

2005 ED Summit Draws 200, Participants' Accolades

Planners Look Forward to 2006

From all accounts, the I-70/75 Development Association's third annual Economic Development Summit was a **huge success**. High-powered speakers, hot topics, expert presenters and a jam-packed agenda did not disappoint the summit's 200+ participants, **who represented the economic development, banking, real estate and environmental communities**.

"Attracting the honorable Governor Taft for the opening remarks, along with Dr. Ned Hill for the keynote, set the stage for a day of **educational and thought-provoking sessions**," said Steering Committee Co-chair Mike Davis. "The association once again provided the pinnacle of networking and education."

"I have heard nothing but positive reactions from those who attended, and we are looking forward to next year," said co-chair Bill Singer.

Thanks

The executive board extends thanks to the members of the summit steering committee, especially **co-chairs Bill Singer and Mike Davis**. Special **thanks also goes to our sponsors** who made the event possible:

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Governor Addresses Key Issues

Governor Bob Taft kicked off the Economic Development Summit, **addressing key issues** of interest to the region's economic development community. Here are **highlights** of what he had to say:

On transportation improvements... *As your name suggests, our highways are vitally important to economic development here in Ohio, and that's why our Jobs and Progress plan is rebuilding and improving Ohio's highway system. Under that plan, we'll invest \$1 billion in the Dayton region over the next 10 years including the completion of the I-70/I-75 interchange, major improvements to I-75 through downtown Dayton and new and improved interchanges at Austin Road, Huber Heights and West Carrollton.*

On international trade... *We continue to promote Ohio abroad through our international trade offices and our trade missions. I want to thank the Miami Valley for your strong support of our missions, with a presence on each major mission I've taken. This fall I will be leading a Business and Investment Mission to Europe to help Ohio companies export and attract more investment to our state and I encourage you to join me.*

On tax reform... *The tax reform plan I've proposed will help small companies grow and get Ohio's economy moving once again. It will be phased in over five years and includes a 21 percent income tax cut for all Ohioans, phased-in over five years, targeted especially to benefit the 300,000 small companies in Ohio that pay at personal income tax rates and are responsible for creating two out of every three new jobs. Under this plan, the top rate will drop to under 6 percent.*

On the business side, we're phasing out and eliminating taxes on machinery, equipment and inventories that penalize business investment and eliminating our current unfair, high-rate, low-return corporate franchise tax. We'll also reduce the state sales tax from 6 percent to 5.5 percent, effective July 1 of this year.

On replacement taxes for schools and local governments... *When we eliminate these anti-competitive taxes, we must remember that schools and local governments depend on these sources of income for their daily operations. So we've proposed as a replacement tax a low-rate, broad-based commercial activity tax, applying to gross receipts from business activity within the state in excess of \$1 million. This replacement tax will be phased in gradually over a five-year period as the other taxes are phased out. It will apply equally to in-state and out-of-state companies doing business in Ohio. Overall, our plan will reduce the tax burden on Ohio businesses by \$800 million compared to what it is today.*

On job creation... *In addition to tax reform, I've asked the Ohio General Assembly to place a job creation bond initiative on the ballot this November. This bond issue will not require new taxes. It will raise dollars for job-ready sites for company expansion and will renew, for an additional ten years, our public works bond issue, which assists local governments with the infrastructure for economic development – roads, bridges, sewers and water projects.*

The Dayton area is already a model for Job-Ready Sites, also known as shovel-ready sites, with the Dayton Development Coalition's regional shovel-ready site initiative and your selection as one of the Ohio Department of Development's pilot areas. In fact, one pilot site in Troy has already attracted a Honda expansion, bringing 140 new full-time jobs to the community.

On the Third Frontier Project... *Finally, the bond issue will build on the success of our efforts to grow the knowledge economy in Ohio through our Third Frontier Project. We will use the additional resources to attract more federal and private dollars to create more high-paying R & D jobs in Ohio, work with the private sector to expand the amount of early stage capital available to start-up companies and support business-research partnerships to commercialize new product ideas, help existing companies innovate and new companies to get off the ground.*

You are also well positioned for continued success with the Third Frontier Project. To date, Dayton-led projects have received over \$34 million in Third Frontier funds to advance the region's prominence in the information technology field, including the creation of a Wright Center of Innovation for Advanced Data Management, based at Wright State University and involving many local companies including CDO Technologies, LexisNexis, NCR and Reynolds and Reynolds.

The State has been proud to partner with Wright Patterson Air Force Base's Air Force Research Lab on several major Third Frontier Projects, including the Center for Advanced Power and Propulsion and the Genome Research Institute. And just last week, we awarded additional operating funds to the Advanced Data Management Center and \$600,000 in Ohio Fuel Cell Initiative Third Frontier funds to Mound Technical Solutions in Miamisburg to develop a next generation Comprehensive Fuel Cell Test System.

A Word from One of Our Sponsors

Graphic Impact Communications was a proud sponsor of the I-70/75 2005 Annual Economic Development Summit. Julie Chamberlain is all smiles as she promotes the importance of finding effective ways to attract and support business within growing communities.

Genesis: A New Beginning for Fairgrounds Neighborhood

Partners Invest \$8 Million in Redevelopment

If it's been a while since you've visited Dayton's Fairgrounds neighborhood (bordered by **Stewart, Main, Brown and Wyoming** streets), you may no longer recognize it. Less than five years ago, the signs of deterioration, disinvestment and neglect were the dominant images of the neighborhood. Today they have been replaced by **attractive homes, thriving businesses and a safer living environment.**

I-70/75 Development Association members on hand for June's meeting got a first-hand look at the metamorphosis and a briefing by **Buddy LaChance of CityWide Development Corporation**, the organization that managed the project.

