

2015 PROGRESS REPORT



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President's Letter

Dear Partners,

When I sat down with staff to write this letter last year, we were excited to share the news that not only had we added new businesses to the Mound, we had also retained 100% of our tenants going into the New Year. Now, we get to celebrate that milestone again going into 2016 – which makes it that much more significant. I want to extend my personal thanks to each of our tenants, new and settled, for continuing to choose the Mound Business Park. We are honored to support you in each of your efforts.

As we collectively look forward, sometimes it feels right to pause and reflect. This year, we have taken on a project that is going to help each of us do just that. Last year, the U.S. Department of Energy agreed to partner with us and Dayton History on a new endeavor: converting our Mound Science and Energy Museum into what will become the Mound Educational Center, right here at the Mound Business Park. This facility is dedicated to not only preserving the Mound's important legacy, but also educating future generations through exhibits and lectures. We hope you will share in our excitement as we get the center up and running – and as we invite the community to see what it means to be a part of the Mound.



This report is a representation of the past year. There are dates and numbers that quantify what we have accomplished and what we have to be proud of... But I know the best is yet to come. Together, we are changing the economic landscape for this region and I think we should all be sharing in that success. So, consider this my invitation for an open dialogue about the future of our community... The Mound Business Park is proud to be a part of it.

I look forward to hearing from you,

Eric A. Cluxton
President, Mound Business Park

Meet Our Staff



Eric Cluxton,
President



Lorrie Huber,
Administrative
Services Manager

2015 Milestones

1. 100% Client Retention
2. Favorable Audit With No Findings
3. Refined Marketing Campaign
4. Site Improvements
5. Turkey Trot Visibility
6. Miller-Valentine Realty Group Brokers Entire Site
7. Real Estate Transfers Remain Intact
8. Mound Employee Memorial
9. Department of Energy to Fund Mound Educational Center in Partnership with Dayton History

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.

Board of Directors

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
Group Realty Services**

George Perrine,
Miamisburg Finance Director

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

**Chose to renew terms for
Board of Directors*

New Faces and Spaces

Plus another year of 100% Client Retention for the Mound!



The Woodworking Shop's ribbon cutting ceremony.

The Mound added a new tenant and industry to our property when we welcomed The Woodworking Shop to 1195 Mound Avenue in April 2015. Family-owned and operated since 2001, The Woodworking Shop is a custom cabinetry manufacturer for both commercial and residential customers.

Most recently, dental insurance provider and manufacturer Beam Dental joined us at 1384 Vanguard Boulevard in November 2015. Their 5000 square foot space includes a cleanroom where Beam produces and distributes their Bluetooth-enabled Beam Brush.

In addition to welcoming new businesses, 100% of our existing tenants decided to extend or renew their leases into 2016. We were also honored to assist several of our tenants as they expanded operations at the Mound in 2015. Last summer, MeadWestVaco announced they would merge with the Rock Tenn Corporation to form West Rock, the world's second largest packaging company. Finally, Excelitas' executive management team moved into a larger space on the fourth floor of 965 Capstone Drive.



Pictured are The Woodworking Shop owners Gail, Mark and Ryan Sams.

Did you know...

...that there are 90 decommissioned sites that the U.S. Department of Energy assists in some capacity?

Of those 90, 86 are being reused as nature preserves... Making the Mound Business Park one of only four sites being reused for commercial purposes nationwide!

DC Fly-In Leads Into DOE Visit For Mound Business Park

Making the Mound what it is today involves working closely with government officials at the regional, state, and national level. Historically, one of the Mound's most successful working relationships has been with the U.S. Department of Energy (DOE). In the past year, Mound Business Park President Eric Cluxton and his team have spent even more time working alongside Dave Geiser, Director and Acting Deputy Director of the Office of Legacy Management for the DOE.



Pictured are (from L to R): Eric Cluxton, President, Mound Business Park and Dick Church, Mayor of Miamisburg.

In May 2015, Cluxton was joined by several regional officials for a fly-in to Washington D.C., including: Miamisburg Mayor Dick Church; Miamisburg City Manager Keith Johnson; MBP Board Member Dr. Niels Winther; Miami Township Trustee Doug Barry; Miami Township Administrator, Greg Rogers; MVRPC President Brian Martin, and MCTID President Steve Stanley. In addition to meeting with Geiser about progress at the Mound, Cluxton and team also met with our elected officials to discuss the Mound Connector while in Washington D.C.

Upon returning, both the MBP and the City of Miamisburg were honored to host Geiser and his DOE team at the Mound. Mayor Dick Church was in attendance and spoke about the Mound's success. Geiser re-emphasized the DOE's commitment to the Mound, highlighting our property as one of only four sites nationwide that is being reused for economic development.

Pictured are (from L to R): Dave Geiser, Eric Cluxton, Keith Johnson and Gwen Hooten.



“Dog Days” At The Mound

Mound welcomes Ohio Police Canines for indoor and outdoor training.

Late in 2014, Miami Township Police Officer D.W. Hesler approached Eric Cluxton about possibly 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 past year, the Mound Business Park 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 worked out a plan for both the use of green space and also indoors within buildings currently being renovated. Ohio Police Canines including units and their handlers from all over Southwest Ohio use the Mound to train canines in everything from detecting human odors to narcotics and explosives odors.

