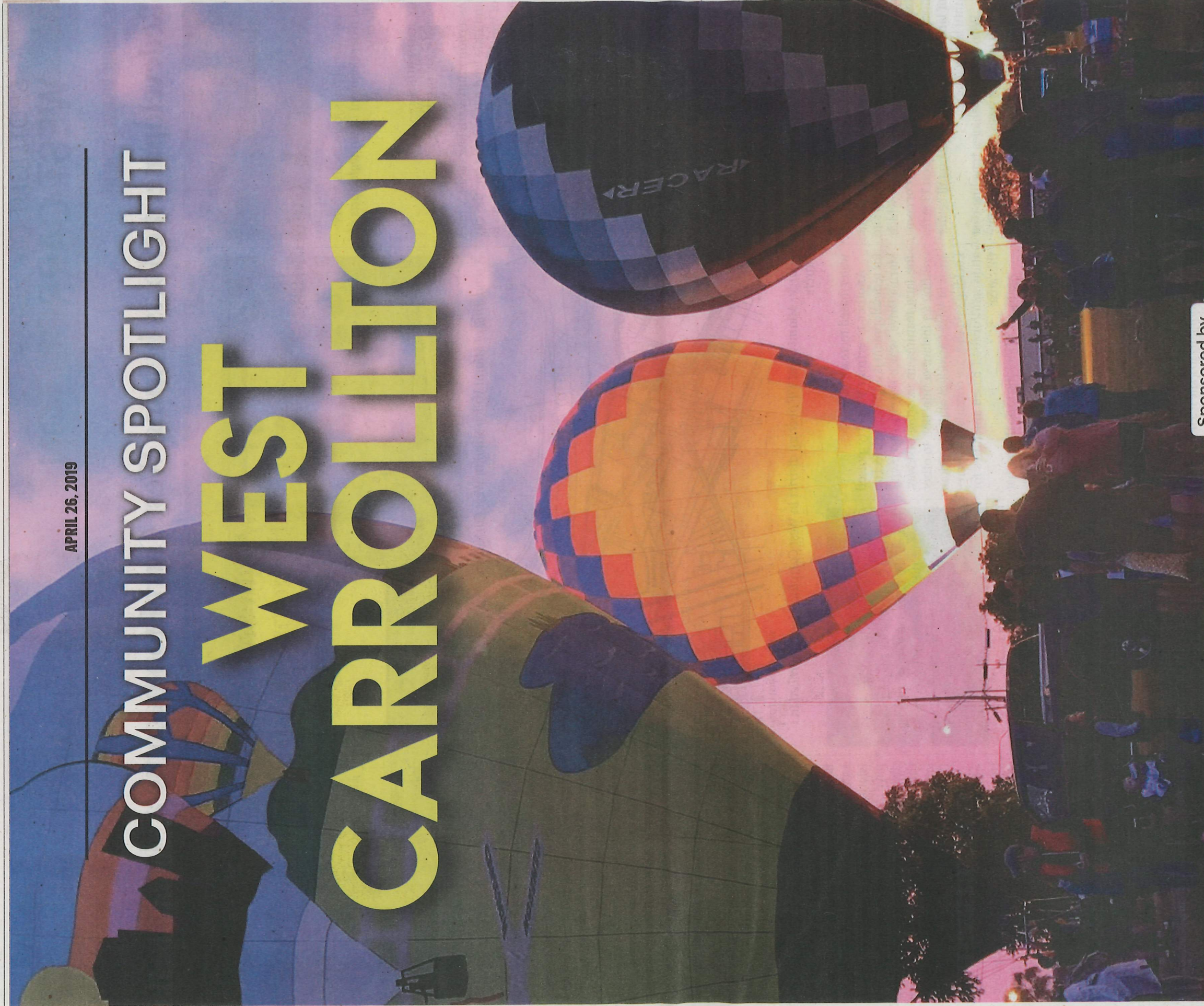


APRIL 26, 2019

COMMUNITY SPOTLIGHT

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ECONOMIC REDEVELOPMENT

Redevelopment efforts helping West Carrollton become a 'destination'



WEST CARROLLTON

West Carrollton is focusing its efforts on redevelopment in strategic parts of the city.

BY JOHN BUSH
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As a community with low vacancy rates and little land left to build on, the city of West Carrollton is shifting its focus to redevelopment. And if all goes to plan, the city will soon become a destination for entertainment, recreation and retail.

"We are really focused on changing the face of the city," said West Carrollton Economic Development Director Mike Lucking. "We recognize our history, but at the same time we want to do some things that make the city more destination oriented."

To position itself for redevelopment, the city has been acquiring parcels of land, performing demolition and remediation work, and marketing the properties to potential end users.

