



TROTWOOD

◆ GROWING TOGETHER ◆

ECONOMIC DEVELOPMENT

REDEVELOPING OUR COMMUNITY



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— REDEVELOPING —
OUR COMMUNITY

TABLE OF CONTENTS

Message from the Mayor	Page 3
Message from the City Manager	Page 4

Economic Development

Western Division Municipal Court	Page 5
Goodwill Easterseals	Page 7
Senior Lofts	Page 8
Dayton Metro Library: Trotwood Branch	Page 9
Commerce Park	Page 11
GATED Global Industrial Park	Page 12

New Housing

Moss Creek Subdivision	Page 13
Wolf Creek Run Subdivision	Page 14

Infrastructure

Infrastructure Updates	Page 15
------------------------------	---------

Financial Resiliency	Page 17
----------------------------	---------

Gratitude	Page 18
-----------------	---------



A MESSAGE FROM THE MAYOR

Through progressive thinking and creating an environment for growth, the City of Trotwood has evolved into a community of opportunities and redevelopment.

We are growing, thanks to municipal incentives and community support. Our partnerships developed with elected officials, business leaders, and regional stakeholders have positioned the City of Trotwood for success. This effort has paid major dividends, developments combining residential, commercial, and industrial areas are flourishing.

When considering new locations, look no further than Trotwood. Trotwood offers an excellent location to grow and prosper.

Enhancing the business environment has been a priority for us. We know that a conducive business environment is a prerequisite for growth and prosperity.

I would like to ask that anyone with questions regarding opportunities that exist within the City of Trotwood to please contact Mr. Chad Downing Executive Director of the Trotwood Community Improvement Corporation at (937) 854-7214 or email cdowning@trotwoodcic.org.

Please take advantage of the opportunities that exists here in Trotwood when considering your next business venture. The following are businesses that have taken advantages of the opportunities here. I hope you will too.

Sincerely,

Mary A. McDonald
Mayor | City of Trotwood



A MESSAGE FROM THE CITY MANAGER

The City of Trotwood has made strategic investment decisions that have galvanized economic development in the community. Through partnering with Local, State, and Federal stakeholders a strong economic ecosystem has been built that supports business growth and has created living wage jobs for our residents.

Because city leaders have formulated well thought out and comprehensive sustainable strategies to grow the community. The landscape is plentiful for entrepreneurs and businesses looking to grow and expand.

This year alone, the city will realize roughly 52.4 million dollars in new capital investment in the community. This is exceptional growth in light of the COVID-19 pandemic.

Finally, we are business-friendly and hope that you choose Trotwood for your new business, expansion, or relocation.

Sincerely,

Quincy E. Pope Sr., M.P.A., ICMA-CM, CPM, CLEE
City Manager | City of Trotwood

AS WE MOVE BEYOND FISCAL YEAR 2022...

The City of Trotwood remains resilient. Many of us still suffer fatigue from the COVID-19 pandemic, but we thank our public safety personnel, healthcare professionals, teachers, and all those who continue to operate their businesses during these very challenging times.

Although the pandemic continues to linger, the City of Trotwood's fiscal state remains good and our development and infrastructure projects are moving forward.

ECONOMIC DEVELOPMENT

Western Division Municipal Court

Montgomery County broke ground on Trotwood's new 18,000 square foot **Western Division Municipal Court**. This represents a \$6.2 million dollar investment in the community. Once completed this fall, all Western Division court dockets from the current location in New Lebanon will be moved to the new location at 875 E. Main St. in Trotwood.

