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*Based on 2019 data
Piqua — The city of Piqua is seeing redevelopment and new businesses take place in the city, along the same time as updates to city utilities take place.

City Manager Gary Hull said the first phase of the redevelopment at Lock 9 Park is complete, which has included relocating utility lines and excursioning the soil and look at the park. He said this week "puts us in a place to be able to move on with the next phases of the park.

The city plans to continue that development, having received a donation of $280,000 from Premier Health for the improvements at Lock 9 Park.

The majority of the $42 million renovations at the Wastewater Treatment Plant were finished in 2019 and the rest of the improvements are expected to be completed this year.

"In 2019, we complete 76 percent of the project," Hull said. "The remainder of it will be completed this year.

The Wastewater Treatment Plant has seen the responsible and the concrete poured — in excess of 40,000 cubic yards of concrete and Lock 9 Park is complete for new structures at the plant. The city of Piqua first broke ground on the project in September 2017. The improvements include expanding the plant to get rid of the city’s sanitary sewer overflow (SSO), which is untreated wastewater that overflows into the Great Miami River.

The Piqua City Commission awarded the construction contract to Peterson Construction Company for the expansion and upgrades of the plant. The cost of the project is not to exceed $42,214,730, which includes a 5 percent contingency. The project is being funded through a loan from the Ohio EPA, Department of Environmental Financial Assistance (DEFA).

In addition to SSO, the improvement will also be able to address harmful algae blooms. The improvements also include increasing the plant’s capacity to treat wet weather flow without sewer backups and treatment tank overflows and the addition of oxidation ditches for biological removal of organics from incoming wastewater.

The headworks structure, oxidation ditches, inlet clarifiers, and secondary treatment building are all being built on abandoned quarry land that Piqua Materials Inc. donated to the city of Piqua.

Other wastewater utilities were addressed in 2019, including improvements to the city’s pump stations. "We did a rehabilitation of all our sewer pumps this past year," Hull said.

The city received a $150,000 grant and zero percent loan in the amount of $1 million from the Ohio Public Works Commission (OPWC) for the Wastewater Pump Stations Replacement and Elimination Project. The project modernized pump stations at Maplewood Drive and Orchard Drive, as well as replaced pump stations at Candlewood Boulevard and Stratford Drive. The project also eliminated one pump station at the Miami Valley Center Mall by installing a gravity sewer at that location.

Local wastewater funds paid for approximately $642,526 of the project. In September 2019, the Piqua City Commission approved contracting with Kinimon Recruiting Inc. for the Wastewater Pump Stations Replacement and Elimination Project in the amount of $2,192,526. Kinimon Recruiting Inc. was the only bidder for the project, with a bid at $1,953,205. A 10 percent contingency brought the amount of the project to over $2 million. "Over at the Water Treatment Plant, testing shows that it is continuing to be an asset to providing safe drinking water to customers."

"Our testing at the Water Treatment Plant has indicated absolutely zero entering," Hull said, explaining that algae is sometimes an issue in communities that draw from surface water, like Piqua. Piqua mainly draws water from the Great Miami River. Algae is a type of herbicide used on agricultural land.

"Then new plant was designed to do that," Hull said about removing algae. "We’re proud of that.

The city also saw the completion of the Manier Solar Field, which included over 60 acres of solar energy panels. The Manier solar field is another component of the American Municipal Power (AMP) Solar Phase II project, in which the city is a participant. It is the second solar field completed in Piqua, the other of which includes the facem site of Stantion Street where the former Stantion School was located. The solar fields were developed by North America Resources (NextEra), which continues to own, operate, and maintain the sites. NextEra sells the energy to AMP and the city of Piqua Power System purchases a portion of the power generated from the solar fields through the city's membership in AMP.

For comparison to the Manier solar field's peak performance of approximately 12,525 megawatts, the Stantion solar field generates approximately 1.76 megawatt-hours of energy at its peak generation. While the Stantion solar field is a foundational solar field where the solar panels do not cause the Manier solar field to have solar panels that move through the ground as the solar panels, the Piqua Power System refurbished the constructed 3.5 miles of new electric distribution lines, also removing an old DPL line and the Lodge Park. The Power System also participated in AMP’s North Valley Light Up The Nation project, which include the city sending harvesting equipment to Arizona to help provide power to the Navajo nation.