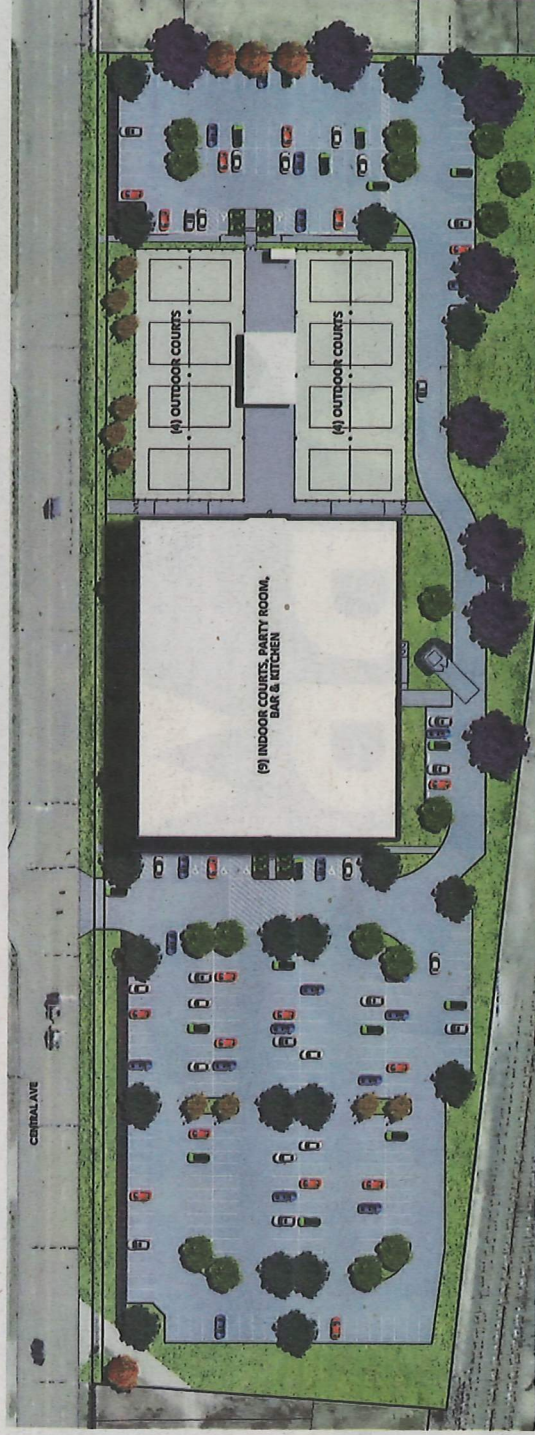
One of the most significant parcels the city has acquired is a multi-property site adjacent to exit 47 off Interstate 75, which Lucking called "the gateway to our community." The two parcels sit on 13 acres of land that was home to a retail center until last October.

With 120,000 vehicles traveling past the exit on a daily basis, the area is prime for redevelopment. But Lucking said they are being strategic about what they put there.

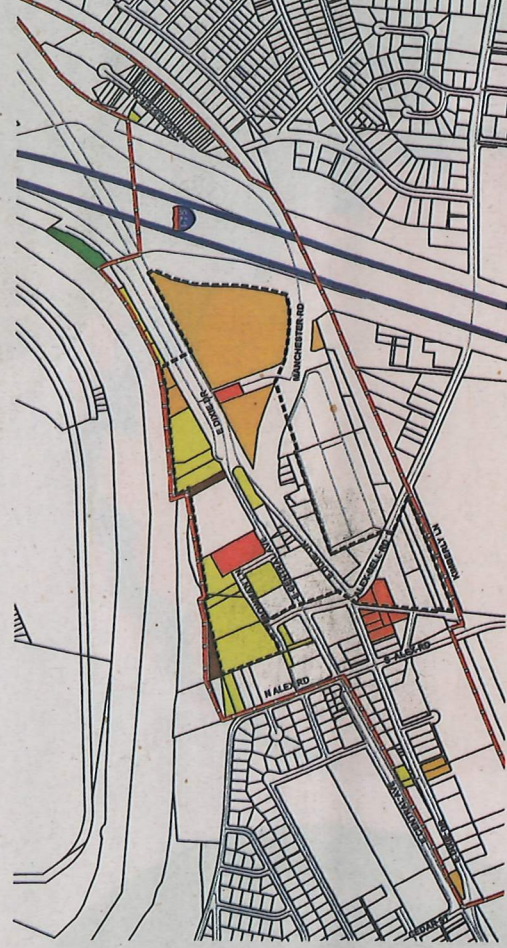
"We are not looking to just locate anything there," he said. "We're looking for specific types of mixed-use development that is amenity and entertainment oriented — things that will bring people to the community."

The city has also purchased three parcels directly across from the former Carrollton Plaza shopping center and Roberds Furniture store, as well as riverfront property immediately adjacent to the Great Miami River. Lucking said this would be a prime spot for water-based activities.

"We have a scenic spot on the river, so we want to capitalize on that," he said. "It's a wide, bending spot on the river with a deep pool, so it lends itself to



A rendering of Miami Valley Sand in West Carrollton.



WEST CARROLLTON CITY

A larger Miami Bend TIF overlay district in West Carrollton was approved in March.

Lucking said the idea is to give downtown a "sense of place." He said freshening up the Central Avenue corridor is important because the area provides a "postcard view off the community," with rows of late-19th and early-20th century Victorian-style homes.

Portions of Central Avenue have already been updated, most notably the public library. As part of the downtown development effort, the library underwent \$3.8 million in renovations last year.

"In a sense, we have a brand new library facility for this area," Lucking said. "It's quite nice, in contrast to what it formerly was."

Also part of the city's broader redevelopment plan is an expansion of the tax increment financing, or TIF, districts. Late last month, city council enacted legislation to create two new TIFs that will pave the way for a pair of entertainment districts. These areas will be known as the Miami Bend Entertainment District and the Carrollton Centre Entertainment District.

The public financing method provides subsidies for redevelopment, infrastructure and other community improvements through tax dollars. For West Carrollton, the TIF expansion will provide funding for property acquisition, demolition and infrastructure improvements, among other uses.

Lucking said the economic tool will help incentivize new construction and remodeling. For example, Miami Valley Sand is taking advantage of the TIF incentive for its facility.

"It gives the community greater flexibility to incentivize development," he said. "It's quite a nice tool to have."

Between the city's redevelopment efforts and new economic tools that spur economic growth, West Carrollton is poised to rebrand itself as the destination-oriented community it hopes to be.

"We can always work to make things better," Lucking said, "but we're feeling good about where we are at."



