

A Natural
place to do
Business



2014 PROGRESS REPORT

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Dear Partners,

We have welcomed a new year, but still, we want to reflect with you on 2014 and what it has meant to the Mound Business Park and our community. Within this Progress Report you will find stories detailing our successes over the past year.

Growth is always cause for celebration and this year we were able to welcome several new tenants to the park. However, perhaps even more exciting is that we retained 100% of our tenants whose leases were set to expire. We make it our priority to work closely with the companies here and we are proud each of them continues to choose the Mound.

Everything that happens here is a collaborative effort. Part of that is working with local, state, and national government. Last year, the Mound Business Park was named a Job Ready Site by the State of Ohio Development Services Agency. With that certification, we have been able to leverage additional resources for our clients, making our property the most cost-effective option for businesses in Southwest Ohio. Being recognized for our infrastructure and technology assets was a proud moment... And we have carried that energy into 2015.

This year we will continue our work on behalf of the Mound Business Park in Washington D.C. Last fall we met with our delegates and this spring we will do the same. At each fly-in, I join local business leaders as we meet with Ohio Congressmen, Senators, and their staff to discuss our progress and plans. Please be assured they are listening and that we all understand how important the Mound has been, and will continue to be, to this region.

Thank you for your continued support,

Eric A. Cluxton
President, Mound Business Park

Meet Our Staff



Eric Cluxton,
President



Frank Bullock,
Director of
Operations



Karen Kenwell,
Administrative
Manager



Lorrie Huber,
Executive Assistant

The Board of Directors Approved New Mission and Vision Statements

Mission Statement

To foster collaboration among the area's leading businesses, honoring our technology-rich history while preserving natural resources, and contributing to the success of this region's economy.

Vision Statement

The Mound Business Park will continue to be a substantial asset to the community and expand as its tenants thrive, becoming recognized as the campus where the area's most innovative companies set the pace for growth and job creation in Miamisburg and the greater Dayton region.

Supporting Our Community

As we continue to represent the park's interests at the local, state, and national levels, President Eric Cluxton has also committed his time to a number of local non-profit organizations. Within these groups he serves as a representative of the Mound, but also gives his time and talents to:



- Miamisburg Historical Society, President
- Dayton Chamber of Commerce, Board Chair
- Miamisburg Rotary Club, Club Service Chair
- Dayton Development Coalition, Member
- Dayton History, Board Member
- Montgomery County TID, Charter Board Member
- Miamisburg Schools Education Foundation, Board Member
- Miamisburg Merchants Association, Member
- Downtown Miamisburg, Inc., Board Member
- Miamisburg High School Alumni Golf Committee, Member
- Dayton Regional Manufacturing Association, Member
- NAIOP, Member
- I70/75 Association, Member

Board of Directors

Mound Business Park Certified as Job Ready Site



Earlier in 2014, the Mound Business Park was named a Job Ready Site by the State of Ohio Development Services Agency. This grant-based initiative recognizes sites with the technology and infrastructure businesses need to sustain long-term growth in Ohio. The Mound Business Park is the only Job Ready Site located within the Miami Valley.

Ohio Job Ready sites are strategically chosen for their ability to provide optimal infrastructure capabilities and attract economy-shifting investment. Projects that receive funding from the Ohio Job Ready Sites Program must satisfy stringent industry standards in order to receive certification. An Ohio Job Ready Site Certification ensures future investors that the property meets site selection standards and includes the necessary attributes demanded by today's leading corporations.



Remembering Dick Flitcraft



Former Plant Manager and CEO of the Mound Laboratory, Dr. Richard (Dick) Flitcraft II, passed away December 16, 2014 at 94 years of age. Most recently, Dick served as an advisor to and board member of the Mound Development Corporation. Dick and other former employees of the Mound will be memorialized at an upcoming Open House at the Mound Museum this fall. Please plan to join us as we celebrate Dick's life and contributions to the Mound.

