

People are talking about

Dayton's Bright Future!

The CityWide Development
Corporation 2007 Annual Report



CITYWIDE

DEVELOPMENT
CORPORATION



Each and every day, business people are commuting downtown and residents are walking out their front doors to be a part of the City of Dayton.

Major corporations, privately held companies, and young start-up businesses are thriving within the city limits. Young creatives, well-educated professionals, and even empty nesters are discovering the appeal of living downtown. People from all walks of life are taking advantage of job opportunities, competitive housing prices, and outstanding arts and entertainment. While the Miami Valley region offers an array of suburban options, the Dayton urban core serves as an anchor to an area full of opportunities.

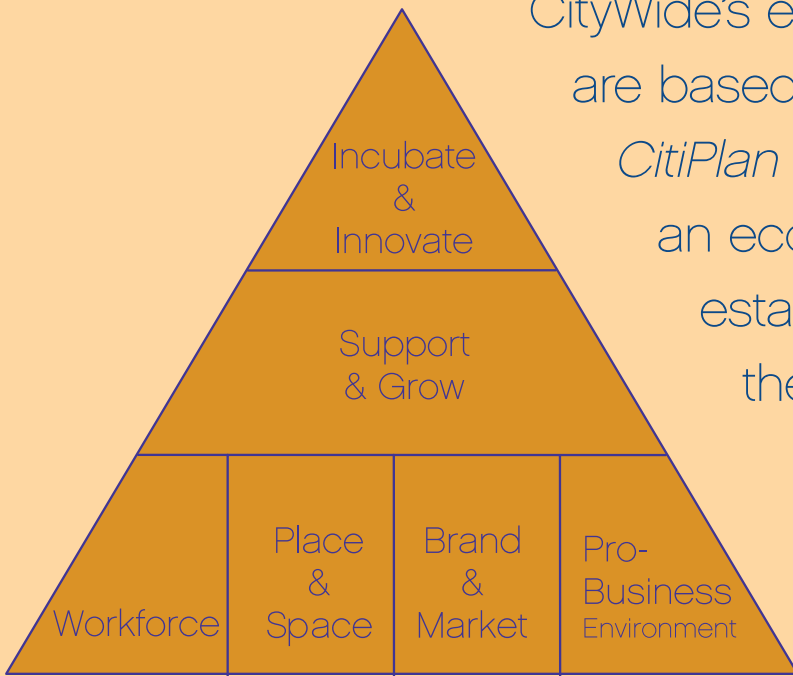


Dayton is experiencing a major shift—from a manufacturing giant to one that is now being recognized for its technological strengths. Both the business community and residents have embraced the commitment to the transformation. Government officials, economic development partners, business executives, and residents recognize the impact the city has on the region. In 2007, CityWide's financial assistance programs helped many of the downtown businesses expand, thrive, and prosper. CityWide's neighborhood revitalization brings the leadership and funding necessary to take today's neighborhoods and turn them into areas residents want to live and work. Mortgage Credit Counseling has also taken on a new role in light of today's current mortgage situation.



Focus 2010 and Beyond

CityWide's economic development efforts are based on the City's strategic vision, *CitiPlan 20/20: Focus 2010 and Beyond*—an economic development strategy established jointly by CityWide and the City of Dayton.



CitiPlan 20/20 set the foundation for providing Quality Workforce, Available Space, Marketing Initiatives, and a Pro-Business Environment.

CitiPlan 20/20 is rooted in a foundation of fundamental assets that are necessary to support the growth of new emerging businesses and

industries. Through this asset-based development approach, government, academia, and business work together to nurture innovation and entrepreneurship by focusing on five targeted “clusters”—groupings of interrelated industries in which the region specializes.



Once again, in 2007 individuals stepped up to make another year marked with many successes. Through joint efforts with a multitude of partners, **CityWide provided nearly \$5 million** in financial assistance. These loans helped fund **38 different projects** which retained **997 Dayton-based jobs**.

2007 Economic Development Activity

Number of Deals	38
CityWide Dollars Invested	\$4,757,218
Total Dollars Invested	\$51,328,351

Minority Loans 2005-2007

Total Number of Loans	16
Total CityWide Investment	\$5,063,200

“The University of Dayton is partnering with the city of Dayton to remediate and redevelop a 50-acre brown-field next to campus that will enhance the quality of life for the University community, our neighbors, and the city. We are committed to working with economic development officials in the region to make this land vibrant and productive again. Together, we face an extraordinary time of opportunity.”
 —Daniel Curran, President,
 University of Dayton



In 2007, 997 jobs were created within these targeted clusters:

Data Management & Sensors	276
Advanced Manufacturing and Materials	449
Business Retention and Expansion	172
Heritage and Tourism	50

Mortgage Credit Counseling and Housing Rehabilitation

In 2007, CityWide educated 219 students about all aspects of owning a home. More than 152 purchased a home and 81 bought a home within the City of Dayton .

