



2019 PROGRESS REPORT



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NEW LEADERS ON BOARD

THANK YOU TO OUR PARTNERS

www.mound.com

FROM THE BOARD OF DIRECTORS OF MOUND DEVELOPMENT CORPORATION

Dear Friends,

We have come a long way over many years in turning the former Mound Laboratory site into a beautiful and sustaining business park full of thriving companies that contribute in so many positive ways to our overall community.

Just as the Mound Business Park has evolved, so too have the needs of the Mound Development Corporation. At the end of 2019, the decision was made to eliminate the position of President of Mound Development Corporation, a position Eric Cluxton held through many challenging years. We want to recognize and sincerely thank Eric Cluxton for his dedicated service as first a Board Member and then President of Mound Development Corporation. Eric's many accomplishments over the years have included:

- Improving the financial performance of MDC
- Favorable audits with no findings
- Site improvements including tile, painting, parking lot striping, security cameras, new landscaping, etc.
- Real estate tax strategy—a huge win for MDC
- DOE Funding to Dayton History—lease and signage
- Installation of the Mound Employee Memorial
- Installation of an Ohio Historical Marker
- Acreage reconciliation with the Department of Energy
- Sale of eight buildings at Mound Business Park
- Groundbreaking on a 38,000-sq. ft. building for Excelitas, the largest employer at Mound Business Park

- Renewals of existing leases
- New leases with several new tenants
- Final property transfer of Parcels 6, 7, and 8 from the Department of Energy to Mound Development Corporation

Thank you Eric for your most productive work. This year, we also want to wish long-time Mound Development Corporation Attorney Tom Luebbers all the best as he steps into retirement. Tom served on the board for nearly 30 years, having joined in 1991. In his place, we welcome Brenda Wehmer, Partner at Dinsmore & Shohl in Cincinnati.

We also welcome new Miamisburg Mayor Michelle Collins to the Board and congratulate former Miamisburg Mayor Dick Church as he moves into his role as Senior Advisor for the Board.

These changes reflect the direction and interests of Mound Business Park for 2020 and beyond. The Board of Directors wants to thank each member past and present for their dedication, having made it possible for Mound Business Park to be what it is today.

This year, Mound Development Corporation will focus on the 199 acres of shovel-ready land available at Mound Business Park. We are currently in the process of re-platting the acreage into individual parcels in order to spark interest and attract businesses to the site. Our efforts will concentrate on marketing the parcels through various methods, including spotlighting them on our website.

2019 Milestones

- 1 property was sold
- 2 additional tenants were added
- Currently, there are 16 businesses and over 400 employees working at the Mound
- Mound Business Park received a record amount of positive local news coverage
- The final transfer of land was completed from the U.S. Department of Energy to Mound Development Corporation

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

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.

STAFF & BOARD OF DIRECTORS

Lorrie Huber,
Administrative Services Manager

Richard C. (Dick) Church, Jr.,
Senior Advisor to the Mound
Development Corporation
Board of Directors

Michelle Collins,
Miamisburg Mayor

Chris Fine,
Miamisburg Economic
Development Director

Jennifer Johns,
Miamisburg Finance Director

Keith Johnson,
Miamisburg City Manager

Albert W. Leland (Al),
Principal, Leland Consulting, LLC

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

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

Brenda Wehmer,
Partner, Dinsmore & Shohl



BLUEGRASS FARMACEUTICALS, LLC EXPANDS OPERATIONS TO MOUND BUSINESS PARK IN MIAMISBURG

In June 2019, Mound Development Corporation was pleased to welcome another new tenant to the property, Bluegrass Pharmaceuticals, LLC. With headquarters in Belton, KY, Bluegrass Pharmaceuticals produces natural health and wellness products. These products include select botanical preparations and technology related to botanical therapeutics.