CARL SUCHOMEL

Demolition of the former Carrollton Plaza and Roberds in West Carrollton.

ment will include a 45,000-square-foot facility with 17 courts. The year-round volleyball center is expected to bring 300 to 500 people to West Carrollton on a daily basis.

Lucking said Miami Valley Sand presents an opportunity to reinvigorate the downtown area, which is located nearby on Central Avenue. He said the city plans to give this corridor a "full makeover," including tree planting, repaving of sidewalks and parking lots, and adding streetscape items such as decorative banners. Lucking said the downtown work will be completed by the end of this year.

"It's going to be transformational," he said.

water-based recreation."

Another riverfront property poised for redevelopment is a 4.5-acre parcel on Marina Drive, which the city also owns. The land features an existing bikeway, creating an instant connection to other areas of West Carrollton and the region. Lucking said they are considering recreation- and/or food-based amenities for this area.

"Again, we're looking to do things that are recreation and destination oriented," he said. "That's our vision."

Lucking said they are performing demolition work at some of these sites, which should finish this spring. There aren't specific plans for many of these locations just yet, but Lucking said they are actively marketing the properties to developers.

However, the city has been able to attract a company to a site it's been working to redevelop for close to a decade. The former Fraser Paper site, a 6.7-acre property at the intersection of Central Avenue and Elm Street, is being sold to Miami Valley Sand.

The Cincinnati group, which runs Seton Sports Volleyball in Dayton, will open an indoor-outdoor sand volleyball facility later this year. The \$4.5 million invest-

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COMMERCIAL REAL ESTATE

West Carrollton plans redevelopment of historic downtown

BY CECILIA SALOMONE
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The city of West Carrollton is planning to invest \$1 million to revitalize its downtown corridor.

West Carrollton Economic Development Director Mike Lucking said the city established a TIF (Tax Increment Financing) area about 12 years ago to help renovate the former Fraser Paper site on South Elm Street. Lucking said West Carrollton City Council recently enacted legislation to create a new TIF area, expanding the boundaries of the original version to include West Carrollton's historic downtown, which starts around the intersection of South Elm Street and West Central Avenue.

Lucking said in addition to broadening the scope of the TIF, city council also created a "rolling TIF" to allow for up to 30 years of financing for the new parts of the TIF area. The oldest buildings in downtown West Carrollton date back about 100 years, he said.

"As the original TIF had been established, it set a clock of 30 years for the TIF area," Lucking said. "Instead of being able to derive 30 years worth of benefit from the TIF, we'd only be able to derive 18 years of income for the expanded portion, since the TIF first began 12 years ago. Now, every project that gets started has a 30-year clock, and this will maximize the benefit of property tax resources."

"We expanded it to include the old downtown section, so we're able to get some TIF dollars into those buildings," he said.

Lucking said the city expects to generate \$1 million through the TIF, including revenue generated from the Miami Valley Sand project in the works nearby at 220 W. Central Ave. The city sold seven acres in November 2018 to Cincinnati-based Spike-It LLC for a roughly 81,000-square-foot complex with a total of 17 sand volleyball courts, along with space for dining and beverages.

The Miami Valley Sand project will be an investment of approximately \$4.5 million, and could attract between 300 and 500 visitors daily, Lucking said. Construction of the complex is expected to be completed this fall.

Greg Gaines, West Carrollton's director of planning and community development, said the South Elm and West Central corridor has been renamed the Carrollton Centre. Gaines said West Carrollton recently received Community Development Block Grant funding from Montgomery County to help with street-scape efforts in Carrollton Centre, which last saw renovations in the 1980s.

"We've been in communication with the businesses there, and they think it could be a real benefit to their businesses to enhance the streets and landscaping,"



PHOTO COURTESY OF GREG GAINES

The city of West Carrollton is planning to invest \$1 million to revitalize its downtown corridor.



Greg Gaines

Gaines said.

Lucking said the Carrollton Centre area currently has around six businesses, but the city hopes to increase that number by revitalizing the downtown corridor.

"We have some long-established merchants there, but the area has grown a little tired. With the traffic flow coming to Miami Valley Sand, along with the renovations, we want to make that area more appealing for other businesses," Lucking said.

The city is also planning a roadway project for the area, which includes parts of East Dixie Drive and Miami Avenue, to make the corridor more walkable and easily accessible for pedestrians.

"We want to create a more pedestrian-friendly environment, not just a pass-through to the highway," Gaines said. "We're redesigning the roadway to accommodate more than just the maximum number of vehicles."

Public Works Director Rich Norton said the roadway project will be adjacent to the Miami Valley Sand facility, between Miami Avenue and Elm Street. The project will include adding a parallel

parking lane for businesses, reprogramming traffic signals, and adding a center turn lane.

"We did a recent traffic impact study, including not only the impact of Miami Valley Sand but also from other businesses that might build here," Norton said. "We wanted to think big picture."

The city also plans to add a 10-foot bike path near the project, along with some streetscaping work. Norton said initial construction will begin this summer between Miami and Elm, with the goal of completing the project by the fall.



Rich Norton

Wilson & Shanesy Insurance Agency has been at 32 N. Elm St. in downtown West Carrollton for over 25 years, and has been in the community for over 50 years. Wilson & Shanesy President Joe Patrick said the new investments coming to downtown will help to make the area "more inviting" for both residents and businesses.

"The new pedestrian areas and bike racks, along with landscaping elements and the new lampposts, will tie the architecture in to make more of a home-

town presence and a more inviting feel to West Carrollton," Patrick said.