Home Buyer Classes	22
MCC Students	219
Homes bought	152
Dayton Home Bought	81
Housing Units Rehabilitated	38
CityWide Dollars Invested	\$645,000

A few 2007 highlights include Tech Town, IDCAST, DRIC and The Ore. These projects are on-going economic development initiatives that

TECH TOWN

Giant steps have taken place at the corner of Monument and First Streets. After months of meticulous analysis and planning, as well as consensus-building and funding, Tech Town is taking shape. Tech Town is a technology-oriented live/work/play district. It is designed to appeal to companies who provide high-wage jobs. Contracts were awarded to The Architectural Group for design of the first building, the Creative Technology Accelerator (CTA), and Messer Construction for management of all construction. Land for the first building was cleared and site preparation was completed. The CTA is currently 100% pre-leased and CityWide has already begun plans for the second building.

CityWide's focus on advanced technology is evident with the funding of two new technology incubators, DRIC and IDCAST. Dayton will soon have four technology incubators, surpassing the record currently held by the tenth largest city in the nation—San Jose, California.

IDCAST

A combined effort of the University of Dayton and UDRI (University of Dayton Research Institute) with several partner universities and companies, along with the Air Force Research Laboratory, IDCAST (Institute for Development and Commercialization of Advanced Sensors Technology) is facilitating and driving collaboration between government, industry, and academia with the goal of boosting sensor technology research, development and commercialization. IDCAST will eventually become the anchor tenant of Tech Town's Creative Technology Accelerator (CTA). IDCAST will bring hundreds of new, high-paying, high-tech jobs to Dayton and have a huge economic impact on the entire state.



"By Industry, Government and Academia working collaboratively on real problems, developing real solutions, and creating real jobs; the innovation model of Dayton's past is once again driving the City forward. We are better positioned now than at any time over the past 20 years!"

—Larrell Walters,
UDRI, Director of IDCAST



The first building in Tech Town features green design elements.

gon District Strategic Plan. help strengthen the City of Dayton.

DRIC

In 2007, The Dayton City Commission approved a \$1.4 million, four-year agreement with CityWide Development to create the Dayton RFID Incubator Corporation (DRIC). The RFID (Radio Frequency Identification) Incubator will be located in the Creative Technology Accelerator building of Tech Town. Its purpose will be to function as a for-profit incubator for new and small businesses in the RFID industry. RFID is fast becoming a key tracking component in the data management, aerospace and healthcare industries, all which are targeted clusters industries for Dayton.

Oregon District

Another bright spot in Dayton is the Oregon District. As with any downtown neighborhood, businesses and residents continually seek out new and fresh opportunities which make a neighborhood thrive. In 2007, with the cooperation of the City of Dayton, CityWide, the Oregon District Business Association, and the Oregon Historic District Society, a new strategic plan for the district was completed. As part of the plan's recommendations, a community parking lot on Fifth Street will be redesigned and totally rebuilt, allowing consumers easy parking to key retail and restaurant areas. Infrastructure upgrades on Fifth Street will include new streetscapes and retail lighting. Currently the Oregon District has 5 art galleries and plans are in place to attract more galleries, thus making the Oregon District an attractive art community.

"Funding by the City of Dayton for parking improvements and the birth of Fine Art galleries in the Oregon District are presently at the center of our revitalization efforts. Investment inquiries have been unprecedented. These promising developments suggest a 'blossoming future' to the District as the premier urban entertainment and residential destination for the Dayton region."

—Dr. Mike Ervin and Tom Tornatore



the citywide development corporation mission statement

The Mission of CityWide Development Corporation is to provide leadership in the creation and implementation of strategies addressing the city's need for economic growth and viable, attractive neighborhoods.

the citywide development corporation board of trustees

Michael Herr
Chairman

Harry Seifert
Vice Chairman

Steven Budd
President

Jon Hazelton
Treasurer

Claud Bell
Assistant Treasurer

Maureen Pero
Secretary

Norman Kappeler
Assistant Secretary

8 North Main Street
Dayton OH 45402
937.226.0457
www.citywidedev.com