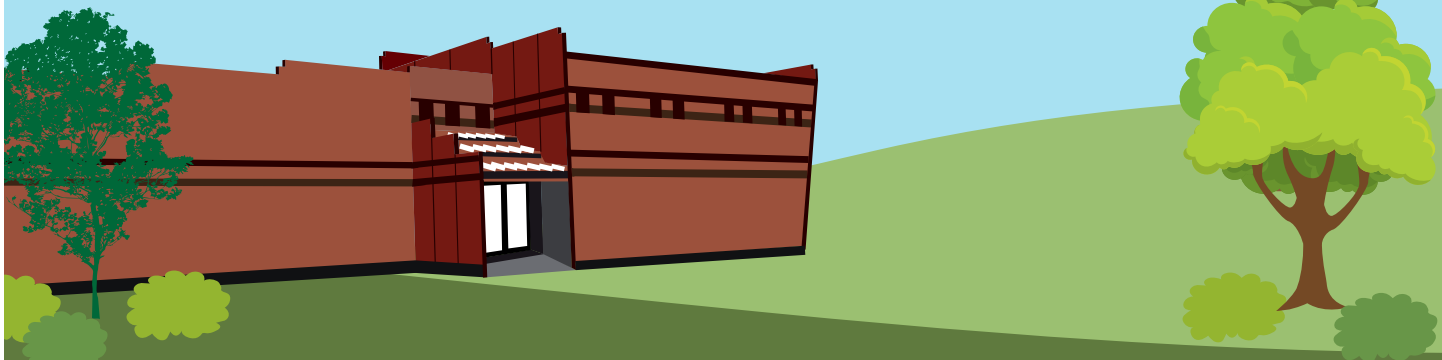
This expansion into Miamisburg included a research facility where Bluegrass will continue to develop transformative technology in the botanical phytotherapeutics space including nanotherapies, microencapsulation, and heterocyclic photocatalysis.

"We needed a well-equipped and conveniently located laboratory to conduct our basic research," said Jon Tumey, Chief Technology Officer for Bluegrass Pharmaceuticals, LLC. "We found the Mound met all of our immediate needs, including a perfectly sized space and all the basic essentials already available."

Bluegrass Pharmaceuticals, LLC now occupies a former laboratory in Suite 316 located inside the COS Building at 965 Capstone Drive in Miamisburg.



MOUND DEVELOPMENT CORPORATION COMPLETES SALE OF 1195 MOUND ROAD TO THE WOODWORKING SHOP, LLC



After more than three years of leasing space at Mound Business Park, The Woodworking Shop, LLC made the decision to purchase the building at 1195 Mound Road.

The Woodworking Shop is a family-operated company owned by Mark Sams, who started the business on their family farm in 2001. In the fall of 2015, the business expanded from their 7,500-square foot facility in Monroe to a 31,500-square foot space at Mound Business Park.

"We initially chose this location because the space was available, it fit our needs, and it provides a good, central location," said Mark Sams. "We appreciate the cooperation of Mound Development Corporation and all the principals involved in this sale."

The Woodworking Shop uses their space to design and manufacture custom cabinetry for both commercial and residential customers, with clients in Columbus, Toledo, Akron, Lexington, Indianapolis, and beyond.

EXCELITAS TECHNOLOGIES® EXPANDS AT MOUND BUSINESS PARK IN MIAMISBURG

Having recently celebrated 25 years at the property, Excelitas has committed to another 10 years at Mound Business Park!



Excelitas recently signed a 10-year commitment to occupy an additional 38,000-square foot office building at Mound Business Park. For more than 25 years, Excelitas has operated out of the Mound.

“Excelitas is pleased to announce the further expansion of our Miamisburg facility, to meet the increased demand in the marketplace for our energetic safety systems,” said Doug Benner, Executive Vice President, Defense and Aerospace, for Excelitas Technologies.

Excelitas is a global technology leader from their Defense and Aerospace headquarters in Miamisburg, focused on delivering innovative, high-performance, market-driven photonic solutions to meet the lighting, optronics, detection, and optical technology needs of global customers.