Patrick said a ramp will be added to the Wilson & Shanesy building to allow easier access for clients with disabilities, and other renovations for greater accessibility downtown are also part of West Carrollton's strategic plan. Patrick said the redevelopment of the Fraser Paper site and the addition of Miami Valley Sand will hopefully attract more new development to the area.

Patrick said West Carrollton's location near Interstates 75 and 675 makes it an appealing place for small businesses, especially those who want to attract employees from both Dayton and Cincinnati.

"I live in Mason, and the proximity of West Carrollton in between Dayton and north Cincinnati is a big benefit for me," he said. "I can do business in both Dayton and northern Cincinnati, and also be anywhere in between the two."

The demolition of the former Robert's Furniture store within the Carrollton Plaza development on the south side of Central Avenue will also have "a huge impact" on the downtown corridor, Patrick said.

"Without seeing all of the vacant furniture showroom space, it'll be more inviting for new development and new businesses," he said.

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SPORTS BUSINESS

Plans advancing for West Carrollton's new volleyball complex

BY ALLYSON B. CRAWFORD
 DBJ Contributor

Soon the city of West Carrollton will be home to a \$4.5 million dollar indoor/outdoor volleyball complex.

"As a city, we want to make ourselves more attractive and create development that makes us a destination location," said Mike Lucking, the city's economic development director.

Lucking and other city officials spent the last few months working on bringing sand volleyball to the region.

The business will legally be known as Spike-It LLC and do business as Miami Valley Sand.

The West Carrollton City Council approved the seven-acre land sale to Spike-It LLC last November.

Miami Valley Sand will sit on land formerly occupied by Fraser Papers.

The city granted Roberts Construction a footer foundation release earlier this month. The goal is to open in October.

Larry Roberts owns Roberts Construc-



Larry Roberts



RENDERING BY MITCHELL PERRY CREATIVE INC.

Miami Valley Sand, to be operated by Spike-It LLC, is under development.

tion and is also part-owner of Miami Valley Sand. He has experience in this field because he is also part-owner of a sand volleyball business in Cincinnati called Setters Cincy.

Roberts says most of the business is evening based, with league play routinely beginning at 6:30 p.m. and going past 10 p.m. For Roberts, the Dayton location made sense because of the ease of access to Interstate 75. Additionally, some sand volleyball leagues already exist in the Miami Valley.

"We just felt (if) they already knew how to play, we would have a better chance to get someone in the door," Roberts explains.

For West Carrollton leaders, the appeal of Miami Valley Sand is year-round entertainment revenue.

"For us, it's an opportunity to have a winter and summer operation," Lucking said. "In the summer months, there are the greatest amounts of courts in play. It's like a bowling league but it is volleyball. Between winter and summer months, they will have 300-500 cars per evening. That is a lot of car traffic and also a lot of people coming to the community that might not have otherwise been here."

The complex will span 82,000 square feet and the indoor volleyball portion will take up 44,500 square feet. Eventually Miami Valley Sand could hire over

50 individuals, depending on the time of the year. Most positions will be part time.

Roberts adds there will be nine interior courts allowing for play during the winter. In the summer, the nine indoor courts will remain active and eight additional outdoor courses available as well. The design of the building will allow for garage doors all around the courts to make the indoor players feel as if they are outside during the warm months. There will also be a full sports bar inside plus a tiki hut with a beach-like feel near the outdoor courts. Miami Valley Sand will have a liquor license and Roberts predicts there will be many different beers on tap for sports fans to enjoy.

The owners of Miami Valley Sand have not yet set pricing for volleyball play. Roberts estimates the prices will be between 10 percent and 15 percent higher than their Cincinnati location due to a more elaborate facility and greater overhead.

Beyond volleyball, Lucking says the city remains committed to developing the rest of the land left over from the Fraser Papers demolition. The goal is mixed use, including the corner section available at South Elm Street and West Central Avenue. Henkle Schueler Realtors is currently marketing that land.

COMMERCIAL REDEVELOPMENT

Kettering Health Network to redevelop site of razed car wash

BY TRISTAN NAVERA
 DBJ Contributor

The latest in a string of redevelopment projects means a whole new look for one of West Carrollton's busiest streets.

The former car wash at 744 E. Dixie Dr. was a top eyesore for the city - Sonny's Auto Spa sat along prominent real estate traveling through the city's center, and the 3.84-acre property fell into disuse after the car wash shut down in 2016, generating quite a few complaints. What's going up there next, though, is a much different user, as Kettering Health Network prepares for a new medical office on the land.

Kettering Health isn't ready to announce a timetable for opening of the facility, but it's planned to be new physician practices and outpatient services for the company, and the company is surging in the south Dayton suburbs, its traditional market concentration.

Brad Townsend, city manager, said



Brad Townsend



SUBMITTED PHOTO

Demolition of a former car wash in West Carrollton occurred in recent years.

the project is a much-needed addition to the commercial spaces in the south Dayton suburb of 13,000. The city only has one other general family medical practice.

The car wash building was empty since 2012, and the Montgomery County Land Bank acquired it in 2016. The city announced plans to redevelop it a

year later, using \$176,800 in Community Development Block Grant funding and National Stabilization Program funds to rehab the site and prepare it for a new office use.

Fred Manchur, Kettering Health Network CEO, said at the time that the investment was part of a strategy of "connecting people to better and faster access

to quality health care."

Mike Lucking, economic development director said West Carrollton has undertaken a great deal of change, much of it sparked with the Exit 47 interchange, giving the city's main stretches quick access to a highway driven by 100,000 motorists a day.

Between this and a new 82,000-square-foot sand volleyball business planned at 200 W. Central Ave. on the site of the now-cleared Carrollton Plaza Shopping Center, the city is seeing a great deal of development in its most prominent stretches. Lucking has noted the corridors along Dixie and Mari-na drives and Central Avenue have seen great change in a few years, some of it with end users in mind but some having a little space for the private sector to step in and bring something creative.

Recently the next project started too, demolition of some properties on Mari-na Drive, ahead of a much-anticipated riverfront district, though plans aren't solid.

"This property presents an excellent redevelopment potential," Lucking said. "We're looking forward to actively working with the development community to find the right end-user for this area."

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MEDICAL MANUFACTURING

NuVasive's West Carrollton facility introduces new 'game-changing' technology

BY ELIZABETH KYLE
ekyle@bizjournals.com

Described as a key community player by city officials, a medical device company specializing in non-invasive spine surgery solutions has continued its strong impact in West Carrollton.

NuVasive, a California-based company, has had its manufacturing facility housed in a 180,000-square-foot space at 805 Liberty Lane since 2017. The company is a leader in spine technology innovation, creating products and tools that transform spine surgery to a minimally disruptive procedure. Access instruments, implantable hardware, software systems for surgical planning, magnetically adjustable implant systems for spine and orthopedics are some of its specialties.



Looking back at 2018, General Manager Dale Wolf said the facility had a very good year. He entered his position in August and at that time, the company was expected to produce 70 percent of its spinal impact products by year-end.

"We established ourselves here in



NUVASIVE INC.

An overview shot of NuVasive's West Carrollton manufacturing facility.

terms of being able to produce what we were expected," Wolf added. "We're on the path to have a bright future here in West Carrollton."

The company ended 2018 with a global revenue of more than \$1 billion, with growth that outpaced the spine market by 7.3 percent, according to its 2019 proxy.

In addition to producing its state-of-the-art innovations, the facility launched manufacturing efforts for

NuVasive Inc.

805 Liberty Lane,
West Carrollton
45449

Business: Medical
manufacturing

Employees: 250

Phone: 937-343-0400

Web: nuvasive.com

its newest product, the Porous PEEK, described as "game-changing technology" by Wolf. It's built with a porous architecture designed to further bone on-growth and in-growth. This technology improves blood to implant contact, which lead to better clinical outcomes.

The Ohio-produced Porous PEEK product was used in its first surgical case in the Charlotte area recently, which Wolf notes as "very exciting" for the region.

In addition, the company introduced its 3D printed titanium implant known as Modulus Titanium Technology – currently on the market and manufactured in West Carrollton. This year, the company has plans to begin the final processing process of the products, with the official launching timeline still in the works.

Along with new innovations and regular product production being carried out in West Carrollton, Wolf says the facility is aiming to constantly improve its manufacturing capabilities and workforce numbers. About 250 employees work locally.

West Carrollton city officials have praised the company's efforts to connecting with the community.

"NuVasive is world class in what they do and their investments have been substantial," said Mike Lucking, the city's economic development director.

The past couple of years, West Carrollton City Manager Brad Townsend has seen NuVasive's efforts grow in both the local workforce and its technological abilities. Establishing connections with local high school students has been a focus for the company, along with participating in the city's annual job fair.

"They've done more than we could have ever imagined," Townsend said.

ECONOMIC DEVELOPMENT

As Carrollton Plaza demolition wraps up, city aims to create an entertainment destination

BY AUSTIN FAST
DBJ Contributor

All the skills and patience Mike Lucking has honed as a fisherman are coming in handy as West Carrollton's economic development director waits to lure in developers to remold the exit 47 area off Interstate 75 into a regional destination.

"This is casting a wide net," Lucking said. "We're going to be very deliberate in terms of what type of development we do there. We're looking for quality mixed-used development; things that are entertainment-oriented or sports-themed. Even a small arena is something that we've explored. ... I don't know how long it's going to take to make that develop, but we can afford to be patient."



Mike Lucking

With an estimated 120,000 cars passing by daily on I-75, Lucking wants the "Miami Bend Entertainment District" to be far more than the dilapidated Carroll-



CARL SUCHOMEL

Demolition of the former Carrollton Plaza and Roberds in West Carrollton.

ton Plaza shopping center that's stood at the interchange for years. He envisions "resetting the stage" to make sure the gateway to West Carrollton takes advantage of its prime location along the Great Miami River.

Although the city hasn't found any end users yet, Lucking explained they'll soon start marketing heavily to developers for proposals ranging from restaurants, microbreweries, entertainment uses, office space and condos.

"We've got skin in the game. We're not just talking about it," Lucking said. "We have control of the property."

West Carrollton started scooping up

in we're spending about \$650,000 on demolition," Lucking said.

West Carrollton has "set the stage" for redevelopment through zoning that supports the uses they're looking to add and by expanding the existing Miami Bend TIF (tax-increment financing) agreement in late March.

"With the city share, we can construct public infrastructure and do street-scapes. We can acquire property. We can do demolition with those monies," Lucking said.

Less than a half-mile up the street, longtime Hispanic restaurant El Meson likely serves as an inspiration for the type of destination establishments Lucking and his team are seeking.

"What I'm thankful for is that they have not sold out to, let's say a Love's or a Pilot where semi-trucks would just come off and unload," said El Meson co-owner Bill Castro. "They haven't sold to the scenario of all these gas stations and fast-food restaurants so that we would just be another convenience versus a destination."

Interested developers should contact Lucking at 937-859-5783 or ed@west-carrollton.org.

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MANUFACTURING

West Carrollton machine shop is rebranding as it expands and adds services

BY LAURA NEWPOFF

DBJ Contributor

Tom Johnson grew up as a third-generation toolmaker who could have been the black sheep of the family had he pursued his original interest in college as a theater major.