The initiative, known as the Genesis Project, represents a comprehensive strategy to transform the residential neighborhood of 170 properties and the **Brown-Warren Business District**. Numerous partners have been involved, including nearby **Miami Valley Hospital** and the **University of Dayton** as well as the **City of Dayton** and others. Together the partners have **invested \$8 million and leveraged an additional \$7 million** in housing and infrastructure improvements since Genesis began in 1999.

According to LaChance, many milestones have been achieved:

- 54 residential properties were acquired, 42 **substandard properties were demolished**, 11 single-family homes were renovated, 23 **in-fill homes were built** and five owner-occupied homes were renovated with project funds. Five more homes were constructed or renovated by others.
- 17 of 23 **rooming houses were taken out of circulation** and 17 rental properties owned by a single absentee landlord were removed and/or converted to owner-occupied.
- **Home ownership** has been increased from 17 percent originally to 35 percent today.
- The percentage of houses considered to be in good condition was increased from 20 to 47 percent.
- The neighborhood has become **income-diverse**. Of the 35 homes renovated or newly constructed, 60 percent were purchased by families with incomes at or below 80 percent of the county median income. Twenty homes have been purchased by people connected to UD and Miami Valley Hospital.

- Through the elimination of problem properties, increased home ownership and enhanced police protection, **crime has been reduced** by 20 percent.
- All **curbs, sidewalks and gas lines** have been replaced, and more than 100 street trees have been planted.
- With no direct financial support from Genesis, **commercial development** by private developers has been stimulated. Eight new restaurants have been opened.
- The neighborhood is becoming self-sustaining with renewed participation in the **neighborhood organization**.

Although Genesis has been successful, it's not quite finished. "We haven't declared victory yet," said LaChance. "We'd like to **attract a developer or homebuilder** to take interest in the last 15 vacant parcels. We think we've created a climate where they could be successful."

Vandalia Assistant City Manager Honored with Lifetime Achievement Award

A True Credit to Our Profession

The I-70/75 Development Association recently selected longtime member Vandalia Assistant City Manager **Hal Hunter** for its **inaugural Lifetime Achievement Award**.

David Anderson, association president said the award was created to recognize individuals who have made a lasting impression on the region in the field of economic development.

"When you talk about selecting someone for a lifetime achievement award, you want your first pick to be someone who will be **universally accepted**," said Anderson. "It didn't take us long to recognize that Hal was the **obvious choice**. He has been a past president of the association, held virtually every officer position in the group and served as the webmaster."

"His career has been focused on creating a **cooperative regional economic development** effort. Hal Hunter is a true credit to our profession."

One of Hunter's main responsibilities as Vandalia assistant city manager is to facilitate economic development in the city. He was heavily involved in the development of the **Vandalia's Northwoods Business Park**, and is currently devoting much of his energy to the **development along Miller Lane** in Vandalia.

"It's great to see the economic development community recognize something we've known here in Vandalia for quite some time: that Hal Hunter is a **terrific asset** to this area," said Jeff Hoagland, Vandalia city manager. "This is a great accomplishment for Hal. His peers are understandably grateful for all the hard work he has completed for the association and the industry."

Mound Offering Shovel-ready Sites, Specialized Space and More

With the environmental cleanup work nearing completion at the former Department of Energy's Mound Laboratories in Miamisburg, the site's **redevelopment as a scientific business and technology park** is soon to be a reality. The 306-acre site is **already home to 18 companies** involved in various innovative technical and scientific enterprises.

Spearheading redevelopment is Miamisburg Mound Community Improvement Corporation. Although **occupancy of available space remains high** – nearly 90 percent, a substantial amount of additional real estate will be transferred to the economic development organization over the next year.

In preparation, officials will be **stepping up marketing efforts** to promote the availability of shovel-ready building sites and prime generic office space, as well as **highly specialized space** (and supporting infrastructure) not typically found in the region. These include

- . wet and dry laboratories
- . Class 1000/10000 clean room facilities
- . raised floor data center space
- . 150-seat auditorium
- . executive boardroom and meeting facilities.

For more information about building sites and available space at Mound, please visit the web site at <http://www.mound.com/html/availability.htm>, or call 937-865-4462 or 1-800-708-1643.

Local Environmental Firm Tapped for Advice

In September 2003, the **U.S. Environmental Protection Agency** and the **Associated General Contractors of America** joined to conduct a series of telephone workshops and an open forum for information exchange relating to the environmental responsibilities of the construction industry. **BHE Environmental** participated in this effort, mostly by listening and learning, but also by contributing comments and a limited amount of **technical support** material.

“In short, we found the workshops and exchange of information to be very helpful in understanding problems and **issues encountered in the construction industry**,” said BHE Executive Vice President Louis W. Bruck. “They also provide guidance on **how to plan for compliance** with applicable regulations and avoid costly problems and delays.”

The effort produced a helpful website called the **Construction Industry Compliance Assistance Center**, which can be accessed at <http://www.cicacenter.org/index.cfm>.

The joint workgroup also produced a **guidance document** that can be accessed at <http://www.epa.gov/compliance/resources/publications/assistance/sectors/constructmyer.html>.

Upscale Business Park Available South of Dayton

SouthPointe Business Park, a **67-acre park developed by Construction Managers of Ohio**, is now active with prime, shovel-ready sites available. SouthPointe is located along Alexandersville Road in **Miamisburg** just 1/2 mile west of I-75 and 1/2 mile south of State Route 725. This upscale, mixed-use business park is expected to be south Dayton suburbs' core site of development over the next few years. **Digital Controls Corporation and Miami Valley Precision recently moved** to the area, occupying a 48,000-square-foot building on five acres in the park.

About the 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 937-335-1725.

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