



Creating Opportunities

Opportunities



Miamisburg Mound Community Improvement Corp.
2007 Progress Report

2007



Creating Opportunities Opportunities

Letter from the MMCIC Board

2007 ushered in a new and exciting time at the Mound Advanced Technology Center.



John K. Weithofer, Chairman
Eric Cluxton, Vice Chair
James VanTassel
Bob Lowden
Bob Bell
Dick Church, Jr.
George Perrine
Bill Nelson
Keith Johnson
Dick Flitcraft, Special Advisor
Tom Luebbers, Legal Advisor

After 14 years of planning, preparation and improvements, we have redefined Mound as a modern business and technology park with the features critical to competitiveness in today's marketplace.

Now we are focusing our energies on utilizing our unique assets, capabilities and relationships to provide success-minded organizations opportunities to excel and prosper. Our priority is to generate new economic activity by nurturing new business, encouraging business expansions and supporting innovation-oriented education for entrepreneurs.

Many stakeholders have been – and continue to be – involved in supporting our efforts as we work through the challenges of redevelopment. While some issues are still being resolved, it is gratifying to witness the impacts of our collaboration: environmental cleanup has all but been achieved, valuable assets are being reused, entrepreneurs are discovering success, high-value jobs are being created, economic benefits to our region are growing, and important technologies are being advanced. We believe the impact of our collective efforts will long be felt by this community.

True to the community's vision for the site, the MATC has evolved as an enterprise in the business of creating opportunities for businesses to succeed.

Sincerely,

Board of Trustees
Miamisburg Mound Community Improvement Corporation

The future begins now for the Mound Advanced Technology Center.

After 14 years of focused effort, the successful transition of the Mound site from a Department of Energy weapons facility to a commercial enterprise is all but a reality. The gears have been shifting. Now emerging as a business enterprise, Mound has been energized with new excitement and purpose. The focus is on growth and expansion, and the strategy is to maximize the site's tangible and intangible assets to spark new opportunities that will generate economic impact for the Dayton region.



Mound's future is best served by being linked to its past. Fifty years of technological breakthroughs helped lead to the U.S. victory in the Cold War. Now the legacy of innovation has drawn together a corps of high-tech companies that operate synergistically, serving as a magnet for new companies at the forefront of scientific discovery. In 2007, these scientists continued to redefine "state-of-the-art" with innovations, improvements and practical applications that have potential to change our nation's competitiveness, quality of life and security.

At the same time, forward-thinking educators at Wright State University's Raj Soin College of Business seized the opportunity last year to establish a satellite location at Mound where students work toward an advanced business degree in entrepreneurship, technology and innovation.

Mound is also opening the doors of opportunity through its real estate activities. From shovel-ready sites to highly specialized facilities, MMCIC, as the redevelopment authority, has been successful at finding the "perfect fit" for the land and unique spaces available. MeadWestvaco, for example, in 2007 committed to move its Safety, Health & Environmental Laboratory to updated lab and office space at Mound. A similar match was made when officials signed a letter of intent to locate Montgomery County's new consolidated dispatch center for police and fire/EMS services in a Mound building constructed with incredible security, utility infrastructure and structural integrity to withstand even the most severe natural disasters.

While long-awaited and exciting, Mound's evolution as a private business and technology park has brought new challenges. First and foremost, it faces the heat of competition. And there are conventional business functions to address; marketing, property management, tenant relations, operations, finances and capital improvements will determine our future success. Yet despite the effort they involve, these are opportunities to move redevelopment forward.

As we see it, this is progress... and it is welcome.





Mound was chosen as the new location for MeadWestvaco's Safety, Health & Environmental Laboratory because of the ready availability of lab space.

2007: From Opportunities to Impact

Six key areas drove progress at the Mound Advanced Technology Center in 2007:



Dan Foose is president of the MATC-based National Discovery Center, where scientists use state-of-the-art magnification technologies and chemical analyses to find the root cause of manufacturing flaws and failures.



Joe Kwiatkowski is president of Precision Joining Technologies, an MATC business that was the first in the country to repair metal molds using laser welding, which is ultra-precise and strong. It generates far less heat than conventional welding processes, so molds can be repaired with less distortion.

