

U.S. 40 improvements vital to keep area in north competitive



Phillip L. Parker
CAE, CCE President & CEO

One of our region’s greatest growth hotspots is along the northern Montgomery County and Miami County borderline adjacent to U.S. 40. This important east/west travel lane, known to many of us here in Ohio as the National Road, was created by Congress in 1806 and signed into law by President Thomas Jefferson.

From the beginning, long before the interstate routes of 70 or 80, this was one of the most important connectors of people and products from the Atlantic seaboard to the Midwest farm belt. That importance remains today.

The Dayton and Miami Valley region has certainly seen seismic economic shifts in our history, especially since the late 1960s

and early ’70s as the growth in the U.S. turned south toward the Sunbelt.

But as of late, we have seen new growth in our downtown core and in suburban hotspots. Two such spots are along the Montgomery and Warren county line to our south, but also along the north as noted before at the Montgomery and Miami county line.

Much of the growth north has been driven by the proximity to the Dayton International Airport, but also because U.S. 40 is so close to the “Crossroads of America” at the intersection of interstates 70 and 75. Businesses – especially those in logistics and manufacturing industries – have awoken to the fact that not only is our marketplace close to a majority of America’s population, but our location gives businesses the competitive advantages of shipping by truck, rail and air.

This advantage has spurred the growth of numerous new companies over the last five to six years in this part of our region with the clear

opportunity of more growth in businesses and jobs in the future.

Just in the past few years, we have seen more than 2,300 new jobs in this area along or near U.S. 40 with more than 4.9 million square feet of space housing manufacturers and distribution services. This growth of jobs has been important to the people of our region – our families and neighbors – with the idea that more will be coming our way.

One of the challenges we must continue to contend with is how we update our infrastructure along that corridor. The Dayton Area Chamber of Commerce has long been a champion of our infrastructure needs in the region, including U.S. 40 as it parallels I-70 and provides access to available space near the airport and interstates 70 and 75.

Recently, the Montgomery County Transportation Improvement District, an organization spawned out of the chamber, has continued to work with local jurisdictions like Vandalia, Union, Dayton, Montgomery

County, the state and others to ensure we have the proper funding to expand and enhance this roadway – not just to support those already established companies and jobs, but to make sure we continue to allow for the possibilities for others to seek employment and entrepreneurial opportunities.

The chamber works every day with state and local elected and appointed officials to make certain our needs, like U.S. 40 and others, are prioritized and funded.

I commend our public sector on its vision, intellect and energy to continue the push for new jobs in our region, especially in an area that most of our citizens don’t regularly see or notice in their daily lives. We know, however, that this is a dynamic area in our region that has even greater potential for a positive economic impact for all of us. U.S. 40 and its surrounding area is vital to our region’s economic future, and we must continue to support and prioritize its development.

CALENDAR OF EVENTS

Register for all events at DaytonChamber.org.

IMMIGRANT & REFUGEE EMPLOYER ROUNDTABLE SERIES:
Oct. 8, 11:30 a.m. to 1:30 p.m., Montgomery County Business Solutions Center; 1435 Cincinnati St., Suite 300, Dayton. Topic: Employer

exchange

2019 WORKPLACE DIVERSITY & INCLUSION FORUM:
Oct. 10, 7:30 a.m. to 1 p.m., Sinclair Conference Center; 444 W. Third St., Dayton. Topic: Start Where You Are

GENERATION DAYTON

GET OUT & GIVE BACK: MUSIC BINGO:
Oct. 15, 5:30 to 8:30 p.m., the Brightside; 905 E. Third St., Suite B, Dayton

GENERATION DAYTON SPEAKER SERIES:
Oct. 29, 5:30 to 7:30 p.m., OneFifteen, 257 Hopeland St., Dayton. Speaker: Cailin

Falato, OneFifteen

67TH ANNUAL SAFETY CONFERENCE & SYMPOSIUM:
Oct. 30, 7:30 a.m. to 4 p.m., Sinclair Conference Center, 444 W. Third St., Dayton. Keynote: “Workplace Violence From a Personal Perspective”

BUSINESS AWARDS

A recent financial audit of **Moraine** by the Auditor of State’s office has returned a clean audit report. Moraine’s excellent record keeping has earned it the *Auditor of State Award*.

“We are very proud of our Finance Director Don Buczek and our Finance Department for receiving this award,” commented Mayor Elaine Allison.

