

The Interchange

The eNewsletter of the I-70/75 Development Association

I-70/75
DEVELOPMENT
ASSOCIATION

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Tipp City/Miami County among Elite Eight



Tipp City/Miami County was recently named one of only eight communities to receive Ohio Industrial Site Improvement funding from the state of Ohio. In fact, the community was awarded state grants totaling nearly \$500,000, including \$288,164 from ISIF and \$211,386 from the State 629 Road Improvement Fund.

The funds will support improvements to the Northgate Commerce Center Industrial Park, located at the intersection of Blauser and Kinna drives in Tipp City. The city plans to improve a 97-acre site to accommodate future investment by Transfreight LLC and other business prospects. The project will include the extension of road and infrastructure along Kinna Drive to open additional "shovel-ready sites" for industrial development. The eligible development costs at the project site are estimated to be \$1,060,000.

Transfreight LLC has committed to creating an additional 50 jobs, due largely to the acquisition of these grant funds, according to Tipp City Assistant City Manager and Economic Development Director Brad Vath.

Mound Company Unveils Line of Fuel Cell Test Equipment

At the forefront in Ohio's efforts to develop the hydrogen fuel cell as a viable power source is Mound Technical Solutions Inc., a company that recently was awarded a \$490,040 grant from the Ohio Third Frontier Fuel Cell Initiative for the second phase of development of the company's new suite of fuel cell test instrumentation. MTS received funding of \$600,000 for the first phase of the project in 2005.



"We have applied our years of experience in DOE tritium technology and function testing of weapons components to bring some exciting advances to fuel cell technology," said Doug McClelland, Mound Technical Solutions project manager.

The company's suite of testers, which applies to a variety of fuel cell technologies, measures electrical power output to evaluate performance under various operating conditions.

"The suite of testers will prove especially beneficial to manufacturers who perform quality assurance testing and conditioning of their fuel cell products, as well as those who embed fuel cells in their products," McClelland said. "Other potential users include researchers, developers and fuel cell technology educators." For more information, please visit www.moundtech.com.

A First for Tipp City



Tipp City Council recently approved a commercial subdivision plan making way for a new Menards home-improvement store. The project, which will cost more than \$2 million, represents the city's first "big-box" retailer. The Menards Commercial Park will occupy 66 acres just west of Interstate 75 and north of State Route 571. The company will invest more than \$1 million in the site and buildings, including a 200,000-square-foot store and a 26,240-square-foot warehouse. The project's public improvements, totaling \$1.4 million, will include the completion of the city's planned thoroughfare network involving Kinna Drive, Larch Street, Harmony Drive and Weller Drive. No tax abatements were involved in this project.

Bruns Announces New Projects

Bruns General Contracting has been selected as the design/build contractor for a new facility for Ethan Temple Seventh-Day Adventist Church on Shiloh Springs Road in Trotwood. The new 12,000-square-foot facility will include a sanctuary with seating for 400, classrooms, offices and a fellowship area.



Bruns has also begun work on a new expansion project for SEW Eurodrive in Troy. The project includes a 32,500-square-foot

manufacturing/warehouse addition to the company's existing facility, as well as a new state-of-the art break room, locker facilities and an overhead interior three-ton crane.

For more information about Bruns General Contracting, call 937-339-2300 or visit www.brunsgc.com.

Bruns General Contracting Lands Business Park Tenants



Bruns General Contracting has announced that Club 55 and the Crystal Room are the newest tenants at Troy Business Park, located off Interstate 75 at State Route 55 in Troy. Club 55, due to open in December 2007, is a full-service restaurant and bar with indoor and patio seating. In addition to food and drink, the

facility will offer weekend and special entertainment including live music and dancing, comedy club nights and dinner theater events. Part of Club 55, the Crystal Room is a banquet facility for small or large events including weddings, proms, community events, corporate meetings, training seminars and more.

Also joining Troy Business Park is American Nursing Care, a provider of home care and staffing services to patients, physicians and hospitals as well as managed care organizations throughout Ohio, Indiana and Kentucky. Previously located in Piqua, the company relocated to its 4,200-square-foot Troy facility in August.

For more information, please contact Bruns at 937- 332-8547 or 937-272-3229.

AT&T Expanding Wireless Coverage in Ohio

AT&T Inc., the nation's largest wireless carrier, has announced plans to complete more than \$65 million in network improvements across Ohio this year. That will bring AT&T's investment in the state's wireless network to more than \$313 million since the beginning of 2006.

By the end of 2007, AT&T will have built more than 116 new cell sites during the past two years in Ohio. Enhancements are slated for this year in these nearby areas:

- The southern part of the Ohio State University main campus in Columbus
- The University of Cincinnati, Hamilton, Remington and Terrace Park in the Cincinnati area
- The area near Smithville Road and U.S. Route 35, Highland Park and the Kettering Hospital in the Dayton area.

Later this year, AT&T will activate its high speed third-generation (3G) network in Dayton, having already done so in Akron, Columbus, Cincinnati, Cleveland and Toledo. The company has spent more than \$16 billion nationally in an aggressive program to upgrade and expand wireless service.

Orange Barrel Update: News from ODOT



Interstate 70 - Crews continue to work along the outside edges of I-70 east from the CSX railroad to just east of SR 235. Trucks are entering and leaving the highway from behind the portable barrier wall. Crews are continuing to build the westbound I-70 bridge over proposed ramps just west of I-75. Also, crews are

continuing to build the westbound I-70 bridge over I-75. Also, there are crews continuing to work in the median of I-70 east from I-75 to the CSX railroad. Trucks will be entering and leaving the highway from behind the portable barrier wall.