Key Area: Economic Development

At the heart of MMCIC's mission is the goal of restoring Mound to productivity through business development and job creation. Throughout the years of working toward the site's commercialization, we pursued economic development simultaneously, opening the doors of opportunity for dozens of companies seeking the right place to grow and succeed. Our priority has always been to support the region's core competencies by attracting to the site high-tech businesses that specialize in the areas of emerging energy, advanced manufacturing, material processing and data management and communications.

In our efforts to create high-value jobs and support business growth, we have assembled a set of features that appeals to company owners and their employees: pleasant surroundings, a nurturing environment and synergy among the site's high-tech tenant companies. For some companies, even greater opportunities flow from our value-added benefits such as favorable lease terms, public relations services, equipment leasing, assistance with grant acquisition and administration, and business development support.

In 2007, Mound was home to 16 businesses with nearly 300 employees. Of the 275,000 square feet of building space available, 159,000 was leased, resulting in an occupancy rate of 58 percent. Since the beginning of the Mound redevelopment project, 692 jobs have been created at the site.

GROWTH

2007 brought a new tenant, expansions and business location commitments from major clients:

- The Mound Advanced Technology Center became a training ground for the region's innovation-minded entrepreneurs when Wright State University's Raj Soin College of Business cut the ribbon for the institution's South Dayton MBA program. The advanced degree is targeted to graduate students interested in business, technology and innovation.
- MeadWestvaco's Safety, Health & Environmental group agreed to lease laboratory and office space at 965 Capstone Drive. The group is responsible for environmental monitoring, industrial hygiene and product safety testing for MeadWestvaco corporate functions and operating facilities.

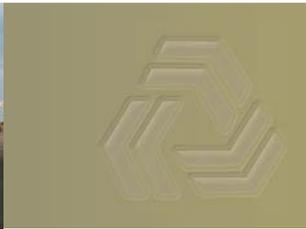


460 Vantage Point

- Mound was named the preferred site for Montgomery County’s Consolidated Emergency Communications Center, an initiative involving some 36 jurisdictions and agencies working together to consolidate 9-1-1 dispatch services. The four-story office building that would house the operation is 460 Vantage Point. The facility, which can withstand even the most severe natural disasters, contains shielding technology, redundant utility infrastructure and raised flooring, making it a perfect location for this critical emergency service.
- Existing clients increased their leased space by 13,500 square feet.
- Adding to our growth potential in 2007, we listed two more buildings for lease with Miller-Valentine Group, bringing the total listing to 107,000 square feet.



An annual holiday gathering for clients and other guests, hosted by MMCIC, offers the ideal opportunity to recognize outstanding efforts to support Mound’s redevelopment. Board advisor Dick Flitcraft was honored in 2007 for his dedication and many contributions.



RETENTION

Driven by our commitment to maintain our clients’ high level of satisfaction with the services they receive at Mound, we initiated business retention activities in 2007. These are proactive steps to ensure that our existing companies have the opportunities they need to succeed. Our goal, of course, is to retain their satisfaction, as well as their jobs and their future growth at the MATC.

The ultimate proof of client satisfaction is the commitment to continue doing business at the MATC. In 2007, 100 percent of existing long-term clients renewed – or expanded – their lease agreements.

Key Area: Improvements

Development opportunities could not have been created at Mound over the years without significant investments to transform the site from a defense weapons installation into an attractive, modern business environment. A comprehensive reuse plan, developed in the early years of the Mound redevelopment effort and updated since, laid out a systematic, multi-year approach to improvements.

As of 2007, \$20 million had been invested in the construction of 2.6 miles of roadways, the creation of more than 1,000 new parking spaces, the reinstatement of more than 322,000 square feet of building space and the installation of 13 new, energy-efficient heating and cooling systems.

2007 brought over \$2.2 million in design and construction projects for roadway and building improvements that would prepare existing structures for use. The projects were noteworthy for having been completed on time and under budget.

Several projects highlight the list:

- \$526,000 was spent on roadway and parking improvements to encourage business development within 965 Capstone Drive, a 60,000-square-foot facility that features laboratory and office space and houses 12 businesses. The capital project included a new cul-de-sac and the addition of 62 parking spaces, which will also serve the needs of tenants in an adjacent building.



