

The CityWide Development Corporation 2006 Annual Report—SPECIAL EDITION!

READ ALL ABOUT IT! 35 YEARS OF CITYWIDE DEVELOPMENT



Welcome to the special 35th Anniversary Edition of *The CityWide Times*, also known as the CityWide Development Corporation 2006 Annual Report. It's hard to believe that 35 years have passed since CityWide was created jointly by the City of Dayton government, local business leaders and neighborhood representatives. Largely in response to the manufacturing decline of the early 1970s, CityWide was given the responsibility of helping businesses create jobs and helping to strengthen the city's neighborhoods. And that's exactly what the nonprofit agency has been doing for three and a half decades.

Dayton has come a long way since 1972, and CityWide has played a major role in the progress. CityWide has helped strengthen Dayton's economy by encouraging business growth, especially downtown and in underserved areas on the edge of downtown. CityWide has also helped strengthen Dayton's neighborhoods by encouraging home ownership, home improvement, the renovation of older homes and the renovation of older downtown structures.

In this special edition of *The CityWide Times*, we report on CityWide's accomplishments in 2006 as well as the accomplishments of other community members who share CityWide's vision of a strong and beautiful city.

DC-AMT RECOGNIZED AS ECONOMIC DEVELOPMENT PROJECT OF THE YEAR

CityWide has named the Dayton Campus for Advanced Materials Technology (DC-AMT) as Economic Development Project of the Year for 2006. The DC-AMT is a branch of the Kettering-based National Composite Center (NCC). The NCC established the DC-AMT at 3251 McCall Street to develop advanced materials, manufacturing processes, and to support high-tech tenants. A ribbon-cutting ceremony was held last September, and the facility currently houses three companies.

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DC-AMT RECOGNIZED AS ECONOMIC DEVELOPMENT PROJECT OF THE YEAR *(continued)*

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

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



Dignitaries and the DC-AMT team celebrate the ribbon-cutting.

"We felt that this project deserved recognition because of the extraordinary cooperative effort involved between local, county and state groups in persuading NCC that the McCall Street site was the right location for this new technology center," said Steve Budd, president of CityWide Development. "Also, the Dayton Campus for

Advanced Materials Technology will further strengthen Dayton's growing reputation as a leader in advanced materials and manufacturing."

Due to the number of partners involved in this project, five individuals are being recognized: Lou Luedtke, NCC; John Prikkel, Liteflex; J.P. Nauseef, Dayton Development Coalition; Debbie Lieberman, Montgomery County; and Mayor Rhine McLin, City of Dayton.



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Ohio

EXCLUSIVE REPORT:

LOCAL BANKER EXCELS IN SERVING SMALL BUSINESS OWNERS

For her tireless service to Dayton's small business owners, Shirley George has received CityWide's 2006 Banker of the Year Award. As vice president of Small Business Banking for National City Bank, Shirley partnered with CityWide on several loans in 2006, helping owners of small businesses open or expand within the City of Dayton. CityWide-administered loan programs utilized included SBA 504 and the Neighborhood Business Assistance Program.

Shirley began her career at National City as a part-time teller in 1978—just six years after CityWide was established! "I enjoy helping small businesses start, grow and expand," said Shirley. "I also really enjoy the challenge of finding a way to make deals work. Partnering with an organization like CityWide is sometimes just what is needed to make these deals happen to be able to help my customers."

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Neighbors

FAIRVIEW COMMONS TEAM HONORED FOR NEIGHBORHOOD REVITALIZATION

The Fairview Commons portion of the Phoenix Project has received CityWide's 2006 Neighborhood Revitalization Award. Four team members are being recognized: Jim Pancoast, Good Samaritan Hospital; Yvonne Issacs, Dayton Board of Education; Mayor Rhine McLin, City of Dayton; and Margie Kuzia, Mt. Auburn Neighborhood Association.

Designed as the centerpiece of the Phoenix Project redevelopment area near Good Samaritan Hospital, Fairview Commons will link various public amenities and create a new public space for the neighborhood. Within this space will be a new PK-8 Dayton Public School that will replace the existing Fairview elementary and junior high schools.

