



2020 PROGRESS REPORT

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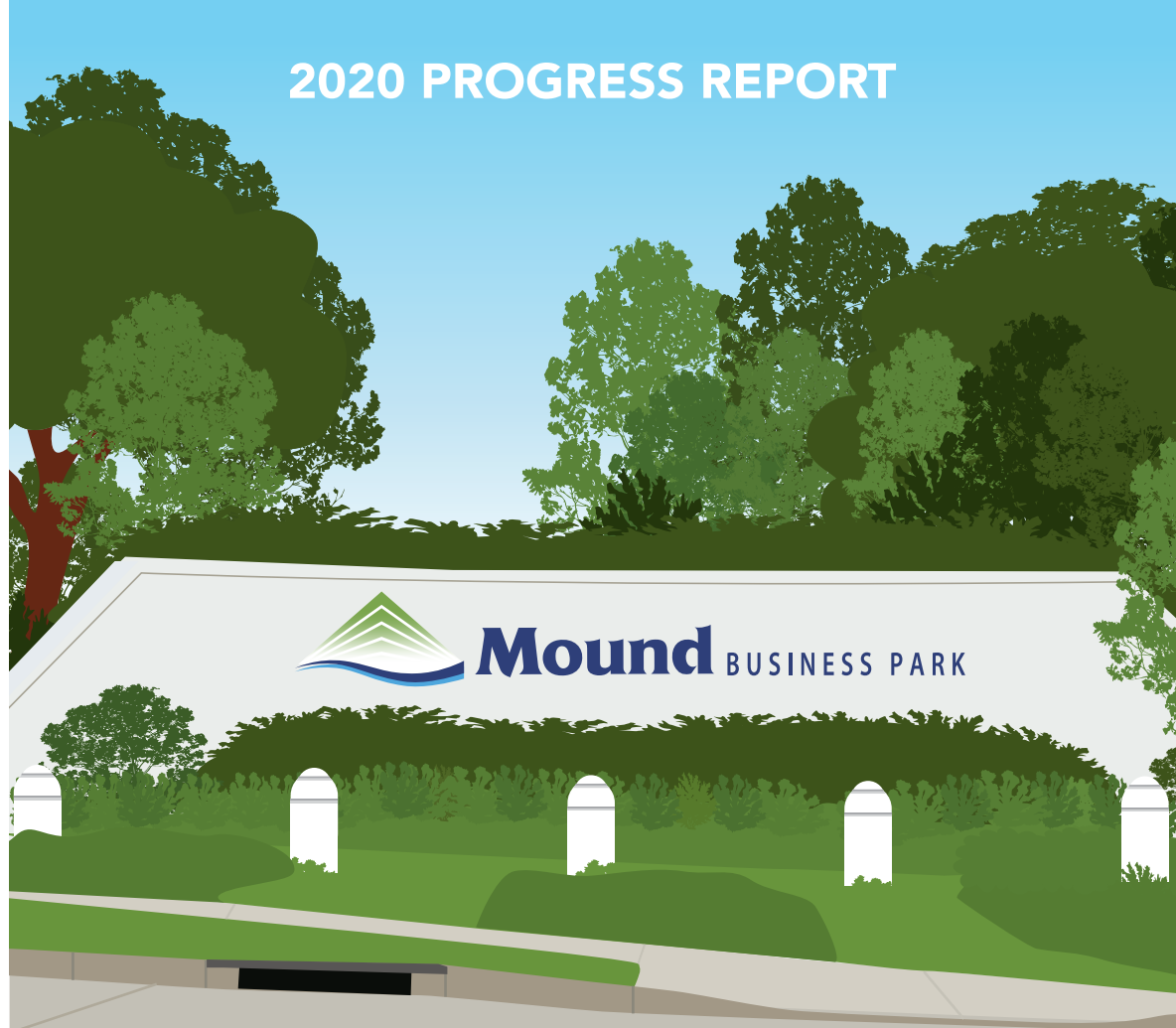
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FROM MOUND DEVELOPMENT CORPORATION'S ADMINISTRATOR

As former mayor to the City of Miamisburg, I care about the people here. My role at Mound Business Park is an extension of that. After a year like 2020, I'm grateful that I've had a place to channel that energy.

