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THANK YOU PARTNERS, TENANTS

www.mound.com

President's Letter

Dear Friends,

As I reflect on 2017, I am pleased to report that we started and finished the year on a strong note. We welcomed two new property owners to Mound Business Park and worked with several existing tenants to help them expand and improve their operations. Year after year, the Mound continues to grow in number of businesses and employees.

As you read through this Progress Report, you may notice Mound Business Park is about more than just the businesses that are located here. This facility also benefits our community. From time to time, we open up the space for various forms of training and events, which include K-9 training, safety training, bus rodeo training, parade staging, and Shriner circus staging. Mound Business Park is a place where local organizations meet, learn, and train. The people within these organizations are deeply appreciative of the Mound—and I am equally appreciative of our tenants, property owners, and business partners for making this all possible.

I would like to encourage you, whether you have recently moved here or are a long-term resident, whether you know our history or not, come visit. Walk our public trails or call my office to schedule a private tour. The Mound is important to this community and we think everyone should see why.

Whatever your role was with the Mound last year, we want to thank you for your support.

Wishing you a prosperous 2018,

Eric A. Cluxton
President, Mound Business Park

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.

2017 Milestones

- Favorable Audit with No Findings
- Multiple Site Improvements Completed
- Real Estate Tax Strategy
- MVG Brokers Entire Site
- Real Estate Transfers
- Sale of Building 45 and Building 61
- OSW Under Sales Contract
- Ohio Historical Marker Installed
- Acreage Reconciliation with DOE
- Excelitas Lease Expansion

2017

Meet Our Staff



Eric Cluxton,
President



Lorrie Huber,
Administrative
Services Manager

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.



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 Luebbbers,
Mound Development
Corporation Legal Counsel

Vern Oakley,
Partner, President Asset
Management, Culmen
Real Estate Services

George Perrine,
Miamisburg Finance
Director

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



PROPERTY IMPROVEMENTS ABOUT AT THE MOUND

Maintaining the Mound is no small task, but we see it as top priority in taking care of our tenants. Projects completed in the last year include:

- Fresh paint on multiple buildings and structures
- Installation of LED lights, reducing energy costs while keeping tenants/visitors safe
- Security cameras installed around the COS building
- New awnings at the entrances of the COS building
- New asphalt on walkways to ease transportation
- Updated and expanded landscaping

Each of these projects are part of our commitment to providing Mound tenants with a safe and beautiful place to do business! Look for even more improvements throughout 2018.

Fly-In to Washington D.C.

Last April, Mound Business Park President Eric Cluxton, flew to Washington, D.C. to participate in the annual Dayton Development Coalition Community Leader Fly-In. Additionally, during his time there, he met with elected officials to discuss matters pertinent to this region—including the Mound.

Cluxton was joined by several local officials and community members including: Miamisburg Mayor Dick Church, Vice Mayor Mike McCabe, City Manager Keith Johnson, and Development Director Chris Fine.

During their time in Washington, D.C., Cluxton and team met with the staffs of Congressman Mike Turner, Congressman Jim Jordan, Senator Sherrod Brown, Senator Rob Portman, and representatives from the U.S. Department of Energy. They reiterated their commitment to the Mound, its progress, and future funding.



MOUND ADDS 2 NEW TENANTS IN 2017, BRINGING TOTAL TENANT COUNT TO 16

Late last year, Mound Business Park was pleased to welcome two new tenants to the property: ISS-Unlimited and Advanced Service Technologies.

For more than a decade, Dayton-based document management services provider Integrated Solutions and Services Unlimited Incorporated (ISS-Unlimited) has been a leading provider of administrative support services, facilities management, and records management services to both government agencies and public school systems.

"Proximity to Wright-Patterson Air Force Base, plus the established local governments and school systems, has made Southwest Ohio the best place to start and expand our business," said ISS-Unlimited President Clarence R. McGill. "Now, the Mound Business Park has provided us with the facilities and infrastructure we need to continue growing and serving our clients."

ISS-Unlimited occupies three stories with more than 10,000 square feet of office and laboratory space at 930 Capstone Drive.

From their new location at 885 Mound Road, new tenant Advanced Service Technologies

(AST) employs nearly 40 full-time high-tech professionals and is a veteran-owned company.

Founded locally in 1996 as a Nationwide retail field service provider, AST maintains field service at the core of their business. Today, AST is a leader in designing, implementing, and supporting technology-based solutions for its customers as they look to compete in the omni-channel and Internet space.

"This property is so significant not just historically, but in the fact that it provides the perfect setting among other technology providers. Plus, its close proximity to the I-75 corridor only serves to enhance our logistics operation from Mound Business Park," said AST Founder and CEO Jerry Abner. "We especially appreciate the natural security infrastructure the Mound provides."

"The variety in size and type of buildings the Mound has available for lease or sale exceeds any other local business park," said Mound Business Park President Eric Cluxton. "Plus, we are eager to work with our tenants to make sure whichever facility they choose is and continues to be their perfect fit for years to come."