Today, Excelitas is the Mound’s largest employer. With this new expansion, Excelitas will eventually occupy 86,202 square feet at the Mound.

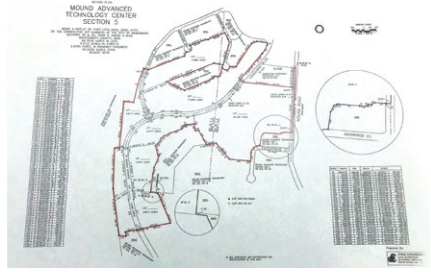
“We are grateful for the continued support that Mound Development Corporation, the City of Miamisburg, Montgomery County, and the State of Ohio have provided to Excelitas, enabling us to support our customers’ growing needs,” said Benner. “We just celebrated 25 years as a commercial business entity in Miamisburg and I look forward to calling Miamisburg home to the Excelitas Defense and Aerospace Strategic Business Unit and Energetic Systems Business Unit for many years in the future.”

Construction on Excelitas’s new office space began in August 2019 and is scheduled for completion by the end of 2020.



SECURE CYBER DEFENSE ADDS ADDITIONAL SPACE TO LEASE

Secure Cyber Defense officially joined Mound Business Park on January 1st of last year, but most recently, the company decided to expand their operations by leasing an additional bay at 1384 Vanguard Boulevard on December 1st. We wish Secure Cyber Defense continued growth in the new year!



FINAL TRANSFER OF PROPERTY FROM U.S. DEPARTMENT OF ENERGY TO MOUND DEVELOPMENT CORPORATION COMPLETE

On September 10th, the final transfer of property from the U.S. Department of Energy to Mound Development Corporation was completed. The parcels transferred are known as 6, 7, and 8. The Mound is grateful to the U.S. Department of Energy for their continued guidance and support over the past 25 years.

On November 5th, Mound Development Corporation hosted a private Final Property Transfer Celebration at the Mound Cold War Discovery Center. Ohio Congressman Mike Turner, representatives from the U.S. Department of Energy, and other local and regional elected officials were welcomed to the Mound for breakfast and a presentation detailing the progress over the last two decades.

Looking ahead, the priority for these transfers will be partnering with potential buyers ready to develop.

DID YOU KNOW?

Did you know Mound Business Park has been granted its own zoning district? This district has been designated as the MB-1 District on the Official Zoning Map of the City of Miamisburg. With that comes pre-determined permitted and prohibited commercial uses.

Currently, the following business types are permitted at Mound Business Park, unless specifically called out as special uses:

Industrial

- Industrial or scientific research, design, and testing centers, together with related research and engineering laboratories and office buildings to accommodate executive, administrative, professional, accounting, engineering, architectural, and support personnel.
- Manufacturing that uses advanced or leading technology in the manufacturing process excluding the uses prohibited under Section 1271.04.
- Food research, pharmaceutical research, and similar operations including pilot or experimental product development excluding those prohibited under Section 1271.04.
- Telecommunications companies engaged in electronic transfer, routing, and processing of information.
- The manufacture or assembly of general, precision, medical, dental, and optical instruments and goods; plastic, metal, and rubber products; and tools, hardware, and cutlery.
- The manufacturing, compounding, assembling, or treatment of articles or goods from previously prepared materials: cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass hair, horn, leather, paper, precious or semiprecious metals or stones, shell, textiles, tobacco, yarns, wax, wire, and wood (excluding saw and planing mills, mulching operations and similar enterprises).
- The manufacturing, compounding, processing, packaging, treatment, or fabrication of such products as: bakery goods, candy, and food products; ceramics and pottery; cosmetics and dyes; and clothing, jewelry, and apparel accessories.

- The manufacture or assembly of electrical appliances, electrical and electronic equipment, electronic instruments or precision devices, including the manufacture of parts for such devices.
- Printing, lithography, blueprinting, and similar uses.
- Data processing and computer centers, including electronic data processing and computer equipment service establishments.
- Warehouses and wholesale establishments, exclusive of truck terminals, distribution centers and open storage of any kind.