The court will serve the Cities of Brookville and Trotwood, Villages of Farmersville, New Lebanon, Phillipsburg and Verona, and Townships of Clay, Jackson, Jefferson and Perry. Furthermore, this state of the art facility will have space for residents to enroll in social services programs and find career training and job opportunities. **This is part of the county's strategy to bring life-changing services into the communities.**

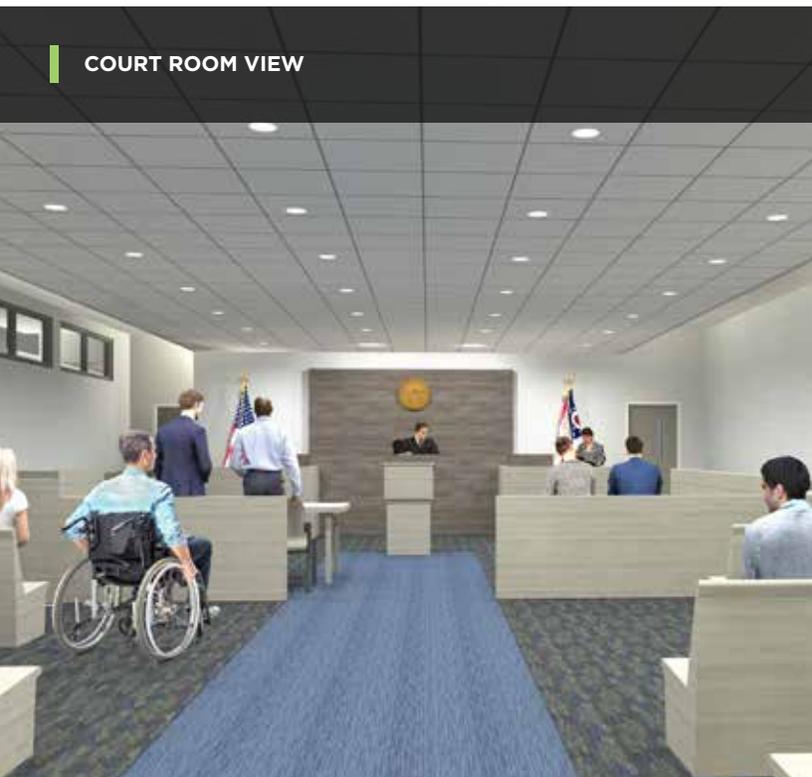


EXTERIOR DESIGN: ARTIST RENDERING | PARKING VIEW

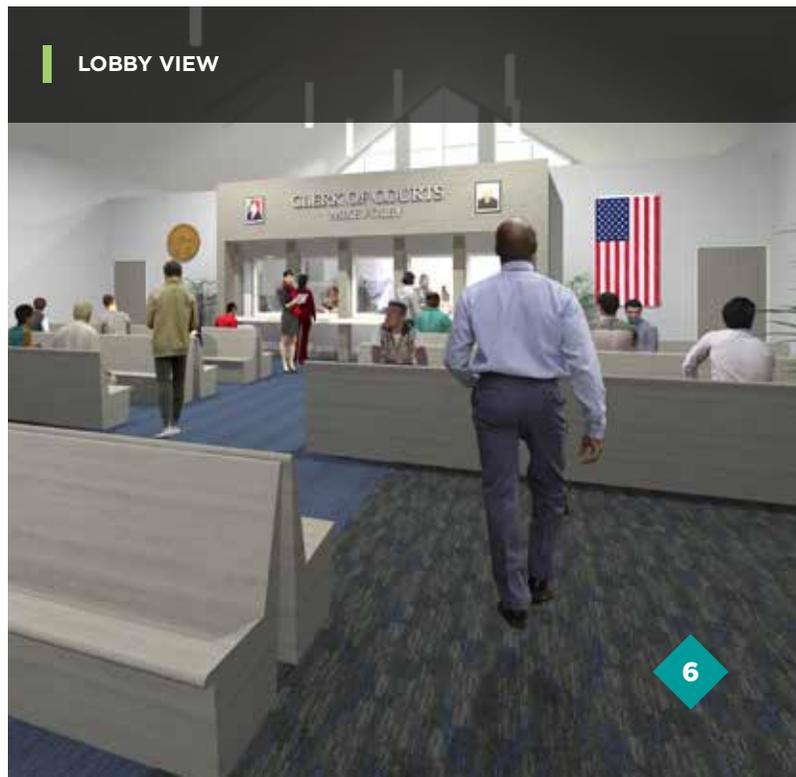
Large window in front | Brick Masonry Veneer
Concrete Masonry Units | Asphalt Shingle Roofing



STREET VIEW



COURT ROOM VIEW



LOBBY VIEW

Goodwill Easterseals Bringing Services to New Trotwood Facility

Excitement is brewing on Main Street with the ground breaking of the new Goodwill Easterseal West Campus Community Services Center.