In early September, the Mound Business Park welcomed K9 units from several local police forces – this time for their annual State Certification Day. Forces in attendance included Centerville, Beavercreek, Trotwood, Huber Heights, and Greene and Fayette Counties.



“The use of this space not only allows the teams to flourish, but it allows workers at the Mound and the general public a chance to watch what kind of work the teams do,” said Officer Hesler. “We want to thank the Mound Business Park for allowing us to use their facilities to better our dogs.”

Sharing Our Vision

Throughout the year, the Mound is asked to host and/or present to local and national entities. Here are some highlights from the past year:

- The Mound hosted a luncheon at OS East for the Dayton Chapter of the National Association of Industrial and Office Properties (NAIOP) on February 24th.
- We were proud to help sponsor a Rotary event at Canopy Creek Farm on February 26th. Urban Meyer, coach for the Ohio State University Buckeyes, was a guest speaker.
- The Mound hosted Mayor Dick Church’s Quarterly Business Owners’ Luncheon at OS East on March 10th. There were 75 Miamisburg business owners in attendance.
- We also welcomed Dave Geiser and the rest of his DOE team back to the Mound on July 29th.

Miller-Valentine Group Realty Services is the exclusive real estate partner for the Mound. Each property/space is equipped with unmatched infrastructure and utilities. "The Mound Business Park offers great amenities and excellent facility options at very economical price points for existing businesses and start-ups," said Gerry Smith, Senior Vice President, Miller-Valentine Group Realty Services. For more information, please contact

Miller-Valentine Realty Group:



Property Improvements Around The Mound

As our tenant base continues to grow steadily, we set aside some time over the summer to make improvements on several of the properties available for sale or lease.



Pictured are the before and after photos at 930 Capstone Drive.

Much of our focus was on buildings 61 (885 Mound Road) and 45 (930 Capstone Drive), which our partners at Turner Properties and Miller-Valentine Group Realty Services have identified as prime space for potential tenants. Building 61 now features an updated roof and loading dock, new paint, and a repaved parking lot. Building 45 has also been repainted – both inside and outside – plus a fresh coat added to the exterior cement block tower.

Work continued outside with a seal coat added to several of our parking lots, plus improvements to the landscaping, including stairwell touchups and tree removal.

"We hope our tenants will agree the park is looking better than ever," said Mound Business Park President Eric Cluxton. "And we want to thank our partners at both Turner Properties and Miller-Valentine Group Realty Services for all their hard work and continued support."

Property improvements will continue in 2016.

\$13M In Improvements For Montgomery County Dispatch Center

Last fall, the Dispatch Center embarked on a \$13M improvement project including upgrades to their HVAC, electrical, and radio systems. Part of the project was managed by another Mound tenant, Barge Waggoner Sumner and Cannon. Now the Dispatch Center is even better equipped to continue their critical role of dispatching emergency vehicles and personnel to people in need across Montgomery County.



Healthy From Our Toes To Our Teeth!

There are so many reasons to be proud of our tenants, but one is their outstanding commitment to health – both personally and professionally! This past Thanksgiving, we were excited to see many of our own participating in the 38th Annual Turkey Trot, which included pathways through the Mound Business Park.

One tenant making the most of our trails in 2015 was WestRock. This year, WestRock offered employees and their spouses a pedometer and accompanying gift card as part of their enrollment in the program. Enrollees are able to track their current level of activity and quality of sleep, set goals, and even participate in challenges. Employees are rewarded at each benchmark they achieve and WestRock currently has 75% participation!



We were also excited to welcome our first health services company to the Mound in 2015: Beam Dental. Beam is a dental insurance provider and manufacturer of the Beam Brush. The Beam Brush uses Bluetooth technology to sync brushing with the user's smartphone. The Beam app tracks habits and progress, awarding users along the way. And, policy holders receive additional benefits – including rates that can be adjusted based on good brushing behavior!

Community Involvement Spotlight: MBP President Eric Cluxton

In addition to the work Eric Cluxton does on behalf of the Mound Business Park and our tenants, Cluxton also represents the Mound by holding positions within several local organizations, including:

- Miamisburg Historical Society, President
- Miamisburg Rotary, President Elect
- Montgomery County TID, Charter Board Member
- Moraine Country Club, Board Member
- County Corp. Development, Board Member
- Miamisburg Schools Education Foundation, Board Member
- Downtown Miamisburg, Inc., Board Member
- Miamisburg Merchants Association, Member
- Dayton Regional Manufacturing Association, Member
- NAIOP, Member
- I70/75 Association, Member
- Miamisburg High School Alumni Golf Committee, Volunteer

Cluxton also looks for ways the Mound Business Park can get involved. In the past year, the Mound was able to donate office furniture to the Berachah Church in Middletown. Most recently, the Mound offered to store excess contents for the Miamisburg Historical Society.



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The Mound Science and Energy Museum hosted an Open House on October 22nd. Tours of the "T" building were very popular as well as presentations and displays at the Museum.



Mound Business Partners

