

Development Professionals: Check Out This Website

If terms such as “**economic development**,” “**business recruitment and retention**” or “**site selection**” can be found anywhere in your job description, your job just got easier. The Ohio Department of Development (ODOD) has collaborated with the state’s 88 counties to create a Web site, www.OhioSites.com, which is designed to provide real-time, accurate **data on industrial sites and building opportunities**. It is accessible to the public 24/7.

“OhioSites.com is a searchable inventory of sites and buildings that includes the **latest information on available properties** for anyone involved in site selection,” said Scott Kuehn, one of the ODOD representatives on hand at the I-70/75 Development Association’s September meeting. “The database can be searched by county, region or statewide.”

The OhioSites.com Website is supported by ProCure®, a **subscription-based tool** that allows local economic development officials to modify and update the information on industrial sites and buildings in their communities. ProCure, developed by Columbus-based American Electric Power, is **geared toward site selectors, real estate agencies, economic development organizations, and other businesses**. Since 2003, the application has facilitated the state’s response to 139 investment leads in Ohio and resulted in eight major projects landing in Ohio, plus 16 that are still considered “active.”

“The key to making this site successful is the **quality of the information**,” said ODOD’s Megan Gordon. “Communities need to provide information that is complete, timely and accurate.”

More information about OhioSites.com and ProCure is available from these ODOD officials:

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New Executive Director for OEDA

The Ohio Economic Development Association (OEDA) Board of Directors announced recently the appointment of J.C. Wallace as executive director. Wallace had previously served as president of the Springfield-**Clark County Chamber of Commerce** as well as that organization’s vice president for economic development.

The new executive director also worked for more than ten years in various positions with the **Economic Development Division of the Ohio Department of Development**, including executive director of the Ohio Governor’s Workforce Policy Board, manager of the Ohio Investment in Training Program and **manager of the Business Development Office**.

“J.C. is just the kind of executive director this organization needs to **grow our membership** and work **with the state** to promote Ohio as a destination of choice for new business investment,” said OEDA President Chuck Corbitt of AEP Ohio.

Wallace earned a master’s degree in **city and regional planning** a bachelor of science degree in natural resources, both from Ohio State University.

OEDA is a collaboration of public and private sector representatives who have a stake in Ohio’s continued economic growth. Working with ODOD and the OEBC, the association provides a **unified and comprehensive message** to attract and retain business to the Ohio. And, through Team Ohio, the group markets the state as a destination of choice for new business investment.

Golf Outing Draws Big Numbers, (Some) Low Scores

The hot, sultry weather did not deter the **86 golfers** who hit the links for the first-ever I-70/75 / NAIOP joint golf outing on August 8. The event, a four-person **best-ball scramble**, was held at Vandalia’s Cassell Hills Golf Course.

First-place winners, with a score of 54, were John Bruck, David Anderson, Jamie Davis and Chuck Cochran. **Second-place** winners, all with a score of 57, were Dave Butts, Gary Cline, Steve Erickson and John Ankerman.

Also of note?

- . Men’s closest to pin on hole #16 was Chuck Cochran
- . Women’s closest to pin on hole #4 was Veronica Grabill
- . Men’s longest drive on hole #10 was Steve Peters
- . Women’s longest drive on hole #8 was Susie Zickefoose
- . Men’s straightest drive on hole #5 was Mike Brennaman
- . Women’s straightest drive on hole #17 was Maureen Pero

Congratulations to all winners!

Hole Sponsors

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Thanks to all donors and participants!

\$30 Million Entrepreneurial Center Breaks Ground in Miami County

Regional business and government leaders joined **Clay Mathile** recently break ground on Aileron, a **\$30 million entrepreneurial center** sited on 114 scenic acres in Bethel Township, Miami County.

Mathile said he and his wife will give **\$30 million** to build the center and **another \$20 million for an operational endowment fund**. The new 60,000-square-foot facility will serve as the new home for the **Center for Entrepreneurial Education**, which Mathile founded in 1994.