After deciding he didn't want to wait tables for the rest of his life and graduating near the top of his class with a mechanical engineering degree from Cleveland State University, he rose through the ranks of some large corporations, and had seemingly landed his dream job in 2003.

At 42 years old, he loved being a division leader at Unison, a division of GE Aviation, in Beavercreek. But one day a funny, if uneasy, feeling overcame him.

"I walked out on the mezzanine with my cup of tea and looked down on the factory," Johnson said. "I had worked my whole career to get here and I said, 'I don't want to do this anymore.' I loved it and if I had to go work for somebody, I'd work for GE again. But no matter how high you rise, you always have a boss and the nonsense that goes on in corporate America."

Fortunately for Johnson, the seeds of a new business had already been planted. An avid race car driver, he had created a machining company to support that addiction and so he could build and fly aerobatic aircraft.

"I started making race car parts in my spare time and it just sort of grew until someone said, 'Can you make this commercial part for me?' I said, 'Sure, I'll make that,'" he said.

It was then that Johnson had to decide — if he wanted to have a side business or jump entirely into machining on his own as his full-time job. A racing friend named Bob Mason, who was a successful businessman, told him to make up a business plan and let him have a look.

The duo partnered, and in 2004 Johnson Machining Services LLC was born.

The company has grown from a one-person operation in Germantown to now 10 employees in a larger facility on Infirmary Road in West Carrollton. The company has expanded capabilities, too. Because the business has moved beyond the role of traditional chip-making and machining into other areas like grinding, welding and assembly, the original name doesn't accurately reflect all it offers. In the next few months, Johnson plans to start rolling out a new name to customers: Johnson Manufacturing Systems LLC.

Johnson was able to add a

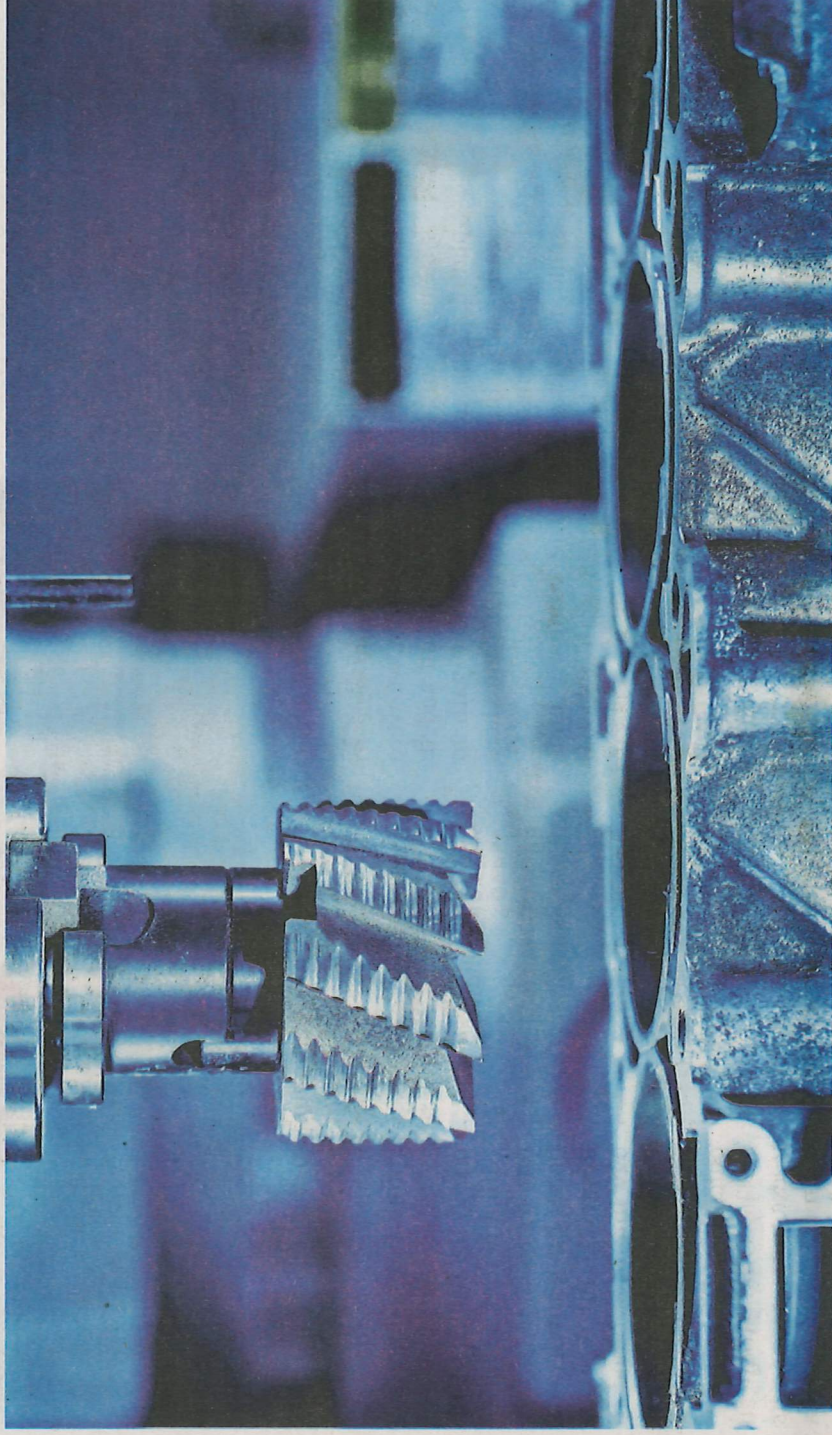


IMAGE PROVIDED BY GETTY IMAGES (COOKELMA)

A metalworking CNC milling machine like the ones used inside Johnson Machining Services. The company will soon rebrand to Johnson Manufacturing Systems.



