

Business FOCUS

Highlights of News & Events at Your
Dayton Metro Library



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METRO
LIBRARY

MINORITY & WOMEN ENTREPRENEURSHIP



The Entrepreneurial Journey - Breakfast and Panel Discussion on June 13

Six of the region's leading women and minority business owners will share their success stories at **8:00 a.m. Wednesday, June 13**, as part of the Minority and Women Entrepreneur's Conference and Tecstars Startup Week Dayton.

Led by moderator Dr. Karen Townsend, an entrepreneur herself, these ladies and gentlemen will explain their motivation to get in to business, their highs and lows during the experience, and any advice they have for potential owners in the audience.

Featured panelists will be:

Regina Johnson, Ladybug Services
Kevin Clemons, Clem Corp
Dr. Shawon Gullette, Tricology Dayton's Hair Loss Control Center
Albert Powell, CPM Enterprises
Jackie Gamblin, JYG Innovations
Dr. Karen Townsend, KTownsend Consulting; Founder of About My Sisters

Registration and free hot breakfast begins at 7:30 a.m. at The Steam Plant, 617 East Third Street. Panel begins at 8:00 a.m. concludes at 9:00. You are encouraged to stay for the remainder of the Minority and Women Entrepreneur's Conference which continues until 5 p.m.

This panel is a joint project sponsored by Dayton SCORE, Dayton Metro Library, and the Dayton Area Chamber of Commerce.

[More info and registration are available here.](#) One registration covers attendance at the breakfast and the remainder of the Entrepreneur's Conference for the day.

Upcoming Programs and Events:

Job Seekers

[Coping with the Emotions of Job Loss](#)

THU, 6/7 | 9-11 AM | [Miami Township](#)

[Open Lab- Library and Online Resources for Job Seekers](#)

WED, 6/20 | 2-4 PM | [Northwest](#)

SCORE Small Business Counseling

SCORE volunteer mentors are available to help with your small business questions and concerns during free appointments.

FRI, 6/1 | 10 AM-1 PM | [Main Library](#)

Call Ann Riegle-Crichton at 937.496.8631 to make an appointment.

Due Diligence for the Buyer and the Seller

Dayton Metro Library and Dayton SCORE present two workshops on due diligence in June. The first session provides tips for business sellers who want to make their business attractive to potential buyers. The second session covers what a potential buyer needs to consider when looking at a business for sale. Clarence S. Day III, Intermediary Advisor with Griffin Moor International, LLP, a transactional advisory firm

serving lower middle market stakeholders, and certified SCORE mentor, presents both sessions.

[The Due Diligence Process for Business Sellers](#)

THU, 6/14 | 6:30-8 PM | [Main Library](#)

[Buyer Beware: Understanding Due Diligence for Business Buyers](#)

FRI, 6/15 | 8-9:30 AM | [Main Library](#)

Useful Links

[Ohio Business Portal](#)

[U.S. Small Business Administration](#)

[Dayton SCORE](#)

[The Entrepreneurs Center](#)

[SBDC at Wright State University](#)

[SBDC at The Entrepreneurs Center](#)

[Panerians](#)

[Ohio Means Jobs - Montgomery Co.](#)



[Chamber Events](#)



Questions? Suggestions?

Ann Riegle Crichton
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May 2018 Newsletter

Specialized Welding Training Tailored for You.