Officials of the Center for Entrepreneurial Education decided to re-name the center "**Aileron**" after the part on a wing that guides an aircraft. Mathile said that like the aileron on an airplane, the Aileron center will help guide and support area entrepreneurs.

Aileron has hired **lead architect**, Lee Skolnick of New York to design the facility. The facility's architecture will draw from the aileron theme with **ascending angles and an aerodynamic roofline**, Skolnick said. It also will draw from the property's farm-like setting, which includes a waterfall, ponds and acres of forest.

Bethel Township Administrator Bill Lutz welcomed the new center to the township, commenting that the new center will fit well with the entrepreneurial, educational and community spirit of **Bethel Township and Miami County**.

Construction of the new center should be **completed in 2007**. For more information visit www.aileron.net.

Legacy Benefits Bus Riders

The **disability walkway** on State Route 741 at the LexisNexis campus has become the site of a monument to the man who launched efforts to build it. **Michael J. Nolan, LexisNexis property manager** from 1989 to 2003, died before he could see his idea completed. His enthusiasm, however, inspired others to finish the project.

A monument erected this summer by LexisNexis **dedicates the sidewalk and highway crossing in memory of Mr. Nolan**," whose commitment to helping others made this safe passageway possible," according to the plaque's inscription.

The planning begins

Nolan contacted the planning department at **Greater Dayton Regional Transit Authority (RTA)** in early 2003. He believed LexisNexis employees were **interested in using public transportation**, but had concerns about conditions at the bus stop. He was especially worried about **disabled passengers**, particularly blind and sight-impaired people.

The intersection needed several improvements to make it safe. Nolan and RTA Planning Supervisor J. Howard Bard contacted the **Ohio Department of Transportation (ODOT)** and **Miami Township** administrators for help.

All pitch in

The township agreed to install adjoining sidewalks and assess the cost to the adjacent property owners. ODOT would install **audible crossing signals** and adjust crossing intervals. For its part, RTA would construct a bus pull-off pad and **shelter** next to the sidewalk, while LexisNexis would **landscape** and maintain the area.

Before the plan could be implemented, Mr. Nolan **passed away unexpectedly**, and ODOT's Bard worried that Nolan's idea might not be finished. "It felt like a kick in the stomach," said Bard. "I wondered if all Mike's hard work would be in vain."

A success story

In the end, it was not. "Not a single person or agency would allow his plan to fail," Bard said. "Mike's commitment and energy propelled us all to **complete the construction** of an impressive disability-accessible walkway at LexisNexis."

The plaque on Nolan's monument features a **quote from Anne Frank**: "How wonderful it is that nobody need wait a single moment before starting to improve the world."

The plaque is low enough to be read from a wheelchair and is **duplicated in brail** for blind or visually impaired people. Mike Nolan would have appreciated that.

Fuel-Cell Opportunities Knock

Mound Companies Explore Potential

Ohio's **position as a leader** in hydrogen fuel-cell technology was affirmed, and enhanced, when **133 participants from 10 countries** gathered recently in Dayton for a symposium on the emerging technology. The series of meetings, sponsored by **Edison Materials Technology Center (EMTEC)** in connection with Ohio's Third Frontier Program, brought together university **researchers, manufacturers of fuel cells and supplier companies** plus government representatives to spark dialog between researchers and industry.

"Academia is doing a lot of research, but we have to be sure they're doing the right things," said EMTEC's vice president for Fuel Cell Technology Dr. Michael Martin. "It's important to make the researchers aware of **what industry really needs.**"

Among the 40 participants from Ohio (16 from the Dayton region) were the **Miamisburg Mound Community Improvement Corp. and four Mound-based companies** with potential to support fuel-cell technology development. Two of the companies were **partners**, Inorganic Specialists and Mound Technical Solutions, whose president, Doug McClelland, made a presentation on fuel-cell testing at the symposium. The partnership won an Ohio **Third Frontier Program grant** earlier this year to advance fuel-cell testing equipment.