We always call Mound Business Park "a natural place to grow." 2020 showed us that we're a safe place to grow, too. COVID-19 presented unique challenges, but together with our tenants, we brainstormed unique solutions. This past year, as businesses around the country—and the world—faced seemingly insurmountable obstacles, business here at the Mound continued to grow. We've helped our tenants complete expansions, watched as they've successfully implemented protocols to keep their staffs and customers safe, and as always, we've been a partner to them.

When I look ahead to what 2021 may have to offer, I see so many opportunities for continued growth. While physically we may be at a distance, strategically we've never been more aligned.

I believe Mound Business Park offers the best value for any business looking to expand or relocate into the Southwest Ohio region.

Curious about what we're doing here? I would be happy to take a walk around the property with anyone who's interested, and I'm only an e-mail or phone call away.

Looking ahead,

Dick Church
Mound Development Corporation Administrator

2020 Milestones

- Former Miamisburg Mayor Dick Church accepts role as Mound Development Corporation Administrator.
- Mound Development Corporation welcomes Brenda Wehmer and Mayor Michelle Collins to Board.
- Excelitas completes 38,000 square foot expansion at 1100 Vanguard Drive.
- Bluegrass Pharmaceuticals also expanded with additional laboratory space at 965 Capstone Drive.
- Secure Cyber Defense Continues to Grow as Cyber Attacks Become More Sophisticated.
- Mound partners with Miamisburg-based real estate brokerage Mark Fornes Realty, Inc.

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
Mound Site Manager

Richard C. (Dick) Church, Jr.
Mound Administrator

Michelle Collins
Miamisburg Mayor

Chris Fine
Miamisburg Economic
Development Director

Jennifer Johns
Miamisburg Finance Director

Keith Johnson
Miamisburg City Manager

Albert W. Leland (Al)
President, 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





FORMER MIAMISBURG MAYOR DICK CHURCH APPOINTED ADMINISTRATOR FOR MOUND DEVELOPMENT CORPORATION, MOUND BUSINESS PARK

In 2020, Mound Development Corporation welcomed former Miamisburg Mayor Dick Church as the new Administrator for Mound Development Corporation and Mound Business Park. He joins Site Manager Lorrie Huber who has been with Mound Development Corporation for nearly eight years.

For 28 years, Dick Church served Miamisburg as Mayor. During that time, he championed Mound Business Park as a cause in countless ways. From helping to secure \$1 Billion in funding to meeting with elected officials both locally and nationally, Church has been a critical component in the ongoing success of Mound Business Park.

“Former Mayor Dick Church lists the Mound’s reuse as one of the top 3 accomplishments for Miamisburg during his tenure,” said Miamisburg Public Information Officer Gary Giles. “He was a champion for the Mound’s future throughout his career and was an ongoing presence in D.C. to advocate [for the Mound.]”

Just before Church was elected as Mayor of Miamisburg, the U.S. Department of Energy announced their plans to close what was then known as the Mound Laboratory. During his time as mayor, Church was heavily involved in the Mound’s decommissioning, remediation, reuse plan, and ultimately the development of Mound Business Park.

This important work continues today as Mound Business Park continues to renovate, expand, and welcome new businesses to the property. Today, Mound Business Park is a place where 16 companies operate with more than 400 employees.





BLUEGRASS FARMACEUTICALS COMPLETES ADDITION OF LABORATORY SPACE

Bluegrass Pharmaceuticals, LLC, a Kentucky health and wellness company, completed their expansion at 965 Capstone Drive within Mound Business Park. With their addition of new laboratory space, Bluegrass Pharmaceuticals is now better equipped to continue the research and development of their extraordinary and unique health products.