See PQUIA 22
**West Main Street, firehouse projects top city list**

The city of Troy will gear up for the first phase of West Main Street reconstruction from Cherry Street to Ridgeway Avenue this year. Final design, bids and property acquisition and right-of-way will take place before construction begins in 2021. The city has budgeted $1.7 million for West Main Street right-of-way acquisitions.

Director of Public Service and Safety Patrick Tittmann said the project will likely be completed in two phases with the remaining phase from Ridge Avenue to Monument Avenue following the completion of the first phase. Each phase is projected to cost around $10.2 million with Ohio Public Works Commission grants to offset costs.

Part of the design is placing underground utilities and removing light poles from the streetscape. Traffic timing will also be improved from West Main Street to improve traffic flow.

Other expenses include $130,000 for the downtown riverfront events and projects, $7,500 for additional downtown streetscape, a $50,000 budget for the design phase plus $25,000 required for a downtown welcome and restroom center, and plus the development of the Treasure Island Harbor, and $400,000 for the Main Street and Community Park trail connection.

Tittermann said the welcome center may include county organizations in one location with first floor access. This also accomplishes an additional phase and would possibly include more local organizations like the chambers of commerce, Troy Chamber of Commerce and Development Council, Troy Main Street and other similar agencies.

“The city is seeking a current space for the welcome center instead of building a new facility. The city plans to market the event space at Bobcat Arena to the new Shoreline clubhouse for meetings and other events. Other expenses include $75,000 for major equipment and vehicle purchases such as $120,000 to replace a 1995 fire engine, $100,000 for a sandblaster, and $140,000 for a trailer truck, $135,000 for downtown streetscape, $64,800 for a used utility equipment, $80,000 for a used utility equipment, and $40,000 for police replacement vehicles for police department personnel and recreation, and water plant maintenance. City expenses include $84,000 for a tractor for Miami Shores, and fire replacement grill carts.

Other expenses are $300,000 for Ridglever for the lost of three phases of improvements, $1.2 million for road paving projects, $250,000 for a traffic signal at West Main and Kings Chapel. A traffic signal is also anticipated for North Market and Vine-Urbana Road.

In terms of employment, an additional 10-year lease was requested for the park department to help with maintenance of the downtown area, a clinical position at the police department from 8 a.m. to 4 p.m., and $40,000 to continue the fire department’s apprentice program with two additional student apprentice employees.

The general fund budget expenses were projected to be $26.7 million for general operating costs and $8.5 million in capital projects for a total of $35.2 million for the year.

City revenues include a projected 3.1 percent increase in income tax around $270,000 and an overall revenue projection of $32.4 million, including a general fund carry-over balance of $25.4 million. In 2020, a 270-day pay period will cost the city to pay approximately $630,000 to employees for the extra pay check.

**Sheriff’s office adds security, technology in 2020**

**MIAMI COUNTY — The Miami County Sheriff’s Office in 2020 aims to continue to provide — and improve — safety services to the county’s residents. “The Miami County Sheriff’s Office plans to continue providing quality law enforcement and correction services to the residents in Miami County as we progress into 2020,” said Sheriff Dave Duchak.

Led by the sheriff’s office, the Miami County Courthouse and the Safety Building will have new security measures in place beginning in the first quarter of 2020. The “security measures being put into place will provide a safer environment for employees and citizens who conduct business in the buildings,” Duchak said.

The sheriff’s office also intends to open the fourth pod at the Miami County Incarceration Facility in 2020. The opening of the fourth pod will accommodate two initiatives. First, it will increase the facility’s overall capacity by 140 inmates, which is the current maximum capacity for space at all Miami County prisons,

Secondly, with the completion of the fourth pod, Duchak said, “Second, security needs can be rented to other governmental agencies to generate revenue to offset operating costs. No beds will ever be located in a facility of accepting Miami County prisoners.”

The sheriff’s office will continue its partnership with the Miami County Animal Shelter and the Miami County Commission to improve services relating to the duties provided by the animal shelter.

“Having a deputy assigned to the animal shelter has greatly assisted with investigations and training of staff,” Duchak said. “Improvements to the building grounds, and training of staff are some of the initiatives that can be anticipated.”

Many community engagements continue into the new year with the following: 105 Links for Kids, Safety Town, Teen Citizen Police Academy, Hamilton-Beaumont and the Kid’s Camp to name a few. These programs are tailored to address negative trends children face and help teach positive ways of dealing with those challenges. Duchak said as a public safety agency, it must adapt to meet evolving social issues, which hamper the quality of life for the residents.

