



TALKING POINTS

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Austin Interchange Development Project

- The Vision

- **Planned, balanced growth!!**
- Create a unique, high quality, high tech, mixed-use development with southern Montgomery County as the north anchor of the Interstate 75 “high-growth” corridor.
- Montgomery County creates a solid/competitive position for business recruitment, and developing housing and retail marketplaces.
- Create a “**sense of place**” in this part of Montgomery County.
- Overall impact:
 - Over 21,000 jobs
 - 1,200 acres
 - 10 Million Square Feet

- Unique Partnership

- Create a **model of regional cooperation** that encompasses shared risk and shared prosperity that is unique in the state of Ohio.
- \$70 Million Project to build interchange and supporting roadways and infrastructure.
- State of Ohio, Montgomery County, Miamisburg, Springboro, Miami Township, Miami Valley Regional Planning Commission
- \$30 million local funding from Miami Twp, Miamisburg, and Springboro.

- Workforce

- Establish a destination that will attract the quality workforce essential for the long-term economic vitality of Montgomery County and the Dayton Region.
- We can't miss out on this opportunity to bring jobs, businesses and growth to Southern Montgomery County.

- Supporting Existing Businesses

- The Austin Landing Interchange will support major employers in southern Montgomery County:
 - LexisNexis – 3,000 jobs
 - Teradata world headquarters – 350 jobs
 - NewPage world headquarters – 400 jobs
 - Mound Advanced Tech Center – 260 jobs

- **Why Austin?**
 - Unique location provides access to two markets: The Dayton regional market and the Northern Cincinnati market.
 - 30 minutes from the Cincinnati area. We want to reach into that market. Give those citizens reasons to come north to the Austin Interchange to work, shop, dine and/or live.
 - Last available interchange location in Montgomery County.

- **Are we giving up on Downtown Dayton? NO!! Absolutely Not!**
 - We continue to support downtown Dayton as the “centerpiece” of Montgomery County.
 - Right now, there is ongoing county support and investment in the City of Dayton including TechTown & IDCAST (\$1.6 M), Ballpark Village and CareSource (\$500,000 ED/GE Grant).
 - Montgomery County provides \$1.0 million annually to support Arts and Culture primarily in downtown Dayton.
 - The Austin Landing Master Redevelopment Plan will spur the development of the Wright Brothers Airport property, which is owned by the City of Dayton.
 - Also, keep in mind, we must focus on a **balanced growth strategy** throughout the county.

- **Events Center**
 - This Events Center is different than any other facility in Montgomery County. Not only will it have a hockey arena and second sheet of ice for youth hockey and community activities, but it can also seat 7,000 spectators for concerts, etc.
 - Hockey:
 - Right now, almost three-quarters of Cincinnati’s Youth Hockey players live in Warren and Butler Counties.
 - The Events Center at the Austin Interchange will draw those players who often struggle to find ice time.
 - With those players come their families who will spend money in Montgomery County whether it be at the restaurants and retail establishments at the Austin Interchange, or just five minutes north in the area of the Dayton Mall.

- **“Urban Sprawl” - NO**
 - Definition: Haphazard growth or extension outward, especially that resulting from real estate development on the outskirts of a city: *urban sprawl*.
 - The Austin Interchange/Events Center Project is **NOT** urban sprawl.
 - This project is **ensuring growth** for Montgomery County in terms of **NEW** jobs and citizens coming to the area.
 - Again, this is **planned, balanced and orderly growth!**

Potential Additional Questions

1. Who created this Plan? Is this the first time the communities have seen this plan?

This plan is a natural outgrowth of the Joint Land Use and Development Plan that was adopted by the jurisdictions in 2005. RG Properties presented ideas and concepts based upon the **vision and values** of the Joint Land Use and Development Plan for input and feedback from the jurisdictions staff to arrive at the plan presented this evening.

2. There will be retail in this plan – will that compete with the Dayton Mall?

The plan will **support and strengthen** retail in the Dayton Mall area and southern Montgomery County. It will bring a large number of new jobs and draw people north up the I-75 corridor.

3. RG is a big box retail developer – is that part of this plan?

There is no big box retail. The largest is 130,000 square feet.

4. Who drafted the MOU that was discussed?

The MOU was drafted by the TID with all of the Austin Development partners (RG, Miami Twp, Miamisburg, Springboro and Montgomery County).

5. Who is paying for this plan – where is the money coming from?

The financing for the interchange is complete as discussed in the presentation. **The financing for the master development plan is the next step**, and will be determined as part of the development agreement. There is still a lot of work to be done.

6. Why not build the Arena/Event Center downtown? Isn't it going to hurt the Schuster and the Nutter Center and UD Arena?

The Austin Interchange location has easy access to both the Dayton and Cincinnati markets, which gives a much broader audience. It will be a unique venue that is **mid-size (6,000 - 7,000) and fills a niche in the market** between large venues like the Nutter Center (10,000) and smaller theaters like the Schuster (2,500).

7. How is the Arena/Events Center going to be funded?

That is the next step in the process. These projects and their financing are complex. It will be a process that will occur over the next several months.

8. The County is having financial problems and cutting operating budgets – how can you even consider participating in the Arena/Event Center project?

Development of the Austin Interchange is critical for the long term economic vitality of the County. The County will be looking at funding sources that are outside of the current general fund. We have to find ways to invest in our future, even in these tough economic times.

9. What about the Bombers? They are barely making it – How will another team be successful? Why don't you just move the Bombers here?

The keys to a successful sports team are: **1, location, location, location, and 2, a great facility.** We will have both at Austin. As to the Bombers, we don't want to get the cart before the horse, and the first step is the development and financing plan for the Event Center. Right now we are focused on an AHL level team, but we still have lots of work to do.