Also from Mound were Mound Laser and Photonics Center and Mound Manufacturing Center, a precision machining company.

"The symposium allowed us to **raise awareness** for the site and our tenants, provided business opportunities for Mound businesses, helped us to **plan and equip our laboratory space** to suit this technology" said MMCIC spokesman Carl Simmons.

Research Park's College Drive: Fast Track for Technology Businesses

Phase 2 development will be expedited with availability of job-ready sites

The initial construction of **College Drive** and its supporting infrastructure is now

complete, opening an **85-acre job-ready site** and positioning the Miami Valley Research Park (MVRP) as a prime location for technology businesses looking to locate or expand. It promises to bring technology-oriented workers with **average annual salaries of \$60,000**. MVRP anticipates **1,500 to 2,000 jobs** will be created over the next seven to 10 years. “With the roadway, underground infrastructure, and planning and zoning approvals in place, businesses can save **three to nine months** of construction time,” said President and CEO Bruce Pearson. “For many organizations, that has a big impact on their decision regarding where to locate.”

Important for development

College Drive also enhances Research Park as the region’s **premier technology business location**. “The completion of this project is an important part of this region’s strategy to have high **quality development land available** for new business recruitment and business expansion, particularly in the high-tech segments of the economy,” said Joseph P. Tuss, director, Montgomery County Community and Economic Development. “The Ohio Department of Development is dedicated to **speeding of technology-company start-ups** and driving high-tech job growth in Ohio,” said Ohio Lt. Governor Bruce Johnson. “College Drive now provides a viable job-ready site within Ohio that can fast-track construction efforts to meet the needs of these desirable technology companies.”

40 high-tech companies

The College Drive project launched Phase 2 of the MVRP. The 85-acre parcel has the capacity for 900,000 square feet of building space that could **leverage \$100 million in private investment**. Since 1985, 300 acres have been developed. More than **40 high-tech companies** and organizations and **4,200 employees** currently reside in the park.

The **\$1 million infrastructure development project**, completed by R.B. Jergens Contractors, Inc., includes .8 miles of roadway, streetlights, telecom cabling and electric, gas, water and sewer lines. Funding for the project included \$500,000 from the state of Ohio’s Research Park Roadwork Infrastructure Funds, \$400,000 from the Montgomery County ED/GE program, \$50,000 from the city of Kettering and \$50,000 from MVRP.

“We have accomplished this project thanks to the continuing support of our **public sector partners**, including the state of Ohio, Montgomery and Greene counties, Kettering and Beavercreek,” commented Pearson.

Chamber VP Moves to New Position

A professional well known in the Dayton region’s economic development circles has taken a new job, but he hasn’t strayed far from home. **Bryan Bucklew**, Dayton Chamber of Commerce vice president for public policy for the past eight years, has assumed the position of **president and CEO of the Greater Dayton Area Hospital Association**.

“Bryan brings a great deal of enthusiasm to the mission of the association and its members,” said GDAHA Board of Trustees Chairman William Thornton. “His knowledge of the Dayton region, his interaction with the business community and his ability to build cooperative initiatives will be **great assets for GDAHA**.”

In his position at the chamber, Bucklew was responsible for developing, maintaining and expanding **relationships with key elected officials and policy experts** at all levels of government. He also had significant responsibility for the chamber’s business plans, with particular emphasis on **strategic public policy and economic development initiatives**.

“I look forward to working with the member hospitals and the association staff in advocating for a responsible local, state and federal **regulatory and legislative environment** that will allow hospitals to continue providing

affordable, quality and leading-edge healthcare to the region,” said Bucklew. A graduate of Wright State University where he majored in political science, he also earned a master's degree in public administration from the University of Dayton. He serves on the Greater Dayton RTA Board, the Miamisburg Planning Commission and the Transportation Review Advisory Council for the State of Ohio. He is an **adjunct professor** at the University of Dayton and Wright State University. Bucklew lives in Miamisburg with his wife Karen and their three children, Jenna, Meghan and Sam.