TODD SCHUETT, CREATIVE TECHNOLOGY CORP.

Tom Johnson of Johnson Machining Services LLC in West Carrollton stands with a piece of Mazak Quick Turn/Nexus machining equipment.

6,000-square-foot expansion to its 9,500-square-foot headquarters in 2017 thanks in part to a \$100,000 Economic Development and Government Equity grant from Montgomery County that aids companies that create jobs and retain local workers. Johnson said the company needed the elbow room to create a manufacturing cell so it can make a part for Ramco Electric Motors, which is its biggest customer.

"We created what's like a little mini

growth has been the relationship with Ramco, which makes electric motors and components for use in industrial, military and aerospace applications.

Johnson and Dan Seger, Ramco's president, worked together about 20 years ago as engineers at Huffly Corp. in Springboro, and had stayed in contact over the years.

Seger asked Johnson to work on a motor part that Ramco's then-supplier wasn't producing economically or with the required quality. Johnson said he was able to complete the job quickly and painlessly for a fraction of the price. The relationship has endured and expanded since that first job in 2006.

"They have grown exponentially and carried us along with them," Johnson said. "They saw the quality and our response to them, our very customer-friendly way of doing business and gave us more and more opportunities as time went on with more and more challenging parts."

Seger said Johnson applied LEAN manufacturing techniques to produce the original part and "figured out a way to build a better mousetrap."

"Tom is probably one of the most gifted technical people I know," Seger said. "His underlying commitment to his customers is superior to anybody else that we know of and that's why he's our largest machining supplier."

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RESTAURANTS

El Meson's events, food trucks turn West Carrollton into dining destination

BY AUSTIN FAST
DBJ Contributor

El Meson in West Carrollton aims to be more than just a place to eat. They hope to create a destination and experiences unique to Dayton through an expansive 450-seat restaurant and fleet of six food trucks. After 41 years in business, founders Herman and Gloria Castro are still involved in the Hispanic fusion spot, but much of the day-to-day work has been passed down to their children, Bill and Marie Castro, as well as a third generation.



Bill Castro

"We draw a line when we're together. It has to be something where you can't take work home with you," Bill Castro said. "If we have differences here, it doesn't go home with us. ... You're even more connected and bonded because of your differences."

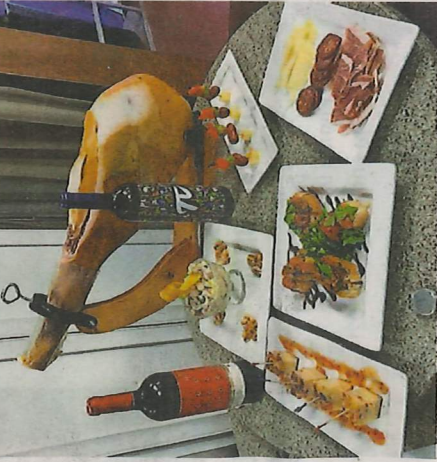
How did your family settle in West Carrollton from Colombia? My father was with the National Cash Register Company, which had its world headquarters here in Dayton. NCR was a very important link in the makeup of the community in Dayton. My father started with NCR when he was 18, and so we moved a lot through the Latin American entity of NCR. I was born in Panama; we lived in Colombia and other Latin American countries. Then my father was transferred to Dayton. Once we were here, they wanted my father here permanently.

My parents, as a social element, loved to cook. ... It was literally a sit-down,



SUBMITTED PHOTOS

El Meson founders Herman and Gloria Castro, on left, with son Bill Castro and other employees.



A sampling of the menu items at El Meson at 903 E. Dixie Drive.

three-to-four course dinner. It was always in our DNA.

Our neighbor was in real estate and casually told my father there was this little restaurant in West Carrollton by Woody's that was for sale. My father saw

opportunity in that so, all of a sudden, we purchased a failing pizza business, and none of us ate pizza!

What's your secret to 41 years of restaurant success? It's like riding a mechanical bull. Some days you just get pitched and you are spitting out dust and your butt hurts and it went crazy on you. You shuck it off, say, 'How could we have done this better?' and show up the next day with a spring in your step.

What are the most popular menu items? Where do the creative influences come from? Our calamari is a great seller. Our empanadillas and things like the manchego cheese puffs are a great seller. We used to have a dish called gambas al ajilolo (shrimp prepared in olive oil and garlic). As soon as we made that dish "Carlic Shrimp," it sold 25 percent more than it did before. We had to make it simpler

for people.

The secret to the perfect margarita? There's no secret at all. The key element is using fresh ingredients. There is nothing worse than getting a margarita with this pre-mix concoction. It is all about fresh-squeezed lime. It's all about the simple syrup. It's all about the tequila and the balance between those few things. It's the mixing and the preparation.

Where are your favorite places to eat in the Dayton region? Old Scratch Pizza does a great job and is very innovative. There new Caribbean restaurant (Calypto Grill) in Yellow Springs is doing a great job. The Winds Cafe in Yellow Springs; Jay's Seafood Restaurant, Lily's Bistro and Corner Kitchen in Dayton.

What characteristics do you look for in a good restaurant employee? Are you currently hiring? We have about 35 employees, but we could employ about 10 more. Like anyone out there, hiring has become a permanent staple. We are constantly expanding, and we're only as limited as what we're able to staff.

The essence of what we look for is so simple and basic, and yet they're hardest things to find: integrity, attitude, dependability, accountability, punctuality, pride, being truthful.

Do you volunteer or give back to the community in any way? I go to the schools and talk with the kids about how to properly go to an interview and what business owners look for.