Goodwill Easterseals services provided at the new facility will include employment programs, community outreach programs, and programs for individuals living in poverty, skills training/certification programs, senior adult services, behavioral health services, developmental disability services, an adult day support program, and a free car seat program.

The new West Campus Community Services Center will be located in the 800 block of East Main Street in Trotwood, next to the new Dayton Metro Library branch. The total cost for the 20,000-square-foot facility is \$6.8 million.



ARTIST RENDERING
MODA4 DESIGN | VISIONS BY GRANT



Trotwood Senior Lofts

We are excited about working with MVAH Partners LLC, a division of Miller Valentine Group on building the Trotwood Senior Lofts at 702 E. Main Street that will be a four story elevated building with **roughly 58 one bedroom and two bedroom units, and eight independent living cottages** with attached garages built along the property's southern edge.

This development will sit on 2.6 acres and represents \$12 million dollars of financial investment in the community.

Dayton Metro Library Trotwood Branch

Trotwood's new library located at 855 E. Main Street opened to the public on March 14, 2020, and has been a catalyst for economic development along the Main Street corridor.

Photo Credits: Ruetschle Architects





Furthermore, this investment of roughly 6 million dollars pays tribute to our community in a number of unique ways, including a Trotwood Trailer-designed space indoors, and a Nature Play Area (funded by the Mark A Kreusch Memorial Fund, that uses local trees downed by the 2019 Memorial Day tornadoes).

Trotwood Commerce Industrial Park

Since 2016, Trotwood's 62 acre industrial park has seen a resurgence of growth. This land is a dedicated Enterprise Zone and Federal HUB Zone, which guarantees government contracting preference for companies qualifying under SBA (Small Business Administration) programs.

ARTIST RENDERING
FERGUSON CONSTRUCTION CO | VISIONS BY GRANT



Commerce Park's INFRASTRUCTURE & AMENITIES INCLUDE:

- \$20,000 per acre, lots sized to user needs
- 5 miles from I-70, 9 miles from I-75, 11 miles from Dayton International Airport
- 62 acres of development ready land
- Immediately available construction ready parcels
- Light industrial / warehousing, zoned L-1
- Railroad spur, interior roads, sidewalks, retaining lake
- Shopping, restaurants within 2 miles, child care available within 5 miles
- Trained, available workforce close by
- Water, electric, gas, 3-phase power, fiber optic available

The industrial park currently includes StrataCache, a global digital technology company that provides powerful end-to-end digital media deployments for the largest global businesses and brands across Quick Serve Restaurants, Retail, Consumer Package Goods, Retail Finance, Stadiums, Lottery, Gaming and Corporate Communications. Therefore, the company is a global leader and maintains a diverse customer base.

SOME FACTS ABOUT STRATACACHE

- 28 countries
- 16 offices worldwide
- 1.4 million software and appliance installs
- 425 scale customers
- 550,000+ managed devices
- 500,000,000+ consumers reached every day

Premier Energy Services

In 2020, Premier Energy Services moved into our industrial park. We are proud to have a great community partner like Premier Energy choose Trotwood. They specialize in constructing, operating and maintaining a variety of natural gas systems. The scope of their work includes projects in varying geographies, geologies, weather conditions and other constraining environments. With more than twenty years of proven experience, their methods of construction include Horizontal Directional Drilling, Pneumatic Piercing, Open Trench, and Plow.