The Phoenix Project is a public-private partnership that is investing millions of dollars for redevelopment activities in the greater Fairview neighborhood. "Fairview Commons will be the heart of the entire Phoenix Project area, and the new Fairview school will be an impressive new landmark within the Fairview Commons," said Buddy LaChance, neighborhood development director for CityWide. "It's another great team effort and big win for Dayton as a whole."

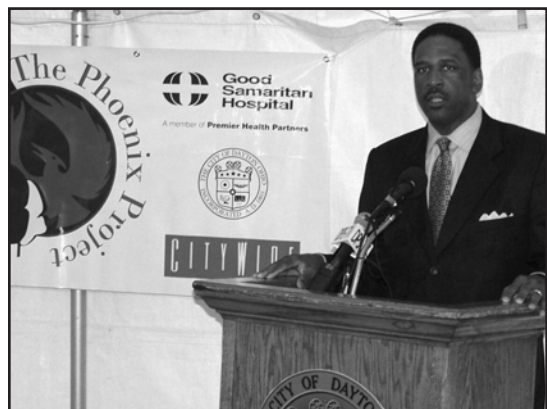


Jim Pancoast gives an overview of the Fairview Commons concept.

DEVELOPING STORY: 2006 NEIGHBORHOOD DEVELOPMENT HIGHLIGHTS

In 2006, CityWide continued as a key partner in both the Genesis and Phoenix neighborhood revitalization projects, with major progress made on both. CityWide was also an active participant in planning for revitalization projects involving the North Main Corridor, the Wyoming Corridor and the West Third Corridor.

In the Fairgrounds Neighborhood, where the revitalization efforts of the Genesis Project are focused, CityWide's accomplishments included selling a key parcel of land on Brown Street to facilitate a new retail development, and working with Miami Valley Hospital, the University of Dayton, and the City of Dayton to complete a traffic/pedestrian enhancement plan for Brown Street. In the greater Fairview Neighborhood, where the Phoenix Project is concentrated, CityWide's 2006 accomplishments included structuring a deal with Dayton Public Schools to build the new Fairview PK-8 School, acquiring 34 properties, and assisting in the development of the Fairview Commons concept.



Joey Williams describes the plan for a new school.

Business Day

The CityWide Times

2006 ECONOMIC DEVELOPMENT SUMMARY

Through a multitude of loan programs, CityWide provided nearly \$6 million in financial assistance to Dayton business owners in 2006. These loans helped to fund a total of 46 different projects which retained or created 1,145 Dayton-based jobs.

CityWide remained highly active in the Tech Town project, entering into a contract with the City of Dayton to act as development manager for Tech Town, and hiring Norm Essman as Tech Town redevelopment director. Downtown housing continued to be a major focal point; activities included financing the development of Excelsior Lofts in the Oregon District and assisting the City in structuring a condo project at First & Patterson with Neyer Development.

2006 ECONOMIC DEVELOPMENT ACTIVITY

Number of Businesses Assisted.....	46
CityWide \$ Invested.....	\$5,986,126
TOTAL \$ INVESTED	\$59,073,222

MINORITY COMMERCIAL LOAN ACTIVITY

2004 - 2006

Total Number of Loans.....	16
Total CityWide Investment:	\$3,981,700

HOUSING REHABILITATION

Housing Units Rehabilitated	38
CityWide \$ Invested	\$571,000

2006 STRATEGIC DEVELOPMENT HIGHLIGHTS

In keeping with the *CitiPlan 20/20: Focus 2010 & Beyond*, Dayton's long-term development plan, all of CityWide's economic development efforts are strategically focused on five specific "clusters"—groupings of interrelated industries in which the region specializes. The following chart shows how the 1,145 jobs created or saved with the help of CityWide funding all fall within one or more of these five clusters:

JOBS BY INDUSTRY CLUSTER

Data Management & Sensors.....	67
Advanced Materials & Manufacturing	894
Retention and Expansion	181
Heritage Tourism (new cluster).....	0
Health Services.....	3
Total	1145

SPECIAL REPORT

2006 HOUSING SERVICES SUMMARY

In 2006, through its Mortgage Credit Counseling Program, CityWide educated 216 families about all aspects of purchasing a house. More than half (135) of participants purchased a house in 2006, and 64 of those bought homes located within the City of Dayton.

MORTGAGE CREDIT COUNSELING

Mortgage Classes	22
MCC Students	216
Homes Bought.....	135
Dayton Homes Bought.....	64