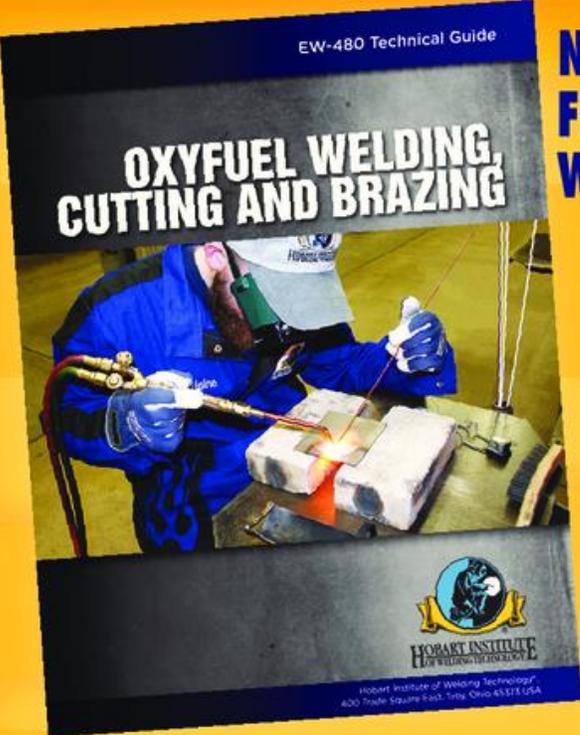


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Bookstore News

HIWT Releases New Technical Guide

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Oxyfuel Welding, Cutting and Brazing is our newest Technical Guide. This 84 page guide provides an in-depth look at oxyfuel processes using various fuel gases commonly used for welding, brazing and cutting. Safety, metallurgy, weldability and joint design are all covered. The guide is designed to be used independently or as a supplement to the Oxyacetylene Welding, Brazing and Cutting student workbook. To purchase or for more information, contact the HIWT bookstore at 937-332-9500 ext. 9608 or click [here](#) to order online.

AWS® CWI® Classes are forming.

HIWT offers a two week Preparation for AWS® CWI®/CWE® Examination course. This course is designed to prepare students to take the exam. You will be using the same tools that are used in the test kits for the hands-on portion of the exam. This class offers 9 days of instruction with the test being administered on the 10th day. Contact us [here](#) for more information and to register. Now includes a backpack for convenience of carrying your books and other study materials.



TECHNICAL TRAINING
The **Hobart Institute of Welding Technology** offers our comprehensive **Technical Training** courses through the year. Upcoming start dates:

- Preparation for AWS® Certified Welding Inspector/ Educator (CWI®/CWE®) Exam**
Jul 16; Aug 13; Sep 17; Oct 15; Nov 5; Dec 3
- Preparation for AWS® Certified Welding Supervisor Exam (CWS®)**
Oct 1
- Preparation for Recertification of AWS® CWI®**
Jul 23; Aug 20; Sep 24; Oct 22; Nov 12; Dec 10
- Arc-Welding Inspection**
Sep 10; Oct 29
- Welding for the Non Welder**
Jul 9; Sep 11; Dec 3
- Weldability of Metals, Ferrous & Nonferrous**
Jun 11, 18; Jul 23, 30; Aug 20, 27; Sep 17, 24; Oct 15, 22
- Liquid Penetrant & Magnetic Particle Inspection**
Aug 6; Nov 5
- Fundamentals of Visual Inspection**
May 30; Sep 5

937-332-9500
or visit us at www.welding.org
for more information.

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Hobart Institute of Welding Technology, dedicated to welding training and education excellence, is a nonprofit educational facility.

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Sustainability Luncheon



Quarterly Awards!

Health, Well being & Sustainability

Impact of Buildings, the Environment and our Modern Lifestyle On Our Health

Wed June 6, 2018

11:30am - 1:00pm

Top of the Market

32 Webster Street
Dayton, OH 45402

Extensive research supports the fact that human health is impacted by the built and natural environment. At this luncheon, a panel of experts will lay down the ground for sustainability as a driving force for improving human health and well being:

DRG is pleased to welcome the **US Green Building Council SW Ohio Region** as a Sustainability Luncheon host partner! This partnership will provide access to additional educational content and membership in a robust sustainability-focused organization.



Maria Kotter, Louisville Director of Sustainability, will present on an exciting project their office has taken to quantify the health impacts of exposure to vegetation on school children; **Yasha Ogg, WELL AP and Sustainability Consultant** at emersion DESIGN will review how WELL Building Standard is revolutionizing the way people think about buildings where we spend more than 90 percent of our time; **Chelsea Muncy, PTA, BS, CrossFit Lv 1- Trainer**, will present on how Americans are practically sitting themselves to death and what you can do to take charge of your health and well being!

1 GBCI /AIA Learning
Unit -pending-

Celebrate Bring Your Green 2.0 3rd Quarter Winners!

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10 points for attendance





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CDFA Urban Finance Forum June 6-7, 2018 in Cleveland

Opportunity Zones and Urban Revitalization!

Register today to reserve your spot at the [2018 CDFA Urban Finance Forum](#) on June 6-7 in Cleveland, OH. We have a timely agenda covering financing for revitalization, housing, manufacturing, clean energy and infrastructure. In addition to discussing financing strategies to address urban revitalization, we will also spend some time focusing on Opportunity Zones, since we've seen a majority of zones designated in urban census tracts so far.

We hope you can join us at this event and take part in this important conversation! The agenda for the Urban Finance Forum is now online. Click on the links below to view all that the [2018 CDFA Urban Finance Forum](#) has to offer.

[Register >>>](#)

[View Agenda >>>](#)

[Learn More >>>](#)

Location

The 2018 CDFA Urban Finance Forum Reception will take place at The Calfee Building on Wednesday, June 6 from 5:00 - 7:00 pm.

The Calfee Building

Main Lobby
1405 E 6th Street
Cleveland, OH 44114

The 2018 CDFA Urban Finance Forum will take place at Key Tower on Thursday, June 7.

Key Tower

Western Reserve Auditorium
9th Floor
127 Public Square
Cleveland, OH 44114

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The [Council of Development Finance Agencies](http://www.cdfa.net) is a national association dedicated to the advancement of development finance concerns and interests. CDFA is comprised of the nation's leading and most knowledgeable members of the development finance community representing public, private and non-profit entities alike. For more information about CDFA, visit www.cdfa.net or e-mail info@cdfa.net.

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Thursday, June 14
7:30 a.m. - 9:30 a.m.

**Sinclair Community
College**
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Building 12-444 W Third
St
Dayton OH 45402

Don't miss the 2018 Downtown Dayton Summit!

Join us for this exclusive news forum event, where we will highlight the intricacies of redevelopment, the obstacles that still exist, the many successes of the plan, and the opportunities for business and private investors.

Panelist:

- Juanita Darden-Jones, owner of Third Perk Coffeehouse & Wine Bar.
- Sandy Gudorf, president of the Downtown Dayton Partnership.
- Brian Heitkamp, president of CityWide Development Corp.
- Scott Laubie, principal with Dayton-based Woodard Development.

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WASHINGTON, DC | JUNE 20-22, 2018

The SelectUSA Investment Summit is the premier event showcasing investment opportunities in the United States. The 2018 Summit will bring together companies from all over the world and economic development organizations from every corner of the United States.

The world's top investment event. The world's top investment destination.

Top 5 Reasons to Attend the 2018 SelectUSA Investment Summit:

- 1** | **Initiate new relationships:** Meet with hundreds of economic development organizations (EDOs) and thousands of potential investors in one place.
- 2** | Learn about **resources and tools to invest** in the United States.
- 3** | Obtain an overall impression of the **market situation**.
- 4** | **Connect efficiently:** Online and on-site matchmaking makes it easy to meet the right people and get the most out of your visit.
- 5** | **Gain new perspectives** from top-level executives, government officials, and industry leaders.

Cost to Attend:

\$850 Prior to May 8, 2018

\$950 After May 8, 2018

To connect with someone at SelectUSA contact:

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For more information about the Summit please visit www.selectusasummit.us

The Aerospace Evolution Conference



Friday, June 22, 2018

University of Dayton's River Campus, 1700 S. Patterson Blvd, Dayton, Ohio

The aerospace industry has seen many developments from gliders to high tech UAVs. The evolution of aerospace has consumed the major amount of research and development funds, subsidized innovation in a vast array of technologies, spurred new forms of production, evoked export promotion programs, supported dependent economies, and continues to be a strong and growing industry.

As the aerospace industry continues its growth and globalization, manufacturers and suppliers gain new opportunities and face challenges. The **Aerospace Evolution Conference** will present the industry's leaders to share best practices, global opportunities, trends, latest technology, and introduce new resource partners. The information will help strengthen your business and provide new opportunities and market diversification.

The **Aerospace Evolution Conference** will present opportunities for companies in the defense, space, missile and aerospace industries, commercial and military, to network, learn, and increase sales.

The program will focus on:

- *Cyber security, AFRL update, SBIR, who's who at WPAFB, selling to NASA and the military, latest technology and research, export compliance strategies, and leveraging AS9100 to grow your business*
- *Presentations from the US Embassies in Canada, Brazil and Turkey from the aerospace specialist whom will identify export opportunities and strategies to compete successfully in the market.*

The **Aerospace Evolution Conference** will help your staff keep pace with changes to compliance requirements, industry standards, business process improvement strategies, export assistance and other opportunities.

