

CITY OF MIDDLETOWN DEVELOPMENT QUARTERLY

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MIDDLETOWN REGIONAL HOSPITAL PROJECT RECEIVES RECOGNITION

The **Cincinnati USA Partnership** recently recognized the Middletown Regional Hospital project at the *2006 Annual Meeting and Growth Awards Program*, which was held at the Montgomery Inn Banquet Center in Downtown Cincinnati. The hospital was one of 11 projects to receive recognition in the Cincinnati region and focuses attention on Middletown as a leader in medical technology and treatment.

In 2005, Middletown Regional Health System broke ground on the first phase of its new Hospital and Health and Technology Campus at the intersection of State Route 122 and I-75. The \$195 million project will include more than 750,000 square feet for a new hospital, medical office building, cancer center, heart hospital, and a freestanding ambulatory surgery center. Also planned for the campus is the Greentree Health Science

Academy, a joint partnership between Miami University, Butler Tech, Warren County Career Center, and Middletown Regional Hospital. In addition, The Children's Medical Center of Dayton, Otterbein Homes, and the Great Miami Valley YMCA will be



constructing facilities on the campus, complementing a broad continuum of health services available to the region. More than 1,000 new jobs are expected to join the nearly 2,000 people currently employed at the Health System by 2020. Additionally, patient volume is expected to increase by a third to just

under 400,000 patients annually by 2015.

Middletown Regional Hospital is a modern, progressive, 310-bed, acute-care hospital and is one of the nation's top 100 hospitals. The hospital was founded more than 80 years ago and now serves the four-county area of Butler, Warren, Preble, and Montgomery counties. From the "best-practices" emergency services to a modern diabetes wellness and specialized care for injured workers, Middletown Regional Hospital is a leading care provider to the growing Cincinnati-Dayton region. Among its credits, the hospital recently earned a "Commendation" rating from the Commission on Cancer of the American College of Surgeons, the highest level of accreditation awarded to a cancer program.



MIDDFEST TO HIGHLIGHT CHINA

This year Middfest International will highlight the People's Republic of China and promises fascinating insights into this growing global powerhouse. In addition to its rich history, China and its 1.2 billion residents presents tremendous oppor-

tunities for businesses in Southwestern Ohio. This year Middfest will feature an expanded Business Expo to help area businesses better understand those opportunities.

Since 1981, Middfest International has recog-

nized countries and people from around the globe and is one of this region's premier cultural events with dance, music, food and entertainment for all ages. More information is available at www.middfestinternational.org.



“Our approach to economic development relies on the cooperation and involvement of our regional partners, like the Coalition.”

“The City of Middletown plans to work with our local, regional and state partners to capitalize on this exciting new program.”



The Middletown CVB hopes the initiative will build on the Got Art? Campaign.

MIDDLETOWN JOINS THE DAYTON DEVELOPMENT COALITION

The City of Middletown is joining forces with the **Dayton Development Coalition** to promote economic development along the I-75 corridor. The partnership between the two organizations means greater communication and coordination with the Coalition's efforts to encourage new business investment in the greater Dayton region.

The Coalition brings a host of resources to the city's economic development efforts explains Bill Becker, City Manager for Middletown. “Our approach to economic development relies on the cooperation and involvement of regional partners, like the

Coalition. This group brings resources like the *Dayton Investment Network*, the *Entrepreneurial Development Network* and a strong legislative advocacy team focused on all aspects of business attraction and development.” Adding, “We are very excited to work with this key regional partner.”

The Coalition also sees the need for having Middletown involved in the Dayton region's economic development efforts. According to J.P. Nauseef, the group's President and CEO, the time was right to reach out to Middletown. “Increasingly, we are seeing the Dayton and Cincin-

nati regions working cooperatively on key industry segments like aerospace and healthcare technologies. Middletown plays a key role in uniting these two regions and growing our collective regional initiatives.”

The Coalition is a regional economic group providing business attraction services, entrepreneurial development opportunities and policy advocacy for the eight-county Dayton region. More information is available at www.daytonregion.com.

Dayton Development Coalition
A Partnership For Regional Growth

OHIO TO LAUNCH JOB READY SITES

On November 8, 2005, Ohio voters approved a \$2 billion public works and economic bond package, which included \$150 million in bond proceeds to be issued during the next seven years to implement the **Job Ready Sites Program**. This program is designed to develop an inventory of job ready sites

around the State and make them available for large economy-changing projects.

The \$150 million in bond proceeds will be allocated in the following manner: \$30 million in each of the first three years of the program (beginning in FY 2006) followed by \$30 million in the remaining four years of the

program. The JRS Program will distribute funds, in the form of grants, each year through a competitive funding round process. The maximum grant amount will be \$5 million and cannot exceed 75% of the project's cost.

More information on the JRS program is available at www.odod.state.oh.us.

DOWNTOWN GROUP LOOKS TO ARTS

Based on the success of downtown development projects across the country, local artists and businesses are looking to the arts to revitalize downtown Middletown. The initiative, called The **Arts Central District**, was formed recently to generate additional interest in downtown and to build on the success of the Middletown Convention and Visitor's Bureau's **Got Art?** campaign during last

year's Holiday season.

Downtown Middletown has already seen reinvestment over the couple of years, generating a lot of excitement in the community. The City of Middletown helped to jump start downtown revitalization when it removed the roof of old City Centre Mall over Central Avenue. With the recent renovations of the old G.C. Murphy building, which now houses the **BeauVerre-**

Riordan Stained Glass Studio, and the **Old Medicine and Sundry Shoppe**, located across the street, it is hoped residents and businesses alike will rediscover Central Avenue and downtown Middletown.

The group is currently working with the City of Middletown, the Middletown CVB and the Downtown Alliance to identify potential funding sources and tenants for available buildings along Central Avenue.