The Miami County Sheriff’s Office’s Office has prepared to meet these demands by hiring personnel, purchasing the appropriate equipment, and using that technology to meet the needs of the people we serve,” Duchak said.

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 Other expenses include $3,500 for a backhoe for the utility lines underground and $37.2 million for the year.

In terms of employment, an additional 10-year lease was requested for the park department to help with maintenance of the downtown area, a clinical position at the police department from 8 a.m. to 4 p.m., and $40,000 to continue the fire department’s apprentice program with two additional student apprentice employees.

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Mike Ullery | MVT file photo

Detective Todd Cooper of the Miami County Sheriff’s Office demonstrates the department’s state-of-the-art cell phone forensic capability. Sheriff Dave Duchak sent Cooper to an intensive training school.

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Covington to continue improvements in 2020

By Alme Hanssan

COVINGTON — As part of its 2020 goals, the Village of Covington plans to make improvements to its government center, continue working on the High Street reconstruction project, and make updates to its police department, among other things.

Covington Council recently released a list of its current goals for 2020, including specifics about what each fund project's cost will come from.

Using general funds, a tentative goal is set for the continuation of HVAC control system updates at the Government Center. Mike Busse, said when the GC was remodeled in 2000, no updates were made to the HVAC control panels. Given the fact that the control system was "all the rage" at the time of renovation, they have become "non-functional" and need to be replaced.

One goal for those systems that has emerged is replacing the old systems that have problems. Given the repairs that were made to the HVAC system for the First Responders, there will be a funding request for those systems that may have problems. Given the repairs that were made to the HVAC system for the First Responders, there will be a funding request for those systems that may have problems.

From the street fund, goals have been prepared to complete the right-of-way acquisition for the High Street project, resurface Westview Street from Bridge to Walnut Streets, patch trenches, and resurface Ludlow Street. Village Administrator Chris Haines said the village — aside from the state Route 41 and Bridge Street, is set to be completed in 2022.

This is a current project, and there's just a tremendous amount of planning that needs to be done," Busse said. "We've been working on that project for about four years already.

The right-of-way acquisition and stage three design are the only two components of the project that are set to be completed in 2020.

Busse said resurfacing, sidewalk improvements, patching trenches, and replacing curbs and gutters will all be completed in the spring.

Tentative goals from the water fund include completing the inventory and long-term sustainability plan for the water system. The goal is to replace the older lift station control panel, adding a generator back-up, replacing the existing telemetry, and designing and building the Activated Sludge transfer pump replacement project.

Busse said the transfer pump pumps sludge back to the head of the wastewater plant. The current pumps are old and may be either replaced or repaired. It depends on what they're like, Busse said. "We're not sure what they will be called VFDs (Variable Frequency Drives), so they only run when the station control panel says that's required, so they use energy more efficiently and maintain water pressures," Busse said.

From the police fund, goals include expanding patrol service to multimodal transit stops throughout the community and businesses, and exploring a new police aldıe and 2014, the police also included a plan to install an Active Shooter response for businesses and churches.

"If a church group or someone like that wants active-shooter training, we provide it at no charge," Busse said. "We're trying to reach out to all the churches.

According to Busse, the village — aside from those downtown improvements, there will be replaced with LED bulbs. The stage lights will also be replaced with LED bulbs.

President and CEO of the High Street reconstruction project, Chris Haines announced in 2019 the construction of a 20,000-square foot, three-story building that will include first floor retail spaces, including Glacier View Coffee, a Flames family-owned coffee shop.

Marias Technology will occupy floors two and three, Haines said, and the business will also remain in its current Wright Street location, with a walkway to be built connecting it to the new building on the second floor.

Plans for 10 N. High St. include conversion and subdivision of the building into the three retail spaces on the first floor. Plans for the second floor have not yet been released.

Marias Technology will also be investing in improvements to their current facility, which includes the building in its budget for the year.

Instead of adding features to the existing building, they will be looking to the southernmost building, referred to as the Dime Store, to be used as overflow from their current building while their new facility is under construction.

Chris Ross, Director of the J.R. Clark Public Library, announced the update to the library during a Covington Board of Education meeting in November of 2019.