Richard C. (Dick) Church, Jr.
Miamisburg Mayor

Chris Fine,
*Miamisburg Economic
Development Director*

Keith Johnson,
Miamisburg City Manager

Albert W. Leland (Al),
*President, Leland
Consulting, LLC*

Tom Luebbers,
*Mound Development
Corporation Legal Counsel*

Vern Oakley,
*Partner, President Asset
Management, Miller-Valentine
Realty Group*

George Perrine,
Miamisburg Finance Director

Dr. h.c. Niels M. Winther,
*Managing Partner & Chairman
of the Board, Think Patented*



Tenants on the Move at the Mound

The Mound Business Park welcomed additional tenants in 2014, while maintaining 100% client retention year over year.

Most recently, Dyrdek Group, Inc. purchased 790 Enterprise Court. Owned by Kettering native and MTV Star Rob Dyrdek, this marketing and creative services firm now owns a 5800 square foot space and is expected to take occupancy later this year.

At the end of 2014, the Mound Business Park also welcomed engineering and architectural services firm Barge, Waggoner, Sumner and Cannon to the property. They spent several months renovating their space at 1370 Vanguard Boulevard and added 12 full-time positions to their Dayton operations.

Tenant Excelitas expanded their lease, moving their executive management team from 1100 Vanguard Boulevard into a larger space on the fourth floor of 965 Capstone Drive.



100% Client Retention Year Over Year!

We would like to thank our tenants for helping us maintain 100% of our leases from the year 2014 into 2015 and beyond.

Leases renewed:

- Excelitas
- Mound Technical Solutions
- Inorganic Specialists
- Precision Joining
- MeadWestvaco
- EHS Technology Group



Mound Business Park Hosts Reindustrialization Workshop

Together with the U.S. Department of Legacy Management, the Mound Business Park welcomed experts from across the country for their Mound Reindustrialization Workshop. The workshop included a full day of presentations on Tuesday, May 20 and a half-day tour of the park on Wednesday, May 21. Notable attendees included David Geiser and Gwen Hooten from the U.S. Department of Energy, Miamisburg Mayor Dick Church, Jr., Board Members from the Mound Development Corporation, and representatives from the offices of Ohio Governor John Kasich, Senator Sherrod Brown, and Congressmen Mike Turner and Steve Chabot. Speakers detailed the revitalization of the Mound, offering lessons learned and best practices to workshop attendees.



Second Mayors' Roundtable with Congressman Mike Turner

On August 28, the Mound Business Park welcomed Congressman Mike Turner for the second 2014 Mayors' Roundtable, welcoming Mayors from the 10th Congressional District in Montgomery, Greene, and Fayette Counties.



"This meeting was the second in a series of opportunities for our community leaders to talk directly about ways we can increase economic development in Southwest Ohio. I look forward to continuing to partner with the Mayors from Montgomery, Greene, and Fayette counties as we work to create jobs and implement solutions for our Miami Valley community," said Congressman Turner.

Canadian Mayor Visits the Mound

In late July, the Mound Business Park welcomed Blair Skinner, Mayor of Pinawa, Manitoba, Canada. Pinawa is home to Whiteshell Laboratories, a recently decommissioned nuclear research and development laboratory. Mayor Blair Skinner's trip to the Mound Business Park included meetings with the Mound Development Corporation, the City of Miamisburg, and Chisano Marketing Group (now Think Patented).



MBP Thanks Tenants with Luncheon

On August 27, we hosted our annual Mound Business Park Tenant Luncheon. With more than 70 guests in attendance, tenants enjoyed food from local Miamisburg favorites including Pappa's Pizza Palace and the Ice Cream Trolley.



General McCaffrey Visits the Mound

General Barry McCaffrey, retired four-star Army general and national security and terrorism analyst for NBC News, visited Miamisburg in 2014. McCaffrey was recently named to the Board of Directors with Excelitas Technologies and visited the company's location in the Mound Business Park for a presentation and facility tour. Excelitas Technologies provides innovative, customized optoelectronics and advanced electronic systems to a global customer base seeking high-performance, market-driven technology solutions. With over 100 local employees, it is the largest company on the Mound campus.