GATED Global Industrial Park

We are extremely excited about development going on in our industrial park this spring 2022. A massive tract of land in Trotwood will soon be home to a nearly 1 million-square-foot industrial park serving distribution, fulfillment and manufacturing companies. This represents a \$65 million dollars in investment in Trotwood.

The Trotwood Community Improvement Corporation (TCIC) has entered into an agreement with GATED Properties Global to develop the GATED Global Industrial Park — **an eight-building industrial park on more than 85 acres in and around the existing Trotwood Commerce Park**. This project will bring companies and jobs to Trotwood and will be completed in phases.

THE FIRST PHASE includes three 200,000-square-foot buildings and one 80,000-square-foot building, which will be constructed immediately southwest of the Olive Road/Wolf Creek Pike interchange.

THE SECOND PHASE will be on the east side of Olive Road. Site plans indicate the eastern side of the development will include four more buildings: one 162,500-square-foot facility, an 80,000-square-foot facility and two 26,000-square-foot facilities.

NEW HOUSING



Moss Creek Subdivision

This upscale community has beautiful existing homes and is experiencing new growth in the area. We are also excited about this new construction and investment in our community.

Century Complete Home Builders is in the process of building sixteen new custom built homes and more are in the planning. This represents roughly a 6.4 million dollar investment in Trotwood.



Wolf Creek Run Subdivision

D.R. Horton, Inc. is a national home construction company incorporated in Delaware and headquartered in Arlington, Texas. Since 2002, the company has been the largest homebuilder by volume in the United States. The company ranked number 194 on the 2019 Fortune 500 list of the largest United States corporations by revenue.

D.R. Horton, Inc. continues to build new housing in Trotwood's Wolf Creek Run housing subdivision with prices ranging from \$180,000 to \$275,000. This represents 10 million dollars in new private capital investment in our community.

D·R·HORTON®
America's Builder

INFRASTRUCTURE

We continue to work hard on improving the city's aging infrastructure. We know that we have 50 year old water lines and roadways/streets that also need attention. Therefore, we have taken an aggressive approach to making improvements and capitalizing on grants as much as we can.

City of Trotwood Infrastructure Updates



**1,685 FEET OF SANITARY SEWER LINE UPGRADES
ALONG WOLF CREEK AT A COST OF \$975,000**



**3,373 FEET OF WATERLINE UPGRADES ALONG
OLIVE ROAD FROM THE INTERSECTION OF MAIN STREET TO
BRADFIELD PLACE AT A COST OF \$565,745**



**SINCE 2016, THE CITY HAS RESURFACED 28 MILES OF
ROADWAY AT A ROUGH COST OF ABOUT \$5.6 MILLION**

While we are the second largest city in Montgomery County, Ohio area wide with 411 lane miles of roadway, we are committed to upgrading our infrastructure.



**IN 2021, THE CITY SPENT \$700,000
ON RESURFACING NEIGHBORHOOD STREETS**

We know how important neighborhood streets are to improving and enhancing the quality of life of our residents.

Therefore, the city will spend **another \$480,000 this year on neighborhood resurfacing projects!**



FINANCIAL RESILIENCY

For the seventh year in a row, the City of Trotwood has presented a balanced and responsible budget that does all the things we are committed to ensuring like addressing its infrastructure and having the programs in place that are important to our residents.

The city's overall operating budget is \$27,944,399 and we will continue a conservative approach in budgeting operationally to help ensure long-term financial sustainability, which is one of the key cornerstones of Trotwood's strategic plan initiatives. With this conservative approach to budgeting, along with clear direction on key community objectives supplied by the strategic plan, we will be well positioned to move our community forward.



