Dayton Daily News*; and **David Harvey** Acordia of Ohio Inc. **In remembrance ...** **Kenneth H. Burr Sr.**, 60, a long-time I-70/75 member, died Sept. 16. He was vice president and a loan officer with Liberty Bank and an official with CityWide Development Corp. His I-70/75 projects including organizing the organization's annual golf outing for a number of years. He is survived by his wife, Myra, and two daughters and four sons.

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

The site plan for the **\$100 million Greene Town Center development** was approved by **Beavercreek City Council** in late November. The development is slated to be built on 72 acres owned by National Amusements Inc. at Interstate 675 and Indian Ripple Road. Developer Steiner & Associates of Columbus must still seek city zoning permits and approval for numerous elements of the project that includes a 14-screen movie theater, 100 apartments, 42 townhouses, 90,000 square feet of office space and 300-room hotels. Construction is expected to begin next summer. The site is near Beavercreek's border with Kettering.

Texaco Ovonic Battery Systems, to be located in Springboro (Warren County), will receive a 55 percent tax credit for an eight-year term to expand operations. The company plans to construct a 170,000-square-foot manufacturing facility. The company plans to commercialize nickel metal hydride battery technology for the electric vehicle and stationary power industries. The battery product will be manufactured at the Springboro facility. Ohio was in competition with Michigan for this \$13.9 million project, which is expected to create 40 jobs within the first three years of operation and retain 36.

City of Tipp City voters approved a 0.25%, 10-year Local Income Tax at the polls Nov. 5. This temporary additional LIT is dedicated to capital expenses relating to Tipp City's Parks system, and will generate an estimated \$8.2 million for the capital need recently identified in the City's Parks & Open Space Master Plan. Key items include replacing the existing pools, trails/paths, land acquisition, and preservation. Bradley Vath, assistant city manager said these additional monies will not be spent on the day to day operation of the park system.

City of Clayton's Learning Community has received national recognition. The program won a national, first-place award for "Most Creative Program for Least Dollars Spent," at the City-County Communications and Marketing Association's (3CMA) annual national conference in Washington, D.C., Sept. 4-6. Asst. City Manager John Theobald accepted the award in behalf of the city.

Edison Materials Technology Center (EMTEC) has received a federal grant of \$5.8 million to develop a revolutionary method for manufacturing a wide range of hardened steel products. The U.S. Commerce Department awarded the grant under its Advanced Technology Program (ATP). The project aims to replace a laborious, multi-step process for shaping and finishing hardened steel products with a single-step process. EMTEC estimates this new process could decrease manufacturing costs by up to 30 percent and add \$6 billion to the U.S. economy every year.

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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,