Ross said the renovations are tentatively planned to take place in the fall of 2020, and will include a third-level handicap-accessible elevator, ADA-compliant restrooms, the addition of amenities to the kitchenette, and new HVAC and LED lighting, and carpeting and shelving.

The state area will be removed, Ross said, due to safety concerns, but stage lighting will be installed to allow continued use for various programs.

Ross said the village is still waiting for the plan to be adopted as official plans.

This is the second of a three-part series of articles on the future of the Dime Store within the library.

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**West Milton plans for growth in coming year**

By Matt Clevenger
For Miami Valley Today

WEST MILTON — The past year has brought some major changes to the Village of West Milton, including the retirement of Fire Chief Denny Franz and groundbreaking for the long-awaited Stillwater Crossings Development located at the intersection of OH-571 and Milford Roads.

“In 2019 we had reconstruction of a huge amount of road, which will create more ripples,” Village Manager Matthew Klime said. “But besides that the pumpkin show director Jim Wysong said, "Everything went really well," the railroad museum has a festival, "Participation was up." Looking ahead into 2020, Wysong said the village is still in the process of planning this year’s road construction projects. "We’re in a budget cycle right now, so we don’t have our budget figured out yet," she said. The Bradford Railroad Heritage Festival will be held in June, and the village is currently planning for this year’s pumpkin show, which will be held Oct. 13-17. Changes for this year will include an extra day of rides on Tuesday.

"We’re in the process of planning for it now," Wysong said. "We have our first meeting today." "We’re a new ride company this year," she said. "Poor Jack’s out of Indiana will be doing our rides; we’ll run rides Tuesday through Saturday." Tonight’s our first meeting," he said, "so we’re trying to come up with our new theme for this year and everything. We let the public put in their suggestions on the theme for this year, and tonight we’ve got them and see what we’re going to go with.”

By Matt Clevenger
For Miami Valley Today

**Road construction, festivals top stories for Bradford**

BRADFORD — Road construction and two different festivals helped make 2019 a good year for the village of Bradford. In 2019 we had reconstruction of Harrison Avenue, and some paving in the northeast quadrant, village clerk/treasurer Brenda Sanderson said. “That was one big project.” Other highlights from 2019 include the Bradford Railroad Heritage Festival, sponsored by the Bradford Railroad Museum, and the Bradford Pumpkin Show. The railroad museum has a festival," Sanderson said, “and we always have our annual community festival, which is called the pumpkin show by some, that’s in October.” The pumpkin show had an exceptional year in 2019, Sanderson said. “It rained most all day on Friday, but besides that the pumpkin show went really well.” The contests were good,” he said.

"Looking ahead into 2020, Sanderson said the village is still in the process of planning this year’s road construction projects. "We’re in a budget cycle right now, so we don’t have our budget figured out yet," she said. "Many people attending and enjoying hardwoods West Milton’s own Hignite/Makowick." Several major construction projects were completed in 2019 as well, including improvements to the clarifiers and electrical equipment at the village’s wastewater treatment plant. "We improved the interaction of Jay, Market and Stillwater Streets," Kline said, "allowing for traffic to approach and stop at a perpendicular angle to make it safer for drivers. Stillwater was widened with new curb and gutters, improving the storm water runoff to help with large rains." "We made major corrections to the water system," he said, “especially in the downtown area, where we experienced fluctuations in pressure. All of this work was in anticipation of Stillwater Crossings.” Ground was broken at the Stillwater Crossings Development in November. A mini-kease development, the project could also help spur additional construction in the future. "We believe action and energy create additional action and energy, and are confident that this first phase will spur additional future projects and growth, including more residential development and job opportunities," Kline said. "It’s the ripple in the still pond, which will create more ripples." "Stillwater Crossings is by far the largest construction project ever produced in West Milton," he said. "There is much work the developer-driven project must complete, but we believe we will see the first homes built by the last half of the year, along with the start of the senior cottages and some of the commercial structures as well." Other projects for 2020 include improving the village’s broadband, and the expansion of sanitary sewers to Ludlow Falls. Starting in the fall, the West Milton Police Department will hold its second Citizens Police Academy. Special events for 2020 will include the Fourth of July fireworks, the Rock the Hill Concert on Aug. 15, the Roll Fling car show on Sept. 19 and the Rotary Halloween Trick-or-Treat.