4 New AST Building



New Lobby at AST



New ISS-Unlimited Building



DEDICATION OF OHIO HISTORICAL MARKER

Together with the City of Miamisburg, the Department of Energy, and Ohio Historical Connection, the Mound Business Park unveiled and dedicated their new Ohio History Connection Marker on May 18, 2017. This marker is installed at the Mound Employees' Memorial located at 1075 Mound Road.

This exclusive marker highlights the Mound's history as a Department of Energy research facility. Throughout the Cold War period, the Mound's primary mission was the process development, production engineering, manufacturing, surveillance, and evaluation of nuclear and explosive components for the U.S. nuclear defense stockpile.

Its secondary missions included nuclear material safeguard, radioactive waste management and recovery, the building and testing of nuclear generators, and the purification of non-radioactive isotopes for medical, industrial, and agricultural research.

More than 75 visitors were in attendance to celebrate this exciting new installation. Mound Business Park President Eric Cluxton and Mound Science & Energy Museum Association Director Robert C. Bowman, Jr., Ph.D. gave the welcome. Then, visitors were able to hear from several officials regarding the Mound's significance, including City of Miamisburg Mayor Dick Church, Jr., U.S. Department of Energy Office of Legacy Management Mound Site Manager Sue Smiley, and State Representative Niraj Antani. Finally, guests were invited to stay for a reception and tours.

U.S. DEPARTMENT OF ENERGY PROPERTY TRANSFERS

As in previous years, more parcels will be transferred in ownership from the U.S. Department of Energy to Mound Development Corporation. During the first quarter of 2018, parcels 6, 7, and 8 are scheduled to be transferred.





A DOG-GONE GOOD SPACE... FOR DOG TRAINING!

This past year, we were able to share our space with two dog training organizations.

First, the Mound welcomed back Ohio Police Canines. For more than three years, Miami Township Police Department Officer D.W. Hesler has been using portions of our property to train canine units from all over Southwest Ohio.

Ohio Police Canines uses the Mound to train canines and their handlers in everything from detecting human odors to narcotics and explosives odors. The training takes place outdoors and indoors within buildings that are currently for lease or sale.

This year, the Mound also hosted Region 3 Strike Team and K9 Solutions, Inc. for a 3-day cadaver dog training program. Handlers and their canines from all over the country gathered at the Mound Business Park for this biannual event. The class was attended by firefighters, paramedics, law enforcement, FBI, and even volunteers. Firefighter/Paramedic Nicholas Fathergill with Region 3 Strike Team was instrumental in bringing K9 Solutions, Inc. to Miamisburg to host this national training event.

While on site, trainers were able to instruct their students in a variety of environments present at the Mound, including unused buildings, forest, pasture, plus a simulated land fill. Actual cadavers were used in the training, which created a much more realistic environment, and as a result, produced more effective training for the K9's.

The Mound plans to welcome both organizations back to Mound Business Park this year.

The Mound was also pleased to welcome the Miamisburg Police Department and local law enforcement SWAT Teams for training as well.



MAYOR'S BUSINESS LUNCHEON HOSTED AT MOUND

The Mound Business Park was proud to once again host the Mayor's Business Luncheon. On March 21, 2017 at the OS East Building, Miamisburg business owners gathered for lunch with Mayor Dick Church, Jr. where Mound Business Park President Eric Cluxton was featured as keynote speaker. Cluxton spoke to a crowd of 65, giving an overview of the Mound itself and detailing future plans.



COMMUNITY INVOLVEMENT SPOTLIGHT: MBP PRESIDENT ERIC CLUXTON



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

- County Corporation Development: Board Member
- Miamisburg Rotary: Past President, Board Member
- Miamisburg Schools Education Foundation: Board Member
- Miamisburg Historical Society: Past President, Board Member
- Miamisburg Merchants Association: Member
- Downtown Miamisburg, Inc.: Board Member
- Miamisburg High School Alumni Golf Committee: Volunteer
- Dayton Regional Manufacturing Association: Member
- Montgomery County TID: Past Charter Board Member
- Moraine Country Club: Board Member



LAUNCHING SOON: Mound Cold War Discovery Center

At peak operation, the Mound employed approximately 2,500 people and occupied 116 buildings across 306 acres. Dayton History, a non-profit organization devoted to cataloging and communicating our local history, has been diligently working on a project that will highlight the Mound's important local and global contributions.

A cooperative effort between Dayton History, the Department of Energy Office of Legacy Management, and the Mound Science and Energy Museum Association, the Mound Cold War Discovery Center is set to open in 2018. It is located at 1075 Mound Road.

This center will be free and open to the public, offering tours, educational programs, workshops, school visits, and lectures for history buffs of all ages.





MOVE YOUR BUSINESS TO THE MOUND

We continue to add new tenants and are receiving more interest from companies looking to relocate to the Mound. Let us tell you how and why our commercial park is a natural place to do business! The Mound has over 300,000 square feet of business-ready office, laboratory, and manufacturing space available—plus 191 acres of shovel-ready land for new development!



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**FOR MORE
INFORMATION,
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The Mound
Business Park
would like to thank
our local partners:

