

Recent Economic Development Wins!

Alliance Torque Convertors

5915 Wolf Creek Pike
Automotive torque converter build and repair

Arena Sports Bar and Grill

4515 Salem Avenue
Sports bar and family friendly restaurant
**Opening Soon*

Donut Palace

5264 Salem Avenue
Donuts, Coffee and Baked Goods (Free WiFi)

Halftimes Bar & Grill

5212 Salem Avenue
Sports bar and family friendly restaurant
**Opening Soon*

KMG Pharmacy

846 E. Main Street
Pharmacy and Convenience Drug Store

Marathon Gas

3031 Shiloh Springs Road
Gas Station and Carryout

Phoenix Tube (Epix Tube)

5353 Salem Avenue
Manufacturing of tube steel into products or parts of products

Specialty Machining/ Specialty Manufacturing

5370 Salem Avenue
Light Industrial grinding, machining and assembly

Sunoco Gas Station

2898 Olive Road
Gas Station and Carryout

City Manager's Message



As we enter the final months of the 4th Quarter for fiscal year 2015, I am excited about signs the regional economy is starting to recover, as well as business opportunities in the City of Trotwood. A total of eighteen new businesses have located in the City of Trotwood since the first of the year, creating 98 new jobs and opportunities for employment within the City of Trotwood. I would like to take a moment and highlight a couple of the new businesses: The City of Trotwood entered into a development agreement with Phoenix Tube, a light manufacturing business, to acquire, renovate and occupy the former K-Mart building located at 5300 Salem Avenue through authorizing \$225,000 in economic development/government equity (ED/GE) program funds to help with the transition. As part of this venture, Phoenix Tube committed to investing \$1.9 million dollars into the facility and creating twenty-five new jobs in Trotwood. This equates to \$28,125 in income tax revenues to the city.

We also welcomed Specialty Manufacturing, who moved from the City of Dayton to Trotwood, and purchased the former Elder-Beerman Furniture Warehouse property at 5370 Salem Avenue. The City of Trotwood is working with the Dayton Development Coalition and JobsOhio to secure \$200,000 in funding to help assist Specialty Manufacturing with upgrades to the building. Fifty-two jobs will come with Specialty Manufacturing, with an average salary of \$47,840.00 per job and an annual payroll of \$2,487,680.00. The total project value including building acquisition, construction and machinery is \$2,100,000.00.

The City is also experiencing robust revitalization and investment in its multi-family housing units that align with the city's strategic plan and vision to improve the economic vitality, appearance and function of the community. Overall, there has been roughly 5.8 million dollars of private investment dollars pumped into revitalizing the city's multi-family housing units. The owners of Kensington Square Apartments, a 224 unit complex located on Shiloh Springs Road, have invested over 3 million dollars in renovations to include roads, roofs, painting buildings, landscaping and replacing everything in the apartments to meet the demand and needs of today's consumer. The upgrades to the complex have created synergy and vibrancy along one of Trotwood's major travelled arteries, Shiloh Springs Road. Kensington Square Apartments are 99% occupied.

Bloomfield apartments located on Bloomfield Drive are privately owned, but managed by Towne Properties. The owners have invested roughly 2.7 million dollars in upgrades to its housing complex that is contiguous with a residential neighborhood. The upgrades have significantly improved the aesthetics and appearance of the area leading into the neighborhood. Bloomfield apartments are 98% occupied.

In the last couple of years, Salem Woods apartments have spent \$200,000 a year in upgrades to its roofs, roads, buildings, balcony's, concrete, appliances, furnaces, and carpet. Salem Woods Apartments are a 240 unit apartment complex located on Woodcreek Drive. They are 97% occupied

Woodland Hills purchased the former Castle Brook apartments for 4 million dollars and plan to invest another 6 million into the infrastructure.

The Trotwood Community Improvement Corporation (TCIC) is making impacts in stabilizing and revitalizing our neighborhoods through rehabilitating distressed abandoned properties. Eight properties have been sold and rehabilitated in 2015.

Finally, I expect the economy's momentum to continue into 2016, and while economist predict the current unemployment rate of 6.3% is still above the natural rate, it may decline and reach a natural rate of 5.5 percent in 2016. This means faster wage growth, which puts more money in consumers' pockets and leads to more spending and a stronger economy.

Please support our area businesses – they depend on you for their livelihood and sustainability, and make the City of Trotwood a viable resource for additional expanded businesses and services.

Quincy E. Pope Sr., M.P.A, CLEE, CPM

Interim City Manager

City Assigns Resource Officer to Trotwood-Madison Schools



Effective November 2, 2015, the Trotwood Police Department assigned Officer Michelle Hudnell to the new position of district-wide School Resource Officer. The City of Trotwood Police Department and the Trotwood-Madison City School District entered into an agreement to provide a district-wide School Resource Officer within the five school buildings for the 2015-16 school year. This new partnership will support a collaborative, problem-solving approach to many concerns facing the education process, and its relationship with law enforcement. Officer Hudnell began working with the Trotwood Police Department in 2011 and her assignments have included road patrol, community policing & outreach, evidence technician, and crime prevention specialist. Her primary responsibilities as the School Resource Officer will be handling all calls for service from any of the five schools in the district and working with school administration on safety and security issues.

Please Remember

...to check the City website, www.trotwood.org for continuously updated information on meetings, events and special programs.

Public Works Preps For The Winter Season



The joys of the holiday season are upon us and the crispness in the air has returned. As much as we love this time of year, the reality of what's ahead with the weather is hard to escape. In order to make sure Trotwood's roads and bridges are ready, the Public Works department has been preparing to handle the upcoming winter season. As in past year's, when 1-3 inches of snow drops, staff will work to clear the main streets in the city first, followed by the clearing of secondary and

residential streets and cul-de-sacs. But citizens play an equally critical role. When a storm approaches, all vehicles must be removed from city streets, which will make it easy for snow plows to clear streets quickly and efficiently. The following are definitions of snow emergency levels (as issued by the Montgomery County Sheriff's Office):

- **Level 1** – roadways are hazardous with blowing and drifting snow; drive cautiously
- **Level 2** – roadways are hazardous with blowing and drifting snow; but you should only be on the road if you feel it is an emergency
- **Level 3** – all roads closed, except for emergency vehicles. If you are out and it is deemed that shouldn't be, you could be subject to prosecution.

In 2014, other municipalities suffered a shortage of commercial salt. Trotwood was in good shape last year and has plenty of salt for the upcoming winter season. When snow begins to fall, the men and women of the Public Works department will be hard at work to make sure everyone is able to navigate Trotwood's streets as safe as possible.

Holiday Programming From Parks & Recreation

The City of Trotwood Parks & Recreation department has provided excellent programming throughout the year and has offered something the entire family can enjoy. As we wind down to the end of the year, staff has planned two great holiday events for the entire family.

13th Annual Tree Lighting Celebration

Saturday, December 5, 2015 – Olde Town Commons Train Depot
(corner of East Main & South Broadway)



Festivities will begin at 2:00pm with the arrival of Santa Claus, who will be escorted by the Trotwood Police Department and Trotwood Fire & Rescue. Santa will be available throughout the event to take photos with the children. Pictures are free; however, donations are greatly appreciated. All proceeds will benefit the Trotwood-Madison Historical Society. Other activities include: games, the singing of holiday songs, visits by Sparky the Fire Dog, McGruff the Crime Dog and hayrides by a horse-drawn wagon for a \$1.00 or a donation of a

non-perishable food item per person. Food items collected will be donated to the Point Church Food Pantry. Refreshments will also be provided by the Trotwood-Madison Historical Society. Children 12 and under are encouraged to register their attendance, and one lucky child will be selected to assist the Trotwood Mayor with the lighting of the Holiday Tree at 5:00pm.

"Spirit Of Christmas" Outside Home Decorating Contest

Homes judged on Thursday, December 17, 2015, 6-8:00pm
First Place \$100, Second Place \$50, Third Place \$25

Annually, the City of Trotwood sponsors a residential, outdoor, holiday lighting and decorating contest. The Parks & Recreation Department solicits nominations from residents, who identify homes they think should be judged. This year, homes will be judged by volunteers and members of the Board of Parks & Recreation. Awards will be presented during the, January 2016 Trotwood City Council meeting. The City Council meeting will be held at the Trotwood Madison Board of Education, Monday, January 4, 2016 at 6:30pm. For more information, contact Program Manager, Shawn Tucker, at (937) 854-7217 or tucker@trotwood.org.