"Their mission is to create an environment where new businesses want to make their start, existing businesses are supported and the community can gather with pride," he said. "They intend to create monthly downtown events called Third Thursdays, and spruce up the downtown by enhancing and improving the landscaping and the creation of a mural on one of the buildings."
TROY — Troy Main Street started this new year with a new director and an already packed schedule of events for 2020.

Executive Director Andrea Keller was appointed in October 2019 following the resignation of former director Nicole Loy.

Keller said her new position has given her the opportunity to learn more about the city, its businesses and residents, while inspiring her to make downtown Troy a place people are drawn to.

“It’s keeping me on my toes, and there’s always something to do, which I like,” she said. “My job includes a lot of forming and maintaining relationships, whether it be with the downtown businesses or with the city, who we work a lot with, as well as sponsors and donors.”

In January of this year, Troy Main Street announced it has been certified as a National Main Street Program by Heritage Ohio, which is Ohio’s historic preservation and Main Street organization.

“The National Main Street Organization has four points for Main Streets to focus on,” Keller said. “They are organization, promotion, development, and economic vitality.”

“Promotions” can include events or stories. The TMS organization does to draw people downtown, Keller said.

“It’s about creating an experience where people feel like they’re walking in a place where businesses are thriving, and they are important, and Keller said.

According to Keller, a tentative list of downtown events are scheduled, with more details to be released as they come, and are as follows:
• Friday, March 6: Saxophone band from 5:30-8 p.m.
• Friday, April 3: Joke night from 5-10 p.m.
• Friday, May 1: Cruise-In from 5-10 p.m.
• Friday, June 5: Strawberry Jam in conjunction with the Chamber of Commerce, Strawberry Shoutout (Competition) from 5:30 to 8 p.m.
• Wednesday, July 24 through Friday, June 26 The TMS will host a “Taste of Troy Adventure.”
• Thursday, June 25 GOBA Concert on Presto Plaza at 7:30 p.m.

In addition to MRG Events, Piqua started in 2018, is another event producer in the downtown area.

Piqua CARSTAR performed an offsite renovation for new products and exceptional customer service from their location.

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Piqua, Sidney, and Troy. All three locations pride themselves in quality collision repair from certified technicians and exceptional customer service from their locations.

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Miami County housing market steady in 2019

By Alimee Hancock  Miami Valley Today

MIAMI COUNTY — The Ohio housing market was “extremely active” in 2019 as the sector surpassed the prior year’s levels in sales activity, average sales price and total dollar volume, according to Ohio Realtors.

State-wide, homes sales reached 136,650 in 2019, a 1.5 percent increase from the 2018 year-end level of 134,297.

The average sales price across Ohio in 2019 reached $182,843, a $18,504 increase from 2018, compared to 1,058 in 2018, and 1,183 units listed on the market in 2019, which was down just slightly from 2018.

October 2019 was $180,075, an increase of 2018’s total sold volume of $166,291.

Windle said that while it is early in the year and things normally slow down during this period, he anticipates inventory will remain low in 2020, and noted interest rates are predicted to remain low as well.

“This increases buying power and drives demand even more, resulting most of the time in someone selling their home to net more money from the sale,” he said.

A valid broker license is required to sell a home, and the Real Estate Board of Ohio said one needs at least 60 hours of education, 16 hours of continuing education, and 6,000 hours of experience.

“Since 2014, Home Town Realty, has worked within the Miami County real estate market for the last three years, he anticipates inventory will remain low in 2020, and noted interest rates are predicted to remain low as well.

“ evidenced by that market,” said Home Town Realty’s team leader Derek Windle.

“Home Sellers” are paying top dollar.”

Windle added that homes with acreage are always in demand, said there are four factors that affect the demand and sale of a home.

“They want the mechanicals to be in good condition, the bathrooms and kitchen to be updated, they might sell a few walls when they move in, but most generally, especially millennial buyers, desire to move in and live because they are paying top dollar.”

Windle added that homes with acreage are always in demand, and said there are four factors that affect the demand and sale of a home. This includes the property itself — its condition, improvements and location; the market — what’s happening in the area in terms of jobs, the economy, interest rates and competing properties; promotion — how many prospective buyers know about the property and whether they are serious and qualified; and the price — how much the property is compared to other homes for sale.

Reach the writer at awandolle@aimmediamidwest.com. © 2020 Miami Valley Today. All rights reserved.