In 2019, the company announced it had signed an exclusive partnership with 3x Grammy winner and iconic entertainer Nelly to create and market a proprietary line of sports performance beverages and other natural health products.

EXCELITAS COMPLETES 38,000 SQ. FT. EXPANSION AT MOUND BUSINESS PARK

In October of last year, Excelitas Technologies Corp. completed their 38,000 sq. ft. expansion at 1100 Vanguard Drive within Mound Business Park.

The scope of the project included adding additional office, laboratory, and manufacturing space to the existing Excelitas facility, expanding their footprint at Mound Business Park by 75%. This project allowed Excelitas to add production lines to accommodate additional contracts recently awarded.

Excelitas is a leading provider of photonic technology solutions. From their headquarters in Miamisburg, Excelitas provides defense and aerospace clients with innovative safety solutions.

Excelitas was one of the first businesses located at Mound Business Park and has been headquartered there for more than 25 years. Today, Excelitas occupies five buildings at Mound Business Park and is the Mound's largest employer.

Along with this expansion, Excelitas also committed to another 10 years at the property.

SECURE CYBER DEFENSE CONTINUES TO GROW AS CYBER ATTACKS BECOME MORE SOPHISTICATED



SECURECYBER
D E F E N S E

Secure Cyber Defense, LLC is a dedicated cybersecurity company providing Managed Detection and Incident Response services for manufacturing, financial services, education, DOD contractors, and State and local government clients. In 2019, the company leased an additional 5,000 square feet to accommodate additional employees, create a cybersecurity training area, and add a video production studio to support the development of cybersecurity training videos and webinars.

In December of 2020, Secure Cyber Defense was awarded a \$75,000 JobsOhio grant to employ and train 16 new employees over the next three years. The company was also recently granted a tax abatement from the city of Miamisburg aimed at retaining the company in Miamisburg and bringing new jobs to fuel further growth.

LAND AVAILABLE FOR LEASE OR SALE AT MOUND BUSINESS PARK

This year, Mound Development Corporation will also continue to focus on the 199 acres of shovel-ready land available at Mound Business Park.

Mound Business Park offers quick, convenient access to 1-75 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, Mound Business Park 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.



MOUND BUSINESS PARK PARTNERS WITH MIAMISBURG-BASED REAL ESTATE BROKERAGE

In 2020, Mound Business Park began a new partnership with Miamisburg-based real estate brokerage Mark Fornes Realty, Inc. Agent Brooke Fornes will now be handling commercial real estate for the property.

“We are very excited to help Mound Business Park and Miamisburg develop further as we lease out space and sell land for the Mound,” said Brooke Fornes. “We are honored to be a part of this growth because we ourselves are a business in Miamisburg and really enjoy being in this area.”



Mark Fornes Realty is a Miamisburg-based commercial real estate brokerage and development firm, with over 30 years of experience in site selection and building leasing in the greater Dayton area.

For more information on available land and commercial space available, please contact:

Brooke Fornes
Mark Fornes Realty, Inc.
2080 Byers Rd. Dayton, Ohio 45342
937-434-2000
www.fornes.com





**FOR MORE INFORMATION
ON AVAILABLE LAND
AND COMMERCIAL SPACE
AVAILABLE,
PLEASE CONTACT:**

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



MARK FORNES REALTY



About Mound Business Park

Mound Business Park is a modern 306-acre business park located in Miamisburg, Ohio between Dayton and Cincinnati, owned and operated by Mound Development Corporation. Originally a top research laboratory for the Department of Energy, Mound Business Park is now home to more than 16 businesses with additional shovel-ready sites available. Certified as a Job Ready Site by the State of Ohio, Mound Business Park features preserved green space, quick access to I-75, and business-building amenities including advanced IT infrastructure, flexible lease terms, and grant-based financial incentive options.



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