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THANK YOU TO OUR
PARTNERS

www.mound.com

President's Letter

Dear Partners,

It's been my honor to spend another year as president of the Mound Business Park. Like years past, the Mound experienced another year of growth—adding three new businesses to the park in 2018, with plans to add more this year. The groundwork has been laid and the future looks prosperous for the Mound and our occupants.

This year, more than ever before, the Mound Business Park is being regarded as an example. We are hosting more organizations about to embark on similar projects, we are being asked to speak at national conferences, and we are setting the pace on what's possible. I am so proud of our team, our occupants, our city, our state, our elected officials, and all of our business partners— together, we continue to establish the Mound Business Park as a value-added addition to the region.

Looking ahead, one thing we're especially excited about is the opportunity to break more ground. The Mound Business Park still has up to 199 shovel-ready acres of land available for development. We offer unmatched accessibility and infrastructure, we have teams ready to support any build, and you have my personal promise of support step by step, brick by brick.

Our commitment to this community is stronger than ever—yesterday, today, and tomorrow, the Mound continues to invest in our region. You make it possible; and we're proud of what we've built together.

Thanks for another great year,

Eric A. Cluxton
President, Mound Business Park

2018 Milestones

- 7 Properties Sold
- 3 New Businesses Added
- Mound.com Relaunch
- Mound Cold War Discovery Center Opens
- News Coverage from Dayton Daily News, Dayton Business Journal, WHIO, and WDTN
- Eric Cluxton Speaks at U.S. DOE 2018 Long-Term Stewardship Conference

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.

2018

MEET OUR STAFF



Eric Cluxton,
President



Lorrie Huber,
Administrative
Services Manager

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, Culmen
Real Estate Services

Jennifer Johns,
Miamisburg Finance
Director

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



MOUND BUSINESS PARK ADDS THREE BUSINESSES TO PROPERTY IN 2018

The additions of Pinnacle Architects, Patriot Communications, and Secure Cyber Defense to the property brings the total businesses at Mound Business Park to 17, with over 385 employees on site.

In late summer, the Mound completed the sale of 480 Vantage Point to Pinnacle Architects. At 90,072 square feet, this office building features cafeteria space, an auditorium, an executive board room, and top floor executive offices.

The sale of the Mound's T-Building was completed this fall, to buyer Patriot Communications. The T-Building is one of the most interesting and historically significant buildings the Mound had to offer.

At 121,960 square feet, the T-Building was originally used for the assembly of atomic bomb components. Constructed on an eight-foot-thick slab with 16-foot-thick walls and 15-foot-thick ceilings, the T-Building features seven blast doors and was designed to withstand airstrikes.

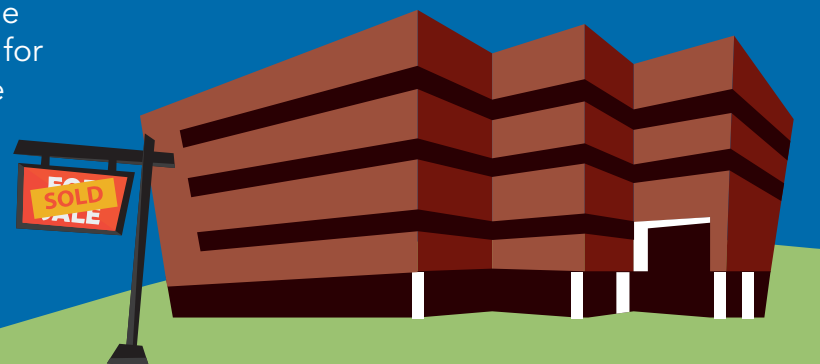
Most recently, the Mound also welcomed Secure Cyber Defense to the property. Secure Cyber Defense took occupancy of 1390 Vanguard Boulevard effective January 1st.

"Adding three new businesses is a big win for the Mound," said Cluxton. "It's a reflection of the value we offer not just to our businesses at Mound, but to our region as well."

460 Vantage Point Sold

Early last year, 460 Vantage Point was sold by Mound Development Corporation to Jen Skyline, Inc., headquartered in Plainview, NY. This sale was brokered by Miller-Valentine Group, long-term real estate partner of the Mound Business Park.

This building has been occupied by the Montgomery County Dispatch Center for 11 years and they continue to manage emergency calls for Clayton, Dayton, Germantown, Miamisburg, Miami Township, the Montgomery County Sheriff's Office, Trotwood, Washington Township, and several other local communities from this location.