Mainstreet Piqua expands event calendar

Mainstreet Piqua Today

PIQUA — Mainstreet Piqua saw new events gain traction in 2019, along with growth from some popular favorites, and the organization plans to build upon each of them in 2020.

“Last year was a good year for Mainstreet Piqua,” Executive Director Lora Schenck of Mainstreet Piqua said.

Last October, Mainstreet Piqua announced its new Harvest Days event, which Schenck said was “well-attended in our community.” The event featured local food, live music and seasonal activities, such as a Dragon Creek Book Giveaway, a pumpkin decorating zone, a pumpkin patch, pumpkin bowling, and more.

“Looking for new ways to grow the event,” Schenck said.

Mainstreet Piqua also saw more growth in 2019 with its weekly Farmers Market, which it moved from 3-6 p.m. on Thursdays beginning May 28 and ending Sept. 10.

Other tentatively held events include:

• Can’t Stop Running’s St. Patrick’s Day Run between 6-10 p.m. March 17. Visit cantstoprunning.com for more information or to register.

• The Downtown Piqua Clean Up Day between 8-10 a.m. and noon May 2.

• Taste of the Arts from 3-9 p.m. May 8 on the 300 and 400 blocks of North Main Street.

• Piqua Farmers Markets between 3-6 p.m. beginning May 28 and ending Sept. 10.

• Rock ‘n Roll Car Show from 1-5 p.m. June 20 on the 300 and 400 blocks of North Main Street.

• Piqua Pumpkin Parade from 6-9 p.m. Sept. 14 on downtown North Main Street.

• Small Business Saturday on Nov. 28.

Windle said that while it is early in the year and things normally slow down during this period, he anticipates inventory will remain low in 2020, and noted interest rates are predicted to remain low as well.

“This increases buying power and drives demand even more, resulting most of the time in someone selling their home to net more money from the sale,” he said.

Windle, who is in his fourth year selling homes as a real estate agent, said he has come to know and understand the area within which he works, as well as an idea of what buyers within the area are typically looking for.

“In my personal experience, what most home buyers are looking for is a move-in ready home,” he said.

They want the mechanicals to be in good condition, the bathrooms and kitchen to be updated, they might sell a few walls when they move in, but most generally, especially millennial buyers, desire to move in and live because they are paying top dollar.”

Windle added that homes with acreage are always in demand, and said there are four factors that affect the demand and sale of a home. This includes the property itself — its condition, improvements and location; the market — what’s happening in the area in terms of jobs, the economy, interest rates and competing properties; promotion — how many prospective buyers know about the property and whether they are serious and qualified; and the price — how much the property is compared to other homes for sale.

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Downtown Tipp City returns with popular events

By Sam Wildow
Miami Valley Today

TIPP CITY — Downtown Tipp City, an Ohio Main Street organization, will continue to highlight the charming, small-town shopping and dining experiences found in Tipp City's historic downtown shopping district with a variety of events.

Downtown Tipp City hosts a program called First Friday, which features a public event held in the downtown area on the first Friday of select months, with one of the first ones being its annual February Chocolate Walk.

The organization's next First Friday will be its St. Patrick's Day Beer Crawl on March 6, starting at 5 p.m., which will be Downtown Tipp City's fourth annual St. Patrick's Day theme beer crawl through the downtown. This ticketed event includes between 10-12 tastings — depending on the ticket — of unique beers, along with a laminate beer glass with VIP tickets. The check in location is Tony's Bada Bing, 134 E. Main St., Tipp City.

Other upcoming First Friday events include an Easter egg hunt and photos with a bunny on April 3, which will be a ticketed event; a Wine Vine event on May 1, which will be a ticketed event; free community concerts between June and September; Putt-Putt in August, free putting in September; the Harvest Beer Crawl in October, which will be a ticketed event; and more.

Downtown Tipp City will also hold a Merchants' Spring Shop Hop between 11 a.m. and 3 p.m. on April 11 in downtown Tipp City. Participants will have a chance to win a grand prize Tipp City basket by visiting local businesses. On April 11, grab your check in cards at any participating downtown business to get started. Once you fill your card, you can leave them at any participating business for a chance to win, according to Downtown Tipp City's Facebook page.

Downtown Tipp City, a non-profit organization, will also continue its pursuit to promote its downtown businesses and attract visitors from throughout Miami County and beyond with a number of its regular events.

