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[www.mound.com](http://www.mound.com)

# 2021 PROGRESS REPORT



## FROM MOUND DEVELOPMENT CORPORATION'S ADMINISTRATOR

The experience of a lifetime is how I describe my involvement with the Mound Business Park. After finishing my last term as mayor after 28 years, I accepted a position as Senior Advisor to the Mound Development Corporation Board. Very soon, I was asked to serve as the Mound Development Corporation's Administrator, which I wholeheartedly accepted.

Simply put, the Mound Business Park is good for the city. It brings jobs and prosperity. Take a drive through the business park and see for yourself. After much hard work negotiating with the Department of Energy, we were able to secure ownership of the property and turned it into a unique Miamisburg asset.

Last year, through a team effort we continued to convince new and existing businesses to further investigate location or relocation to Mound Business Park. My thanks go to the Board members, Chris Fine and Brook Fornes from Mark Fornes Realty for their efforts in supporting our endeavors among many others. The pandemic may have delayed the timing on some projects but the concerted effort displayed by the team was not deterred.

Our goals for 2022 will be focused on bringing new business to Mound Business Park, sprucing up the park, prepping sites to be ready for building, and finally, keeping the history of the Mound in the minds of young and old alike. At its peak, the Mound employed 2,500 people. Our hope is to achieve this level again through employment at the many businesses located at Mound Business Park.

Curious about what we are doing here? I would be happy to take a walk around the property with anyone who is interested. I am only an e-mail or phone call away.

Always looking ahead,

Dick Church

Mound Development Corporation Administrator

# 2021 Milestones

- A priority for Mound Business Park is to be of use and service to the community.
- Mound Cold War Discovery Center is free and open to the public Wednesday through Saturday, 10:00 am to 4:00 pm at 1075 Mound Road.
- The Woodworking Shop: A Kinship with Mound Business Park that continues today.
- Land available for lease or sale at Mound Business Park as partnership with Miamisburg-based real estate brokerage Mark Fornes Realty continues.
- Lorrie Huber to Retire from Mound Business Park position.

## 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 regions.

## STAFF & BOARD OF DIRECTORS

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**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



## MOUND BUSINESS PARK: A COMMUNITY PARTNER

A priority for Mound Business Park is to be of use and service to the community. Over the years, the Mound has opened their doors to countless local organizations, providing a unique space for things like training.

Starting in 2019, Mound Business Park began a partnership with the Miami Valley Fire District, serving Miamisburg and Miami Township. Today, this partnership continues with plans to expand.

Throughout 2020, the Miami Valley Fire District used Mound Business Park property—specifically parking lots and roads—for driver training. With the use of the Mound, firefighter/paramedics are able to simulate real-life road conditions in a private, controlled environment.

“With the space that the Mound graciously donated, we were able to set up driving courses with cones to practice our skills,” said Miami Valley Fire District Battalion Chief Jim Baber.

This year, Baber is piloting a project that will expand the Miami Valley Fire District’s presence at the Mound.

Currently, the Miami Valley Fire District has several large storage containers on the Mound’s property. They were able to make use of an existing concrete pad on Enterprise Drive, which is where they will use the containers to create a simulation training space. Over the next few months, windows will be installed into the storage containers and then they’ll be welded together to create a two-story building.

Once the building is constructed, training will begin. The space will allow for smoke training, search, and rescue, and more. Eventually, Baber plans to invite other local and regional fire and police departments to make use of the space as well.

“This space will give us 365 access to training, plus it will reduce costs by keeping our department right here in town for continued education,” said Baber. “The Mound has been great giving us this area to use, and we really appreciate it.”





**Mound Cold War  
Discovery Center**

## **MOUND COLD WAR DISCOVERY CENTER**

The Discovery Center opened in April 2018 with all new exhibits, programs, and community offerings and has continued to evolve into a unique Miamisburg asset. Since 2018, new exhibit additions have been added and more are planned to be installed. These include displays on radioactive consumer products, additional displays and artifacts on Mound's space nuclear battery program, and employee memorabilia from Mound's fifty-five-year history. With this renewal, Dayton History can continue to preserve the legacy of the Mound, its employees, and its significant contribution to national security, technology, and research during the Cold War era.

The Mound Cold War Discovery Center is free and open to the public Wednesday through Saturday, 10:00 am to 4:00 pm at 1075 Mound Road, directly across the street from the Miamisburg Mound and Park. For more information, visit: [www.daytonhistory.org](http://www.daytonhistory.org).

## **MILLWORK COMPANY RECORDS SEVEN YEARS AT MOUND BUSINESS PARK**

The next time you visit a hotel, take a look around. The millwork - cabinets, countertops, etc. - you see has most likely been produced by The Woodworking Shop based right here in the Mound Business Park. Focusing on high-quality commercial millwork, the company has handled projects for University of Dayton, Kroger, and local churches, as well as hotels. But don't be deceived, The Woodworking Shop serves clients throughout the U.S., not just locally. A licensed pilot for 35 years, Mark Sams, owner, easily travels the country to serve clients.

"It was a hobby that got out of control", states Mark Sams, the man who started this business in 2002 and leads it today. After first leasing the building in March 2015 and then purchasing the facility in April 2019, the company has been headquartered at the Mound Business Park for seven years and has no plans to leave. At some point the company plans to expand into the additional five acres of land they own. Currently, The Woodworking Shop has 30,000 sq. ft. under roof.

The company is looking to hire additional people to meet the increased volume. Their business philosophy is to take care of employees, customers, and suppliers, in that order. Satisfied customers are their best sales tool. Mark notes, "This results from providing customers with fair pricing, high-quality work, and reliable support throughout the project process."

The Woodworking Shop is proud of its association with the Mound Development Corporation and appreciates all that has been done to help them relocate there to facilitate continuing business growth. "It was a good experience based in cooperation and kinship that continues today", stated Mark Sams.





## 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.

## LORRIE HUBER TO RETIRE FROM MOUND DEVELOPMENT CORPORATION

Most readers know Lorrie or have crossed paths with her in their dealings with Mound Development Corporation. It is with saddened hearts that we bid her farewell as she has chosen to retire at the end of January.

Lorrie started her involvement with Mound Development Corporation on May 20, 2013. She was hired initially as an executive assistant, but due to several downsizing of employees, she moved into the role of Administrative Services Manager. In December 2019, Lorrie was offered the position of Mound Site Manager for Mound Development Corporation.

"I have always enjoyed working with the tenants and owners at Mound Business Park, ensuring their satisfaction", stated Lorrie. She has always focused her attention on increasing the recognition of the beautiful space available at the park. Her parting comment was, "Make your business home at Mound Business Park. You won't regret it."

We wish Lorrie the very best in her retirement!





**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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