MOUND COLD WAR DISCOVERY CENTER OPENS TO PUBLIC

To commemorate its opening, a ribbon cutting was held at the Mound Cold War Discovery Center on Monday, April 23. Those in attendance included Ohio Congressman Mike Turner, Miamisburg Mayor Dick Church, U.S. Department of Energy Deputy Assistant Secretary for Intergovernmental and External Affairs Douglas Little, Mound Development Corporation President Eric Cluxton, and Dayton History President & CEO Brady Kress.

Formerly known as the Mound Science and Energy Museum, the new Mound Cold War Discovery Center is the product of a collaborative effort between Mound Development Corporation, the Department of Energy, the office of Congressman Mike Turner, and Dayton History, a non-profit organization dedicated to preserving the history of the greater Dayton area. For the past two years, Dayton History staff has been conducting interviews of former Mound Laboratory employees, processing artifacts, and digitizing more than 80,000 negatives to be included in the museum collection.

Mound Laboratory had its origins in the World War II Manhattan Project, in which Dayton scientists were responsible for the final chemistry and metallurgy to isolate polonium, which was needed for the atomic bomb initiator. After successful demonstrations of their work in the skies over Japan, a site was located in Miamisburg, Ohio and construction on the Mound Laboratory began.

The Mound Laboratory was the first permanent atomic energy facility to be constructed in the United States, and its mission was to support atomic weapons research through the development of the radioactive element polonium. Having officially opened in 1949 with 17 buildings built on the original 182-acre site, the Mound Laboratory was on the cutting edge of science and technology for more than 50 years. Since being decommissioned in 2003, the Mound property has been repurposed into a business park, and now, the Mound Cold War Discovery Center.

“This property has been of great significance not just to our local community, but also the world,” said Mound Business Park President Eric Cluxton. “With the support of Congressman Mike Turner and Dayton History, we are honored to be the ones helping preserve that history while also stewarding the Mound’s positive impact on our local economy.”

Located at 1075 Mound Road in Miamisburg, the Mound Cold War Discovery Center is open to the public Wednesday-Saturday, 10 AM-4 PM. Admission is free, including tours, educational programs, workshops, school visits, lectures, and more.

For more information, visit: <https://www.daytonhistory.org/visit/dayton-history-sites/mound-cold-war-discovery-center/>





PORTS FUTURE PROJECT MAKES MOUND VISIT A PRIORITY

In fall of last year, the Mound Business Park welcomed members of the PORTS Future Project to the property. Similar to the Mound, the purpose of the PORTS project is to redevelop land previously used for government and/or military research.

PORTS is sponsored by the U.S. Department of Energy through a grant to Ohio University. It was formed to assist and support the Southern Ohio Diversification Initiative (SODI). Their goal is to redevelop the Portsmouth Gaseous Diffusion Plant site located in Portsmouth, Ohio.

From the 1950's through the early 2000's, PORTS enriched uranium first for defense purposes, then later for national energy needs. The purpose of their visit was to learn what they could about the success of the Mound's redevelopment and how the Mound Development Corporation worked with the U.S. Department of Energy.

FLY-IN TO WASHINGTON D.C.

In April, the Dayton Development Coalition, including Mound Business Park President Eric Cluxton, flew to Washington, D.C. to meet with our elected officials where they discussed matters pertinent to this region—including the Mound.

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

During their time in D.C., Cluxton and team met with Congressman Mike Turner, staff from Senator Sherrod Brown's office, and representatives from the U.S. Department of Energy. All of our elected officials reiterated their commitment to the Mound, its progress, and future funding.



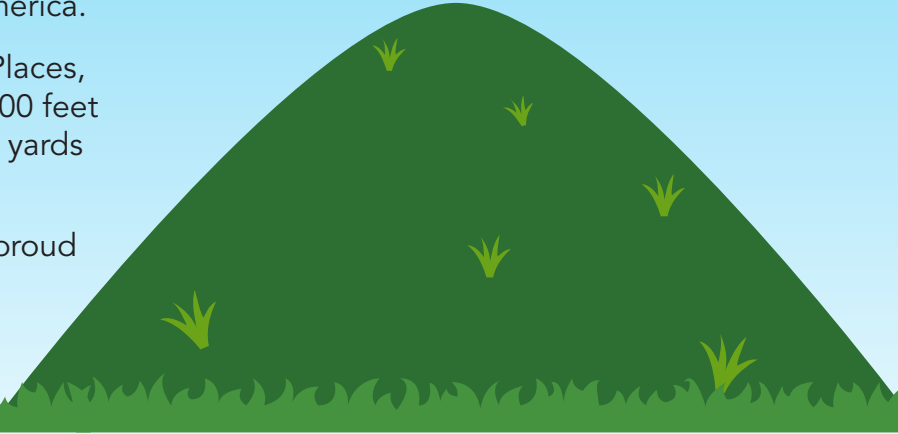
WASHINGTON DC

MIAMISBURG BICENTENNIAL: HELPING TO CELEBRATE 200 YEARS

One property that predates Miamisburg's 200-year history: The Miamisburg Mound! Once serving as an ancient burial site, the Miamisburg Mound stands as perhaps the most recognizable historic landmark in Miamisburg. It is one of the two largest conical mounds in eastern North America.