965 Capstone Drive



460 Vantage Point under reconstruction

- Work began in 2007 on the installation of a new energy-efficient HVAC control system in 965 Capstone Drive. The cost of the project was \$150,000.
- A major improvement project for the exterior of 460 Vantage Point, the 53,000-square-foot anticipated home of Montgomery County’s Consolidated Emergency Communications Center, was undertaken in 2007. The \$1.6 million project focused largely on exterior features, including the creation of a new entry. The project also included the extension of Vantage Point to provide a secondary access, a new parking lot, a courtyard and windows on the building’s south side.
- The Mound site’s image was dramatically improved with the removal of one mile of security fences and the addition of new landscaping across the site.



interior building improvements

Key Area: Financial Resources

Even in an environment of intense competition, we have been successful in attracting grant dollars to help create business opportunities at Mound. This support has largely been targeted to roadways and parking lots, but many interior and exterior building improvements have also been completed, helping companies get a jump start on realizing their potential.

In 2007, grant funds totaling \$660,000 were received from the State of Ohio, Montgomery County and the City of Miamisburg for improvements to support new business development.

Just as valuable as new funds acquired are the investments made by our clients. In 2007, hundreds of thousands of dollars were invested in building improvements for facilities under lease.

Key Area: Strategic Partnerships

We are proud of the company we keep. Having made a concerted effort to establish relationships with our region’s most prominent political, technical, economic development and business organizations, we are now in a position to open new doors of opportunity for our clients. We are connecting them with entities that can assist them in exploring their options and realizing their potential. At the same time, these relationships can also help us to grow the site’s opportunities by expanding the number and variety of businesses locating at the Mound Advanced Technology Center.

In 2007, we enjoyed relationships with these organizations:

- Montgomery County
- State of Ohio
- Dayton Development Coalition
- Wright State University
- South Metro Chamber
- CountyCorp
- Dayton Chamber of Commerce
- Mound Museum Association
- Wright Patterson Sensors and Medical Task Forces
- I-70/75 Development Association
- B2B Network



Key Area: Environmental Legacy

Of the Mound site's 306 acres, only one-quarter of the four-acre area known as OU-1 – representing one-one-hundredth of the total land area – is yet to be environmentally remediated. Funding in the amount of \$4.25 million was secured from the Department of Energy to be added to the original \$30 million authorized by Congress to complete the cleanup. The region's Congressional delegation has seen fit to support the additional funding needed to complete the work in this area in 2009.



Key Area: Planning

In the months and years to come, several priorities will dominate our efforts:

- Marketing of the Mound Advanced Technology Center will be more important than ever. Additional transportation access in the area south of Dayton will bring new development to the surrounding area. While the potential impact is being studied, it is certain to intensify competition. MATC will rely on its capacity for innovation, robust building and site infrastructure, collaborative environment and business assistance resources.
- As Mound's client base grows, business retention will be more important than ever. The effort to keep tenants satisfied – and growing in place – is simply a smart business practice. Experts agree that it is ultimately more cost efficient to invest in keeping good clients than to recruit new ones.
- Financial stability is the most fundamental priority of every business enterprise. MATC's long-term viability will depend on our ability to balance our many budgetary demands, capital improvement needs and sound investments with sales, income and outside funding support.

MOUND ADVANCED TECHNOLOGY CENTER 100 WALKING	
LOWER LEVEL	253 Wyo. State College of Business
FIRST FLOOR	THIRD FLOOR
108 National Biorecovery Center	308 Mound Laser & Photonics Center
109 Precision Joining Technologies Lab	315 Miconite Technology, Inc.
110 CRI, LLC	327 Invergent Specialists
140 Mound Technical Solutions Lab	328 Mound Technical Solutions-Office
146 Accelerated Remediation Co.	
147 Precision Joining Technologies	FOURTH FLOOR
SECOND FLOOR	426 140 Technology Blvd., LLC
219 WoodHaven	430 Manufacturing World Community Improvement One
250 Accelerated Remediation Co.	

MANY MORE DOORS TO OPEN

Throughout the years of Mound's transformation, we never wavered from our commitment to help businesses take root and grow here. As a result, nearly 692 jobs have been created – and all indications are that the potential exists for many more. In 2008 we have to take every reasonable measure to ensure that this trend continues.

Ever true to this community's vision for Mound to be restored as an economic force within our region, we have focused our energies on creating opportunities. Mound is a place where innovation, high technology and community resources come together to foster business development, job creation and economic impact.

We are creating employment, wealth and prosperity for our community. The opportunities are great. And so is the impact.



P.O. Box 232 • Miamisburg, OH 45343-0232
Phone 937.865.4462 • Fax 937.865.4431
mmcic@mound.com • www.mound.com