The Auditor of State Award is presented to local governments and school districts upon the completion of a financial audit. Entities that receive the award meet the following criteria of a “clean” audit report:

- The entity must file a timely financial reports with the Auditor of State’s office in accordance with GAAP (Generally Accepted Accounting Principles);
- The audit report does not contain any findings for recovery, material citations, material weaknesses, significant deficiencies, Single Audit finding or questioned costs;
- The entity’s management letter contains no comments related to:
 - Ethics referrals
 - o Questions costs less than \$10,000
 - Lack of timely report submission
 - Reconciliation
 - Failure to obtain a timely Single Audit
 - Findings for recovery less than \$100
 - Public meetings or public records



Connelly

Sinclair College Trustee and CEO of Henny Penny Corporation, **Robert M. Connelly**,

was recently honored with the *2019 Maureen C. Grady Award of Special Achievement* by the Ohio Association of Community Colleges.

The award recognizes community college trustees who

have demonstrated extraordinary leadership throughout the term of their service as a trustee.

Connelly has served on the Board of Trustees of Sinclair Community College since Nov. 10, 2009.

He is currently in his second term as a Trustee and has served as Sinclair’s Finance Committee Chair; he also served as Board Chairperson and currently as the Chair of the college’s Strategic Planning Committee.

During Connelly’s tenure, Sinclair has undertaken several significant projects that have proven vital to the college’s future. He has been instrumental in the development and support of a number of innovative programs including:

- The development of Sinclair’s National UAS Training and Certification Center. The center provides leading-edge capabilities for Unmanned Aerial Systems (UAS) and is one of the only programs in the nation to provide training for both manned aviation and UAS.
- Championing the expansion of Sinclair’s health care programs, both in capacity and innovation, and building a new Ned J. Sifferlen Health Sciences Center.
- Development of Sinclair’s Strategic Planning priorities and adopting a new mission statement and strategic priorities to ensure that Sinclair continues to increase its role in serving the community.
- Addressing low college attainment for African American Males and leading the College Board in approving a special \$1 million allocation designated to new student success initiatives aimed at increasing the success rates for African-American Males.
- Passage of the 2017 Montgomery County Property tax levy at a record 74% of the vote.

Sinclair offers nearly 260 accredited degrees and certificates. For more information visit www.sinclair.edu.

ECONOMIC INDICATORS

Sales Tax Collections

County	Current Rate	Jun 2019	Jun 2018	12 Mos Change	YTD 2019	YTD 2018	YTD Change
Butler	0.75	\$3,799,804	\$3,845,218	-1.18%	\$22,302,544	\$21,540,538	3.54%
Clark	1.5	\$2,349,693	\$2,154,474	9.06%	\$12,806,749	\$11,876,283	7.83%
Darke	1.5	\$793,118	\$763,652	3.86%	\$4,405,992	\$4,316,293	2.08%
Greene	1	\$2,452,830	\$2,414,593	1.58%	\$13,936,157	\$13,543,850	2.90%
Miami	1.25	\$1,582,710	\$1,580,564	0.14%	\$9,266,729	\$9,085,381	2.00%
Montgomery	1.25	\$8,658,126	\$6,591,228	31.36%	\$48,758,479	\$38,401,397	26.97%
Preble	1.5	\$485,281	\$489,733	-0.91%	\$2,917,074	\$2,789,434	4.58%
Warren	1.25	\$4,487,260	\$4,525,906	-0.85%	\$26,631,040	\$23,906,622	11.40%
Region Total		\$24,608,821	\$22,365,368	10.03%	\$141,024,764	\$125,459,799	12.41%

Source: [http://www.tax.ohio.gov/tax_analysis/tax_data_series/sales_and_use/publications_tds_sales/\\$1M0619.aspx](http://www.tax.ohio.gov/tax_analysis/tax_data_series/sales_and_use/publications_tds_sales/$1M0619.aspx)

Residential Home Sales

	Jun '19	Jun '18	%Change	YTD '19	YTD '18	%Change
Number of Homes Sold	1529	1684	-9.20%	7776	7796	-0.26%
Total Home Sales	\$298,618,817	\$309,647,478	-3.56%	\$1,348,494,690	\$1,278,682,510	5.46%
Average Sale Price (\$)	\$195,303	\$183,876	6.21%	\$173,418	\$164,018	5.73%

Source: Dayton Area Board of Realtors, Dayton Area Home Sales for June 2019

Rapid

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“We’re looking at Centerville, Englewood, the UD area, Kettering ... we’re looking all over the Dayton area,” Garyen Denning, managing partner of Lexington, Kentucky-based Cool Dough Development, the southwest Ohio franchisee for MOD Pizza, told us at the time.

MOD Pizza did indeed open two Dayton-area locations in 2017, in Englewood and Centerville. Last weekend, on Saturday, Sept. 14, the chain’s Cornerstone of Centerville location shut down abruptly. Messages left with MOD Pizza corporate officials, and with local franchisee Cool Dough Development, this week seeking comment on the factors that led to the Centerville closing and the future of the Englewood pizza shop, went unanswered.