The Mum Festival Car Show will be held Sept. 25, with the Mum Festival being held between Sept. 26-27 at the Tipp City Park. The festival saw record-setting crowds at the 61st annual Mum Festival in Tipp City in 2019, where locals and visitors gathered for shopping, live music, over 800 cars at the car show, a wide variety of mums, and more. Downtown Tipp City's Yuletide Winter's Gathering will kick-off the season's holiday shopping when it returns on Nov. 14-15, during which a number of downtown businesses will offer special deals with their unique gifts and holiday decor to celebrate the season. Also to celebrate the holiday season, the Christmas in the Village Holiday Home Tour will be back on Dec. 5.

Downtown Tipp City is a non-profit organization, a National Trust for Historic Preservation and Heritage Ohio organization, and the leading advocate in Tipp City for downtown businesses and property owners.

For more information, visit www.downtowntippcity.org, or visit Downtown Tipp City on Facebook.
Tourism has definitive impact on county

Sustains 6.7 percent of private employment

By Melody Yullin

MIAMI COUNTY PROGRESS 2020
Thursday, February 20, 2020

Banking for that new baby smell. Even before sweet lil’ Baby Murray was born, mom and dad knew they had to get their finances in order, fast. That meant planning that let them focus on that new baby smell instead.

Miami County Visitors & Convention Bureau

Miami County Visitors & Convention Bureau

Miami Valley Today

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Sustains 6.7 percent of private employment

By Melody Yullin

Miami County made up 2 percent — or $52.3 million — of Ohio’s $15.5 billion in total tourism dollars in 2017. The benefits of tourism span various industries, including transportation, recreation, retail, lodging and food and beverage, according to the report.

The Tourism Economics also report shows county tourism made up 6.7 percent of Ohio’s total tourism dollars in 2017, up from 6.2 percent in 2016.

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Piqua

From page 3

“...that was a nice project for us to participate in,” Hall said. The city also addressed flooding issues by correcting the storm sewer.

“We replaced over 120 storm sewers basin throughout the city,” Hall said. He said that work continues a lot of the work the city has been doing for the past few years to help alleviate flooding issues.

The 2010 Loft project also kicked off during 2019 and will continue into the future as developers envision the former Zollingers building into a multi-use building in downtown Piqua.

Slate Design and Development, with offices in Indianapolis and Boston, in partnership with St. Louis-based UDC purchased the S. Zollingers Company building in Piqua earlier last year. They are planning a $4 million renovation of the site, embracing as past as Zollingers while also moving to its future as “Zolo.”

Constructed in 1914-1915, the Romanesque Revival building is listed on the National Register of Historic Places and is located at 101 S. Wayne St., as known as the former Zollingers building was one of the most catalytic projects identified by the city’s downtown Front District Redevelopment Strategy. The renovation of the Zollingers building was named as one of three catalytic projects identified by the city’s downtown Front District Redevelopment Strategy.

The city expects new eating establishments to come to PIC in the amount of $46,600. This property is also being looked at as a potential spot for town homes.

The Piqua City Commission also approved selling to PIC the property into a specialty restaurant overlooking the river. The project and its future, visit johnpapa.com. Additional leasing will be found with the Wood Street Lofts, the construction of which is expected to begin this year.

The plans for the $10.1 million apartment complex have been in the works since developers sought a zoning change to the land in January 2018.

The Benayat building will be located in the 400 block of Wood Street and situated across the street from its former owner, Transformed Life Church, located at 412 Wood St. The apartment complex is expected to feature approximately 52 living units.

The former Zollingers building was also not the only building in downtown Piqua to see changes from the city’s Redevelopment Strategy.

“We completed the rehabilitation and restoration of the Mo’s building. That building was one of a series of real estate properties sold to the Piqua Improvement Corporation (PIC), a non-profit improvement corporation with the goal of promoting economic development. First on the list was the sale of city-owned real estate located at 111 S. Main St., as known as the former Mc’s Lounge, which the commission approved selling to PIC in the amount of $46,600. PIC has a purchase looking to redvelop the property into a restaurant overlooking the riverfront, according to the staff report. The Piqua City Commission also approved the sale of city-owned real estate located at 120 S. Main St., Piqua, to PIC in the amount of $1. PIC has a purchaser looking to redvelop the property into a specialty retail business.