The following letter was sent to and appeared in the Dayton Daily News on the August 30th editorial page.

Many Deserve Credit for Region's Big Win

The decision by the **Base Closure and Realignment Commission** to keep the **Air Force Institute of Technology and the Development and Fielding Systems** Group at Wright-Patterson Air Force Base and to bring substantial new missions here is an important victory for the Dayton region. While we are all disappointed in the loss of DFAS Kettering and the 178th from Springfield we are pleased with the **overall success** for our community. The number of jobs at stake during the recent series of commission votes is as great as any provided by the region's largest employers.

This success did not happen overnight. It was a result of years of hard work. Contributing to the BRAC commission's decisions was a **broad-based community campaign** involving federal, state and local government officials, civic leaders, businesses and citizens throughout the Dayton region.

Especially important were the efforts of the **congressional delegation**. U.S. Sens. Mike **DeWine** and George **Voinovich**, and Reps. Dave **Hobson**, John **Boehner** and Michael **Turner** worked aggressively as a team. They were active in both public forums and behind-the-scenes. Gov. Bob **Taft**, Ohio House Speaker Jon **Husted** and our entire state delegation were a strong presence, and the state provided the **largest amount of funding** to our effort. **Greene and Montgomery counties and Springfield** also supported the campaign. Greene County commissioners were unflagging in their energy.

John **Nowak**, co-chair of the Dayton Development Coalition's Wright-Pat 2010 Committee, volunteered countless hours, while co-chair Frank **Perez** coordinated work to bring important new medical missions to Wright-Pat. Financial contributions from the local business and academic communities helped provide staff support. Hundreds of people made the **rally at Stebbins High School** a success, giving our community an opportunity to impress on members of the BRAC Commission our support.

In the end, the most credit for the Dayton region's big win should go to those who work at our military installations and make this area a **leader in aerospace research, acquisitions and logistics** in the service of our national defense. The quality of their work goes to the heart of the base-closure commission's decision-making.

The Dayton region came out ahead in the base-closure process because the community had an outstanding **resource** in Wright-Pat and Springfield and we all worked together as a region in a unified, coordinated effort to make sure that the commission understood how much we had to offer.

J.P. Nauseef

President and CEO

Dayton Development Coalition

Architects Associated Announces New Leadership

Architects Associated Inc., a Dayton architectural firm and longtime member of the I-70/75 Development Association, has **changed ownership**. David F. Helmers, AIA, has become the **new owner and president**, taking the place of Y.W. Bryan Choi, who founded the firm in 1987.

Choi has retired after devoting more than 35 years of service, 20 in the Dayton region, to the architecture profession. He plans to pursue a life-long desire to write history books.

Helmerts has been with the firm for the past six years as vice president of operations. He served as **project manager or architect** for such notable buildings as the following:

- . Warren County Administration Building in Lebanon
- . Copeland-Emerson Family Birth Center (Wilson Memorial Hospital) in Sidney
- . Carlton-Davidson Stadium in Springfield
- . Reibold parking garage in downtown Dayton and
- . Interior improvements for the Kettering College of Medical Arts in the new Boonshoft Center for Medical Sciences at the Kettering Memorial Hospital.

He also **assisted other staff architects** and project coordinators with the Reibold Building renovation project in downtown Dayton, as well as many other state and federal building projects.

“It has been a successful list of projects for our firm and I am **optimistic for the future of AAI**,” Helmers said. “We will continue to play a vital role in **improving our communities** by being involved with positive support for future developments.”

The new owner said the firm, which **recently moved** to a new, more modern location at 5335 Far Hills Avenue, will continue to **offer full-service capabilities**, including master planning, project design, contract documentation, construction administration, and interior design for clients.

“David has been the prime contact for our clients and has overseen the operations for the past couple of years,” said Choi. “He has worked hard to represent our firm, and with positive results for our clients and their projects.”