The Englewood MOD Pizza location remains open and operating, business as usual, its employees say.

PizzaFire, meanwhile, opened a restaurant on Far Hills Avenue in Kettering in October 2016, even before



Rita McClure preparing a customer’s order at Rapid Fired Pizza in Springfield. BILL LACKEY / STAFF

MOD Pizza entered the market. But that store shut down in January 2018, without explanation, and PizzaFire’s plans for a quick expansion in the Dayton-area market have not been revived.

Blaze Pizza opened a location on Mason-Montgomery Road in Mason, which remains open and operating. But it never entered the Dayton-area market.

Rapid Fired Pizza stands in stark contrast to its competitors, at least in the Dayton area. The Kettering-based chain – co-founded by Ray Wiley, who also co-founded Hot Head Burritos and who has operated multiple Subway sandwich locations – started fast in 2015, and has stayed in expansion mode since opening that first Wash-

ington Twp. store.

Today, Rapid Fired operates 34 stores in six states, including 10 restaurants in the Dayton area. And it is gearing up to open its 11th local store on Brown Street near the University of Dayton campus, perhaps as early as this month.

A 12th Dayton-area location is coming to the Kroger store in Austin Landing in Miami Twp. Outside of Dayton, and in other states, dozens more Rapid Fired Pizzas are in the works, Wiley says.

How has Rapid Fired defended its turf so effectively?

“I think we have done a good job with marketing, which I believe has helped us in competing with MOD and other pizza concepts,”

Wiley said.

The chain also has adapted effectively, adding family-style pizzas to its original lineup of personal-sized pizzas; obtaining licenses to serve craft beer, wine and margaritas; and adding specialty items such as desserts and a gluten-free, low-carb pizza crust.

Delivery is available via DoorDash, GrubHub and Uber Eats at Rapid Fired locations based on availability. The pace of Rapid Fired’s expansion in the Dayton area is about to slow down.

“We feel we have enough locations in Dayton to service the area,” Wiley said.

The market for quick-serve pizza has not necessarily cooled, the Rapid Fired Pizza co-founder said. “But I will say, with so much pizza in the market, having the right location is very important.”

Asked via email if Rapid Fired had kicked its competition’s collective rear end in the Dayton market, Wiley replied, “Hmmm. Maybe.”

The comment was followed by a smile-face emoji.

Contact this reporter at 937-225-7355 or email Mark. Fisher@coxinc.com.

BUSINESS OPENINGS

Marxent, the leader in 3D asset management for e-commerce, announced that it has officially become a member of the The Khronos Group® 3D Commerce™ Working Group, a Working Group formed within Khronos to develop specifications and guidelines to align the 3D asset workflow for online retail from product design to manufacturing, so that 3D representations of products can be experienced realistically and consistently across all devices. A leader in 3D

commerce since 2011, Marxent is actively engaged in the effort to create industry standards related to 3D content.

Founded in 2000, The Khronos Group is a not-for-profit, member-funded consortium focused on the creation of royalty-free open standards for 3D graphics, Virtual and Augmented Reality, Parallel Computing, Neural Networks, and Vision Processing on a wide variety of platforms and devices.

Learn more at marxent.com.

Workers

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has grown from fewer than 200 participating companies nationwide to nearly 3,000 last year.

The numbers keep rising. Last year in the Dayton area, 51 DRMA-member companies opened their doors to school field trips, with 64 companies total hosting open houses. About 4,300 students from 60 schools and five home-school groups took part locally.

This year, DRMA’s goal is to have 55 DRMA-member open houses, and it appears the association will reach that.

“We never know (the number of) students until after the fact, but we have no reason to think it will be less than last year,” Erbaugh said.

Indeed, participation numbers have never fallen, at least in Dayton.

UD’s Fastlane partners with Erbaugh and the DRMA team in planning the day all year for the day. Ratermann said it’s not unusual

to schedule participating companies in March, seven months before Manufacturing Day.

“It’s a whole-year thing for us,” he said.

He believes the “real sweet spot” to reach students are the junior high and early high school years, when planning for a possible career begins to slowly coalesce for some.

Reach them at the right time, and perhaps the students will consider a STEM (science, technology, engineering and math) study path or a field that doesn’t require a college degree, organizers hope.

“Get kids out of classrooms and into a school bus, and get that bus into a parking lot,” Ratermann said. “Have those kids go into a manufacturing facility and see real-world manufacturing processes.”

“It’s the same message,” Erbaugh said. “It’s all about getting primarily students and educators and parents in to see what contemporary manufacturing is all about.”

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