The next property of city-owned real estate the city sold to PIC located at 203 Spring St., Piqua, in the amount of $186,000. PIC has a purchaser looking to redvelop the property into town homes overlooking the river.

The final property the commission approved selling to PIC is located at 212 E. Water St. In the amount of $29,000. This property is also being looked at as a potential spot for town homes. Last year saw seven new eating establishments open the Port Pepsa Plaza in downtown Piqua. “We opened up Lockatong and Stone Ground Deli in the Port Pepsa Plaza,” Hall said. Hall added later the city expects new eating establishments to come in 2020, but was not able to comment on what they might be. Kettering Health Network is also expected to complete its $10 million medical facility in Piqua this year. The new facility will be located on 6 acres at 308 S. Lemoyne Road near State Route 36 in Piqua. The 65,000-square-foot medical complex will have a lab/office, 24/7 emergency department that will offer a full range of imaging and testing services on a non-emergency basis, according to a press release from the Kettering Health Network. The facility will also have a medical office building for primary care and specialty practices. It is expected to create approximately 100 new jobs, including registered nurses, respiratory therapists, imaging and lab technicians and support staff.

The city also will extend Scarbrough Drive to connect with I-75's 12.2 million building expansion and provide access to 25 acres of land available for industrial development. The city also addressed flooding issues by correcting the storm sewer correct the storm flooding issues by participating in, Huff said. He said that work continues a lot of the work the city has been doing for the past few years to help alleviate flooding issues.

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Tipp City sees growth ahead

By Sam Wildow
Miami Valley Today

TIPP CITY — As the city of Tipp moves forward into 2020, the city is continuing to see growth in its economic sector while it makes quality of life adjustments for its residents.

"2019 was the year in which the City looked forward in assessing what quality of life issues was missing to meet the needs of our residents," City Manager Tim Eggleston said.

One of those areas the city addressed to promote the city’s quality of life was adding updates to the city pool.

"The Tippecanoe Aquatic Center splash pad upgrades will provide a space for younger children (ages five and below) and with disabilities," Eggleston said. "One of the features will provide an interactive experience allowing kids to race ducks down the channels. It will be dedicated on May 22."

Local industries continue to expand in the city, with the city seeking to help further additional economic development by creating additional access to industrial sites.

"Meijer purchased a 160 acre site for future expansions, and HSA built a warehouse facility, which Abbott will be using part of for product storage," Eggleston said. "Staff is working hard to put in place programs that can benefit commercial business that want to develop in Tipp City."

The Tipp City Council recently approved by a majority vote an estimated $1.2 million project to extend Abbott Park Way, authorizing the expenditure of up to $260,000 for the design of this project. The extension of Abbott Park Way will be off of County Road 25-A up to the Meijer property.

Residents should also say goodbye to the old Taco Bell site, which is expected to be demolished this year and having a neighboring business take over the space.

"The old Taco Bell is slated to be razed, and Monroe Federal will be expanding on the property. This development will clean up the property and give the corner a new look," Eggleston said.

Dollar General will also be making its way to Tipp City after the Tipp City Council recently annexed an approximate 1.3-acre site, located at 3285 S. County Road 25-A, east of the Shell gas station into the city of Tipp City. Compass Development Group, doing business as DG Troy, LLC, is also seeking to rezone that property from general business to highway business for its intended use as a 9,100-square-foot retail facility. They are seeking the zoning map change as part of its annexation into Tipp City, which will allow the business to connect to water and sewer facilities.

In 2020, the city will also begin the streetscape project from First Street to Canal Park, which Eggleston described as the "final leg of the race." According to the city’s 2016 Comprehensive Plan, the city "has invested millions of dollars to improve the appearance of Main Street from the interstate into downtown with improved sidewalks, landscaping, street furniture, and signage." The city plans to extend this streetscape project to the Great Miami Trail to continue the project’s goal to "create a sense of place" within the city’s corridor.

as well as bring the new water tower into use and demolish the old Bowman Tower. The Tipp City Police Department will also be replacing its K-9 unit vehicle within its fleet.

The Quiet Zone Committee is also expected to make a recommendation to the Tipp City Council at some point this year in regard to the feasibility of a quiet railroad zone. "Relationships with other organizations will be further cultivated and strengthened to keep Tipp City in the forefront," Eggleston said.
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