Listed on the National Register of Historic Places, the Miamisburg Mound is 65 feet tall and 800 feet in circumference and contains 54,000 cubic yards of earth.

We are proud of our history and were also proud to help facilitate part of Miamisburg's Bicentennial Celebration.



**Have an event in the works? Consider hosting it here at the Mound!
For more information, visit Mound.com**

COMMITMENT TO COMMUNITY: Sharing Our Space

*Mound Cold War Discovery Center and Mound Business Park
Co-host Dayton Area Chamber of Commerce*

The Mound Cold War Discovery Center and Mound Business Park co-hosted the Dayton Area Chamber of Commerce's Business After Hours event in October.



ACTIVE SHOOTER TRAINING

In November, the Mound once again welcomed the Miamisburg and Miami Township Police Departments back to the property for Active Shooter Training. The Mound is proud to partner with our local law enforcement and support their professional development.



READY, SET, TROT

Mound Business Park was once again proud to be included in the Ohio River Road Runners Club Turkey Trot course. This year, the 5-mile course included Mound Avenue, Mound Road, and Vanguard Boulevard. We're proud that the Mound is not only a "perfect place to work" but also a perfect place to run!



LOOKING FOR A PLACE TO GROW YOUR BUSINESS?

Look at the Mound Business Park!

For businesses poised to grow, the Mound Business Park has a solution— up to 199 acres of shovel-ready land available, packaged in parcels from 1 to 15 acres.

The Mound Business Park is already zoned office/industrial and offers quick, convenient access to I-75 through the Austin Road and SR 725 interchanges.

With financial incentive packages available, the Mound offers the best value for businesses looking to expand into the South suburban Dayton marketplace.

“Our tenants and business owners appreciate the Mound’s natural surroundings, including open green space, abundant walking areas, and access to the Five Rivers Metropark bike trail,” said Mound Business Park President Eric Cluxton. “We take a collaborative approach with our tenants and business owners, whether they’re building, buying, or leasing, and our team works diligently to accommodate their needs.”

As local and regional businesses continue to expand, the Mound offers a natural place to grow.

**For more information, please contact Apex Commercial Group:
Gerry Smith at (937) 469-8274.**



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: Vice Chair
- 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
- Dayton Area Chamber of Commerce: Past Board Chair
- Miamisburg High School Alumni Golf Committee: Volunteer
- Dayton Regional Manufacturing Association: Member
- Montgomery County TID: Past Charter Board Member
- Moraine Country Club: Board Member
- I-70/I-75: Member

GEORGE PERRINE RETIRES FROM MOUND DEVELOPMENT CORPORATION'S BOARD OF DIRECTORS

After serving nearly 25 years on Mound Development Corporation's Board of Directors in Miamisburg, George Perrine has retired.

The U.S. Department of Energy decommissioned the Mound in 1991, and in 1994, Miamisburg Mound Community Improvement Corporation was formed to revitalize the property. Now known as Mound Development Corporation, Perrine has been a valued Board Member since its inception.

During this time, Perrine has been instrumental to Mound Development Corporation's mission: providing oversight to the clean-up and ultimate transition of the property to asset reuse.

"George's dedication to the cause is unwavering; he has never missed a meeting and has provided great insight and observation," said Mound Business Park President Eric Cluxton. "George has been so instrumental to the success that is now occurring at Mound Business Park, and we wish him the very best in his retirement."



FOR MORE INFORMATION, PLEASE CONTACT:

Apex Commercial Group

Gerry Smith

937-469-8274

The Mound Business Park would like to thank our local partners:

Miller Valentine Group

M TURNER PROPERTY SERVICES GROUP

COOLIDGE WALL A Legal Professional Association

think patented. A Marketing Execution Company

FARMERS & MERCHANTS BANK www.bankwithfm.com

MOUND BUSINESS PARK WEBSITE RELAUNCHED



We recently relaunched our website, Mound.com. This is a great resource for current tenants, prospective tenants, and community members. On the website you'll find Mound history, amenities you can share with new employees or visitors, spaces available for lease or rent, news related to the Mound, and ways to get in touch.

Thank you to our partner Think Patented for all of their work on this project.

Mound BUSINESS PARK

965 Capstone Drive, Suite 252
Miamisburg, OH 45342

937.865.4462

www.mound.com