At the event you will:

- Build your knowledge of latest aerospace and defense technology, research and funding available
- Learn about the latest global trends and how to grow your export sales
- Find out how to make AS9100 work for you
- Understand how to increase sales to NASA, US government, Universities and other entities
- Learn the basics of the cyber threats and practical responses
- Network opportunities with industry experts

Did you know that....

American aerospace manufacturers produce the highest trade surplus of all manufacturing sectors, account for more American jobs tied to exports than any other industry, and provide high-tech and higher than average wages for manufacturing sector in general. **This conference will highlight export opportunities for aerospace manufacturers and suppliers.**



DATE: Friday, June 22, 2018

TIME: CONFERENCE: 8:00 AM – 5:00 PM

RECEPTION: 5:00 - 6:30 PM

COST: EARLYBIRD: \$95 (ends June 1st)

REGISTRATION: \$125 (includes breakfast, lunch and reception)

EXHIBITION TABLE: \$200 (includes Registration fee)

LOCATION: University of Dayton's River Campus, 1700 S. Patterson Blvd, Dayton, OH 45409

TO REGISTER: [CLICK HERE](#)

Exhibition tables and sponsorships available

Contact Kathy Marshalek at 937.775.3524 or at Kathy.Marshalek@wright.edu for details.

Join us for this networking and educational opportunity!



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Dayton Market Update

Top Headlines Impacting Commercial Real Estate in Dayton



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Dayton Market Update

Top Headlines Impacting Commercial Real Estate

May 7, 2018

Troy medical office building sold

- Upper Valley Medical Center, affiliated with Premier Health, purchased the Upper Valley Medical Park at 3006 N. County Road 25A for \$2.3 million.
- The 33,000-square-foot building was built in two phases between 2005 and 2008 and sits less than a mile away from the Upper Valley Medical Center.
- Plans are to use the building for doctors' offices and additional medical office space.

May 8, 2018

Manufacturing facility sold

- Shepherd Investment Group Inc., affiliated with XTP Diesel & Offroad, purchased the Estee Mold and Die building at 1467 Stanley Avenue for \$525,000.

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LINKS

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[Projects Under Construction](#)

- XTP Diesel & Offroad, a Beavercreek-based auto parts retailer, plans to relocate from its Beavercreek location within the next few months.
- The 29,000-square-foot facility was built in 1967.

May 9, 2018

Local Applebee's sold

- The Applebee's near the Dayton Mall at 105 N. Springboro Pike was sold to AP Dayton LLC, based in Cincinnati, for \$1.6 million.
- The restaurant is 3,900 square feet and was built in 1989.

May 11, 2018

Industrial property sold

- 1322 Burnett Drive LLC purchased the building at 1332 Burnett Drive in Xenia for \$775,000.
- The property is 1.4 acres and houses two buildings which total about 24,650 square feet.

May 15, 2018

New apartments coming to downtown

- Centerfield Flats will be located at 507 E. First Street, the former site of Dayton Supply & Tool.
- The apartment building will be five-stories, 120,000 square feet and have 112 apartment units along with a first-floor restaurant space.
- Plans are to begin demolition of the existing building in early June and have the project completed by the end of summer 2019.

Local storage company to expand



David S. Dickerson, CCIM
President, Dayton Market
(937) 528-4000
dave.dickerson@mvg.com

- SIBOC Ltd. has been issued two building permits valued at \$1 million and \$989,000 to build two new self-storage buildings at its Heller Drive location.
- The new buildings will be around 12,300 and 12,000 square feet and will each have about 40 units.
- Construction on the new buildings has already begun and they are expected to be completed by the fall.

May 18, 2018

AK Steel HQ building sold

- Cole OFC West Chester OH LLC purchased the building at 9227 Centre Pointe Drive in West Chester for \$25 million.
- The 175,00-square-foot building sits on about seven acres.

EXPERIENCE THE DIFFERENCE

Sources:

Dayton Chamber of Commerce Report - www.daytonchamber.org

Dayton Development Coalition - www.daytonregion.com/media-center/news

Dayton Business Journal - www.bizjournals.com/dayton

CCIM Institute - www.ccim.com/newscenter

Dayton Daily News - www.daytondailynews.com

Wall Street Journal - www.online.wsj.com/home-page

U.S. Bureau of Labor Statistics - www.bls.gov

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