Pictured are (from L to R): Mound Development Corp. President Eric Cluxton, Mayor Dick Church, Jr., General Barry McCaffrey and Excelitas Executive Vice President Doug Benner

Mound Business Park “Goes to the Dogs”

Late in 2014, Miami Township Police Officer D.W. Hesler approached Eric Cluxton about using the Mound Business Park for training local police canines. Hesler had been using the Mound paths for jogging and noticed the space would be ideal. This year, the Mound Business Park has partnered with Officer Hesler and Ohio Police Canines to provide the canines and their handlers with vacant space for training.

Together, Officer Hesler and the Mound Business Park worked out a plan for use of both green and indoor space within specific buildings. Ohio Police Canines includes units from all over Southwest Ohio, including a canine from the Miamisburg Police Department. Their handlers use the Mound to train canines in everything from detecting human odors to narcotics and explosives odors.

“When I approached Eric about in-service canine training, he was more than accommodating,” said Officer Hesler. “The use of the park not only allows the teams to flourish, but it also allows workers at the Mound and the general public to get a chance to watch what kind of work the teams do.”



Fly-In to Washington, D.C.

This spring, Mound Business Park President Eric Cluxton will join local business leaders and government officials on a fly-in to Washington D.C. While there, Cluxton will visit with Ohio delegates in the U.S. Congress and Senate to discuss progress at the Mound plus the future of this region.



Marketing Activities

Runners Trot Through



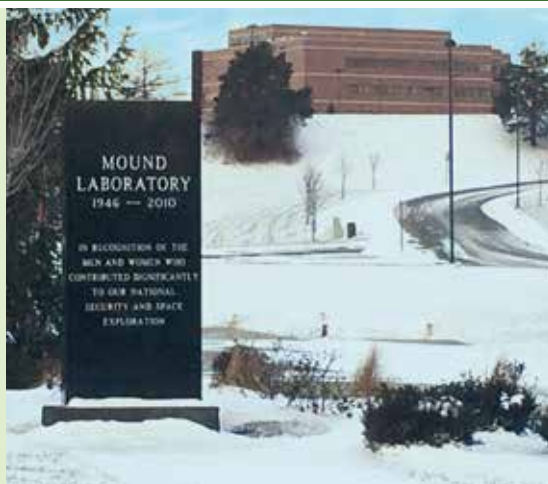
For the second consecutive year, the 2014 Turkey Trot course included a path along Vanguard Boulevard through the Mound Business Park. Spectators watched as more than 9,000 walkers and runners made their way through the Mound on Thanksgiving morning. Congratulations to everyone who participated!



At the end of last year, our partners at Chisano Marketing Group were acquired by another Miamisburg agency, Think Patented. Early in 2014, we worked with Chisano to re-brand from the Mound Advanced Technology Center to the Mound Business Park. This year we will continue and expand upon that work with Think Patented. Highlights from the last year include a new logo, website, printed materials, property signage, and increased coverage from our local print and broadcast news.



Mound Employee Memorial



Visitors to the Mound are now welcomed by a new memorial, installed mid-2014. This memorial is to recognize and thank the many men and women who contributed to our national security and space exploration.

The people, the plant, their research, and manufactured items were at the leading edge of the Nuclear Age in the United States. Mound-built components are still in the U.S. nuclear weapons stockpile protecting us as a deterrent to attack from other nuclear powers. Mound-built components went with NASA to the moon, Mars and Jupiter, reliably powering their instruments and keeping them at operational temperatures. They are still continuing in the same vein to Saturn, the outer reaches of the solar system, and beyond.



Gerry Smith



Aaron Savino

MBP Partners Exclusively with Miller-Valentine Realty Group

2015 is expected to be another year of growth for the Mound Business Park and as of this year, the Miller-Valentine Realty Group will be our exclusive real estate partner.

"2015 has already been a year of growth for the Mound and we are confident that Miller-Valentine can help them maintain that pace," said Miller-Valentine Realty Group Vice President Aaron Savino. "History and amenities work together at the Mound to make it a one-of-a-kind option for businesses."

There are still several buildings available to lease or purchase, plus land for development. For more information, please contact Miller-Valentine Realty Group Senior Vice President Gerry Smith at (937) 297-9368 or Vice President Aaron Savino at (937) 297-3259.



Mound Business Partners



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