Office

- Data processing and computer centers, including electronic data processing and computer equipment service establishments.
- General office buildings and uses, provided that goods are not manufactured, exchanged, or sold on the premises.
- Electronic data processing and computer centers.
- Business, professional and administrative offices.
- Call centers and dispatch centers.
- Trade schools, colleges and universities for individuals aged 18 or older (Special Use).

Civic

- Museums (Special Use).

FLY-IN TO WASHINGTON D.C.

In April, the Dayton Development Coalition, including representatives from Mound Development Corporation and the City of Miamisburg, flew to Washington, D.C. to meet with our elected officials where they discussed matters pertinent to this region—including the Mound.

Local officials and community members representing the Mound's interests included Eric Cluxton, former Mound Development Corporation President, former Miamisburg Mayor Dick Church, City Manager Keith Johnson, and Development Director Chris Fine.

During their time in D.C., the group met with Congressman Mike Turner, staff from Senator Sherrod Brown's office, staff from Senator Rob Portman'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.



THE MOUND AS A MULTI-USE COMMUNITY SPACE

This past November, 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. There were nearly 9,000 trotters in attendance that were able to enjoy the Mound's running paths and natural surroundings.



In addition to the Turkey Trot, Mound Business Park also shares their space with local government organizations. At regular intervals, the Mound partners with our local police departments to provide space for their active shooter training. The Mound also donates space for the Miamisburg Mayor's Business Luncheon. These are just a few ways the Mound is proud to give back!

LOOKING FOR A PLACE TO GROW YOUR BUSINESS?

LOOK AT MOUND BUSINESS PARK!

As local and regional businesses continue to expand, the Mound offers a natural place to grow—with up to 199 acres of shovel-ready land available, packaged in parcels to fit client needs.

Mound Business Park offers quick, convenient access to I-75 through the Austin Road and SR 725 interchanges. Also, Mound Business Park recently received a special zoning designation which ensures the highest standards are maintained while still providing flexibility to occupants.

With financial incentive packages available, the Mound is committed to working directly with buyers to secure financing that fits, offering one of the best values for businesses looking to expand into the South suburban Dayton marketplace.



For more information on available land, please contact:

Lorrie Huber, Mound Development Corp.
at 937-865-4462

NEW LEADERS ON BOARD!

This year, long-time Mound Development Corporation Attorney Tom Luebbers announced his retirement. Tom served on the board for nearly 30 years, having joined in 1991. **Brenda Wehmer**, *Partner at Dinsmore & Shohl in Cincinnati*, has assumed this new role. In addition, incoming *Miamisburg Mayor* **Michelle Collins** joined the Board. As former Miamisburg Mayor Dick Church has helped transition Michelle into her new role, he has accepted a new role for himself as the Mound Development Corporation Board of Directors' Senior Advisor. We want to thank both Tom and Dick for their time and commitment to the success of Mound Business Park.





**FOR MORE
INFORMATION,
PLEASE CONTACT:**

Lorrie Huber, Mound
Development Corp.
at 937-865-4462

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

**Miller
Valentine
Group**

TURNER
PROPERTY SERVICES GROUP

 **COOLIDGE WALL**
A Legal Professional Association

TP | **think
patented.**
A Marketing Execution Company

FM **FARMERS &
MERCHANTS
BANK**
www.bankwithfm.com

Each year, Mound Development Corporation reinvests into our property, adding features that make our business park a “natural place to grow.” This year, the Mound completed the renovation of a water fountain on the south side of Mound Business Park. Our tenants appreciate this continued commitment to beautification, and we appreciate all of the positive feedback we’ve received.


Mound
BUSINESS PARK

965 Capstone Drive, Suite 252
Miamisburg, OH 45342
937.865.4462
www.mound.com