CITY'S MASTER PLAN FOCUSES ON ECONOMIC DEVELOPMENT

The City of Middletown's **Master Plan** is playing an important role in the city's continuing efforts to provide a high quality of life and excellent business environment for residents and employers. The plan was the culmination of two years of intense fact finding, data analysis, and public meetings.

The Master Plan was developed from feedback received from residents and key stakeholders during interviews, steering committee meetings, focus group meetings, and public input sessions. As a result, Master Plan goals, objectives and policy statements were driven

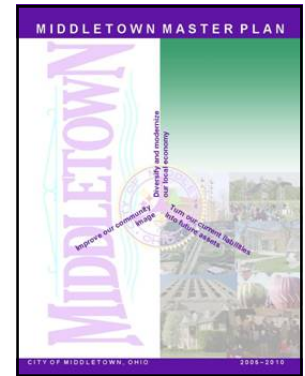
largely by the public.

The plan focuses heavily on economic development and positioning the city to take advantage of near-term development opportunities. As such, the Master Plan and numerous policy statements made within the document have a five-year time horizon. This five-year time frame is not intended to imply that the plan is not visionary. Forward thinking, longer term strategies, with a ten- to twenty-year implementation period are also included in the Master Plan. The ambitious implementation schedule has meant that the City has incorporated Master Plan

recommendations in everyday staff and departmental functions.

It is important to point out that the plan will require frequent updates as major plan components are implemented. Major updates will likely occur no less than every five years. A five-year update ensures the Master Plan remains a living document with relevant policy statements. The City also plans to evaluate long-term strategies based on changing community priorities and resources.

The Master Plan is available on the City's website at www.ci.middletown.oh.us.



The City of Middletown's Master Plan was completed in 2005.

I-75/SR 122 PLANS MOVE AHEAD

The **Ohio Department of Transportation** held an Open House for those interested in the I-75 road-widening project in early March. It is one of several projects to address the growing demands of I-75 in Southwest Ohio.

The project involves the widening of Interstate 75

from the Tylersville Road exit north to the Montgomery County line. Among the projects elements are the addition of a fourth lane in each direction, a number of bridge replacements will take place and major renovations to several interchanges.

Although the project is not slated to begin until

2009, it is already generating a lot of excitement in the City of Middletown. The project promises changes to the existing exit ramp configuration and improved traffic flow along 122 and the fast growing area around Towne Mall and the new Middletown Regional Hospital.



The I-75 widening project is one of several projects slated for I-75.

FEATURED RESOURCE: SBA 504 LOAN

The **SBA 504 loan program** is a long-term financing tool for economic development within a community. The 504 Program provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings.

A Certified Development Company is a nonprofit corporation set up to contribute to the economic development of its community. CDCs

work with the SBA and private-sector lenders to provide financing to small businesses. There are about 270 CDCs nationwide.

Typically, a 504 project includes a loan secured with a senior lien from a private-sector lender covering up to 50 percent of the project cost, a loan secured with a junior lien from the CDC (backed by a 100 percent SBA-guaranteed debenture)

covering up to 40 percent of the cost, and a contribution of at least 10 percent equity from the small business being helped.

Locally, the City of Middletown works with the **CDC of Butler County**. The CDC also offers a Revolving Loan program for businesses in Butler County. More information about these services is available at www.cdcbutlercountyohio.gov.



The Small Business Administration offers a host of services to new and growing small businesses.



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**Watch for Middletown's New
Website—Coming Soon!**
www.middletown.oh.us

ECONOMIC DEVELOPMENT KEY CONTACTS

City of Middletown

Bill Becker, City Manager	513-425-7836	billb@ci.middletown.oh.us
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Joanne Mejias-Yancey, Zoning	513-425-7947	joannem@ci.middletown.oh.us

The Chamber of Commerce

Bill Triick, Executive Director	513-422-4551	bill@thechamberofcommerce.com
Craig Maynard, SBDC Coordinator	513-422-4551	craig@thechamberofcommerce.com

Featured Resource Partner

CDC of Butler County (SBA 504 Loan & Revolving Loan)

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OHIO RANKS 2ND IN NEW INVESTMENT SURVEY

The **Ohio Department of Development (ODOD)** released the 2005 Private Investment Report showing that Ohio companies invested over \$3.8 billion in new facilities, facility expansions and new equipment in 2005. According to *Site Selection Magazine*, this ranked Ohio ahead of all other States, except Texas.

This report is a strong indication that national and international businesses are continuing to recognize Ohio as one of the best investment locations in the world. The global competition for new capital investment has never been stronger. Alternative investment locations and opportunities are considered for every project and a multitude of factors go into every investment decision. Each of the 535 projects represents a vote of confidence by leading compa-

nies that the Ohio government, Ohio communities and Ohio workers can help their company make world-class products and a profit.

Melissa Frank, President of the **Ohio Economic Development Association**



**Ohio Economic
Development Association**

(OEDA) notes, "Each of the announced projects reflects well on the professional skills of our members who lead Ohio's local economic development efforts and reflects well on the ability of our local and state elected officials and the Ohio Department of Development to identify and

fulfill the needs of new and expanding businesses."

Ron DeBarr, the Chair of OEDA's **Team Ohio** states "This report shows that Ohio is also continuing to attract new high tech companies to the State. We hope to dramatically increase our success through new collaborations between the newly formed Team Ohio, a division of the OEDA, the **Ohio Business Development Coalition** (OBDC) and ODOD. The economic development successes of Ohio businesses and communities in 2005 and the continued interest we are experiencing in 2006, especially with the changes to the State tax structure, indicate that Ohio businesses and communities are becoming even more competitive."

More information about the magazine's annual survey can be found at www.siteselection.com.