Interstate 75 - Two lanes of traffic are being maintained northbound and southbound from Little York Road to US 40. The construction of the southbound I-75 bridge over the proposed ramp (southbound I-75 to eastbound I-70) is continuing. ODOT officials urge extreme caution through the I-75 crossover just south of I-70.

Ramps - Crews are continuing to work on the westbound I-70 to southbound I-75 ramp. They are also continuing to construct the southbound I-75 to eastbound I-70 ramp. Trucks will be entering and leaving the highway from behind the concrete barrier wall.

Association, NAIOP Golfers Hit the Links

The Annual I-70/75 Development Association & NAIOP Golf Outing, held at Yankee Trace in Centerville this year, was a great success. The staff, service, hospitality and food all were superb - and the weather was excellent. The Association and NAIOP extend thanks to the club for the smooth-running event.



Big winners. Thanks also to all who donated door prizes. The big winners were Gene Lorsung and Buddy LaChance, each walking away with a \$50 gift certificate to Dick's Sporting Goods.

The team with the low score of 48 was the Park National Bank team including: Jon Waldo, Jeff Woeste, Kathy Johnson and Phil Mowry. Each team member received a \$60 gift certificate to the Pro Shop at Yankee Trace.

The second place team included John Chambers with Collidge Law, Dan O'Donnell with National City Bank, Mike Grauwelman with Mound CIC, and Doug Benner with PerkinElmer Optoelectronics. Each team member received a \$30 gift certificate to the pro shop.

David Anderson with Liberty Township won the raffle prize and received a \$300 gift certificate to Yankee Trace.

Special thanks. This year's sponsors made the outing possible. The registration sponsor was CountyCorp, and the dinner sponsor was Liberty Savings Bank. Each contributed \$500.

Hole sponsors, each contributing \$100, Included: Bruns General Contracting, City of Moraine, City of Tipp City, Dayton Development Coalition, Construction Managers of Ohio, Ferguson Construction, Gem Real Estate Group, Gresham Smith and Partners, Key Bank, Mark Fornes Realty, Miami Valley Research Foundation, Miller Valentine Group, Miami Valley Alliance Construction Professionals, NAIOP - Dayton Chapter, Planes Commercial Services, Troy Development Council, Van Con, and Wells Fargo Insurance.

City Seeks ED Director



The city of West Carrollton, a home rule suburb of approximately 14,000, seeks a generalist to lead its economic development program. This position will lead planning and all economic development activities for the city. The director for economic development will be responsible for the full range of economic development activities including promotion and marketing, business prospecting, business retention, economic development research, and economic development strategic planning.

This key management position will report directly to the city manager. Initial activities are anticipated to be development and implementation of an aggressive economic development marketing effort; spearheading the redevelopment of an interchange commercial area; leading retention and expansion efforts; and preparation of a strategic economic development plan.

The ideal candidate will have broad economic and business development training and experience. The candidate should be experienced in recruiting, retention and expansion, marketing, and strategic planning. Exceptional ability to develop positive relationships with a variety of community, business and government organizations is a must. In addition, the candidate should be skilled in media relations, interpersonal communication, writing, and customer service.

The successful candidate will hold a bachelors degree in business administration, real estate, planning, public administration, or related field and five years of work experience in economic development; or masters degree and three years of work related experience; or an appropriate combination of related education and work experience. IEDC certification is a plus.

The salary range is \$58,475 - \$74,621.

Apply by sending a cover letter, resume and salary history to HR Manager, City of West Carrollton, 300 E. Central Ave., West Carrollton, OH 45449. or e-mail to scallahan@westcarrollton.org , Open until filled with first review of resumes in late September 2007. The City of West Carrollton requires post offer, pre- employment physical, drug test and background check.

Full job description is available at www.westcarrollton.org

Association Seeks the Right Person

An interesting and unique opportunity to work with development professionals from business, industry and government awaits the right person. The I-70/75 Development Association seeks an administrator to manage the organization's day-to-day activities and functions. An ideal candidate would be someone already working in a position related to economic development. The amount of work will vary from month-to-month, peaking around the time of the Economic Development Summit, sponsored by the association each spring.

Job Responsibilities - This part-time position, under the guidance of the I-70/75 Development Association Board, helps to coordinate monthly membership meetings, monthly executive board meetings, the Economic Development Summit, the annual golf outing, the holiday party and similar activities. The position will also interact with the association's newsletter editor as needed.

Qualifications - The candidate must be an experienced administrative professional with a high school education. Either college courses or three to five years of office and/or administrative experience is required. The person must be able to maintain professional and cordial relationships with a variety of public, private and not-for-profit associates, and be able to communicate effectively and articulately with professionals in economic development and related professions. Experience with Microsoft Access and Word, as well as access to the Internet, email and a fax machine, is required.

Essential Functions

- Maintain and up-date the I-70/75 membership database
- Send invoices to each company for yearly dues. (This is done twice at the beginning of each year.)
- Send email to board members to keep them up-to-date.
- Contact Sinclair each month to coordinate meeting logistics.
- Coordinate and manage all aspects of monthly membership meetings.
- Inform membership about various I-70/75 activities.
- Assist the board with events as needed.

Interested? Please contact Mike Davis, association president, at (937) 535-1000.

About the Association



The I-70/75 Development Association brings together more than 90 businesses and organizations and some 300 individuals in southwestern Ohio. With a 20-year history, the association strives to improve the region's development opportunities through professional development, networking and information sharing. The association sponsors monthly programs in addition to an annual Economic Development Summit. For more information, [click here](#) or call Christy Herman at 937- 339-7639.