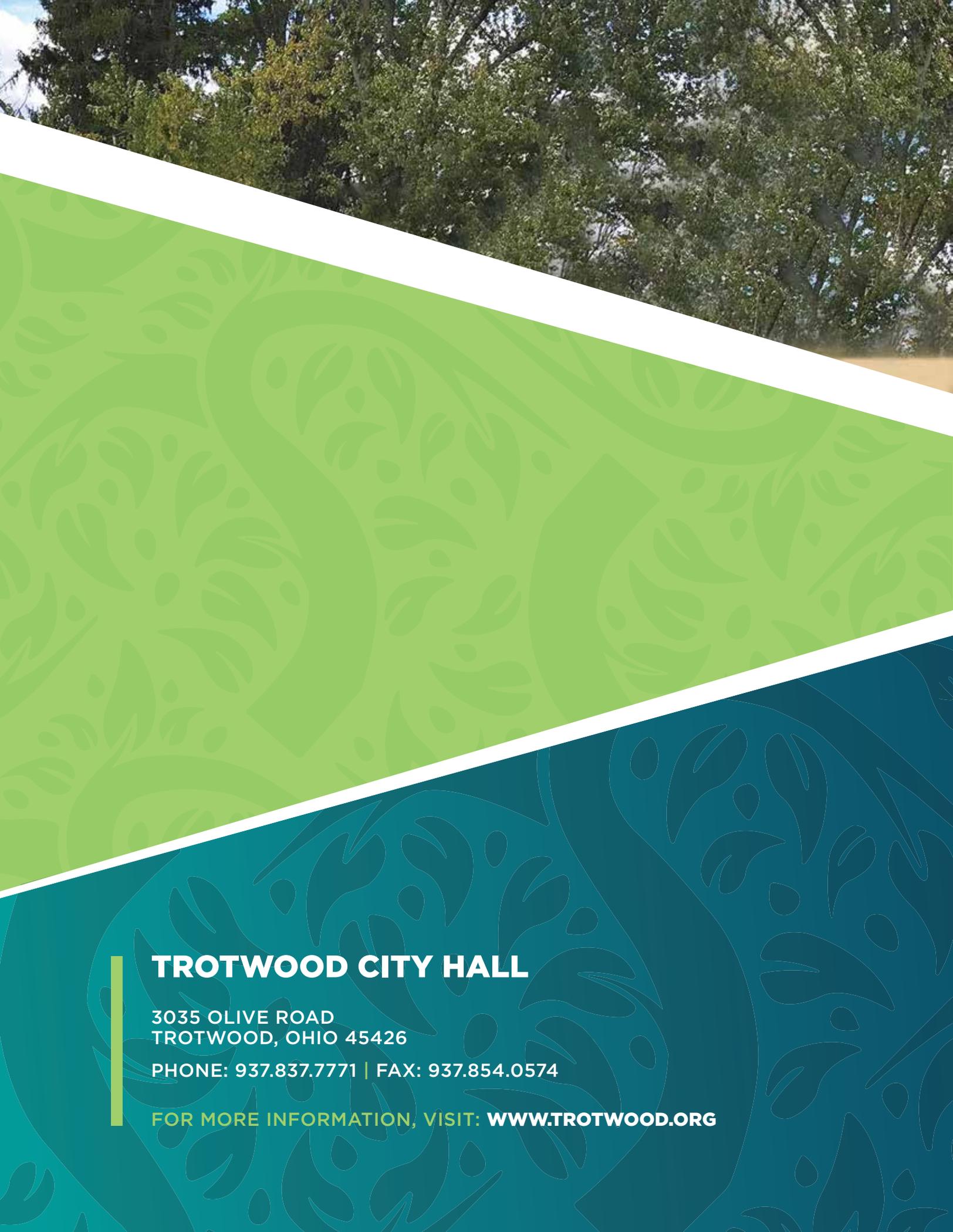
We are also excited the city was recognized by the State of Ohio for excellence in financial reporting, transparency, and being good Stewards of taxpayer dollars. Based on these practices, for the second year in a row, the city received the **“Ohio Auditor of State Award with Distinction”** from **Ohio Auditor of State Keith Faber**. This is an exceptional accomplishment for the city to be recognized among the elite of municipalities in Ohio.



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THANK YOU FOR READING!



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FOR MORE INFORMATION, VISIT: WWW.TROTWOOD.ORG