We do cultural events for students taking Spanish as a second language. We speak Spanish only, and show them about Hispanic food, culture and dance.

MANUFACTURING

Dayton Progress continues product expansion, buys land for future growth

BY TRISTAN NAVERA
DBJ Contributor

Just as its name indicates, Dayton Progress could be a bellwether for the entire region.

Launched in 1946, the West Carrollton-based manufacturer – and the city's largest employer – is also known as Dayton Lamina, and manufactures mechanical components for factory automation, press die and plastic mold components, cutting tools and gauges.

That kind of work has meant change and evolution over the decades – as more factories invest keep up with the times, it's found a willing host of global customers looking to it for upgrades.

While it's since been acquired by Japan's Misumi Group, the company has kept its local roots deep. With multiple

"Business has been steady for our traditional product lines," President David Turpin said. "This past year's growth has been in new product lines we are producing to support our sister company in the U.S., Misumi USA."

In late 2017, Misumi announced plans for a new \$12 million, 55,000-square-foot distribution center that will help the local operations move their products. It's one of a series of expansions the company has undertaken over time. But there have been others, Turpin said.

More recently, Dayton Progress is in the "launch phase" of a \$1.4 million project to quadruple its precision shaft production to serve the rigorous factory automation business.

But space has been a "constraint" as business has been good, so the company



DAYTON PROGRESS

Dayton Progress in West Carrollton.

manufacturing sites around the world totaling 200,000 square feet and 1,500 employees and 500 distributor representatives, it's kept a diverse footprint, but much of the work remains at 500 Progress Road, where the company has over 500 employees. The lines are humming as it reports \$200 million in annual sales.

has also purchased two properties along Progress Road for \$400,000 last year to support "future expansion requirements," Turpin said without elaborating. But, the public sector in the city has been behind it. Its parent company got a \$150,000 economic development grant from Montgomery County for the distribution center.

The company's fate has been closely tied to the automotive market, he said, joining other major employers in Dayton like Honda, DMAX and Fuyao. So it's closely been watching their moves and looking outside of it.

"The auto industry has plateaued to some degree which makes our planned diversification with new product lines an important aspect of our future growth," he said.

SPOTLIGHT ON WEST CARROLLTON

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WEST CARROLLTON

GOVERNMENT

Meet the West Carrollton city council members

BY HANNAH POTURALSKI
hpoturalski@bizjournals.com

The West Carrollton city council is comprised of seven elected members, including the mayor, and each member is elected to four-year terms of office.

The council exercises the powers and authority of a municipal corporation as determined by the constitution of the state of Ohio and the charter and ordinances of the city of West Carrollton. West Carrollton's population in 2017 was 12,963. The city was incorporated in 1967.

West Carrollton's city council meets at 6:30 p.m. the second and fourth Tuesdays of the month at the West Carrollton Civic Center, 300 E. Central Ave, West Carrollton.

Council agendas and meeting minutes are posted on the city's website — www.westcarrollton.org/departments/city-council. You can also watch the past meetings on the Miami Valley Communications Council website.

Three council members have terms ending in December of this year: Mayor Jeffery W. Sanner; Angie Fryman; and Deputy Mayor Jill Tomlin.

The remaining members have terms expiring at the end of 2021: Rick Barnhart; Leanne Nash; Harold Robinson; and Amanda Zennie.



MAYOR
JEFF SANNER

Phone: 937-859-8000
Term ends: Dec. 31, 2019



DEPUTY MAYOR
JILL TOMLIN

Phone: 937-510-3216
Term ends: Dec. 31, 2019

West Carrollton city council members, from left, Mayor Jeff Sanner; council members Angie Fryman, Rick Barnhart, Leanne Nash, Harold Robinson, Amanda Zennie; and Deputy Mayor Jill Tomlin.

WEST CARROLLTON



COUNCILMAN
RICK BARNHART

Phone: 937-859-8713
Term ends: Dec. 31, 2021



COUNCILWOMAN
ANGIE FRYMAN

Phone: 937-294-3641
Term ends: Dec. 31, 2019



COUNCILWOMAN
LEANNE NASH

Phone: 937-673-1007
Term ends: Dec. 31, 2021



COUNCILMAN
HAROLD ROBINSON

Phone: 937-847-2111
Term ends: Dec. 31, 2021



COUNCILWOMAN
AMANDA ZENNIE

Phone: 937-344-1762
Term ends: Dec. 31, 2021

EDUCATION

Meet the West Carrollton school board members

BY HANNAH POTURALSKI
hpoturalski@bizjournals.com

The West Carrollton City Schools Board of Education is comprised of five members that lead a 3,700-student district with an early childhood center for pre-school and kindergarten students; four elementary schools; a middle school; and high school.

Members are elected by residents to four-year terms. The school district serves students from the city of West Carrollton and portions of Miami Township and the city of Moraine.

Member Leslie Miller is board president in 2019. Her term ends Dec. 31, 2021. The board's vice president is Tom Wolf, whose term ends Dec. 31, 2021.

Also serving on the board is Joe Cox

and Donald Henry, both with terms ending Dec. 31, 2019; and Jon Lewallen whose serving until the end of 2021.

"The board's primary function is to act as an advocate for our students and for our schools," states the West Carrollton school board website. "Our board members accomplish this by annually setting goals and developing policy for the district that create, maintain, and sustain

continuous improvement academically, operationally, and financially.

The board meets for regular meetings at 6 p.m. the first and third Wednesdays of the month in the community room at the high school, 5833 Student Street, West Carrollton. Board meeting dates and agendas are posted online at <http://www.westcarrolltonschools.com/BoardofEducation.aspx>.



BOARD PRESIDENT
LESLIE MILLER

Phone: 937-268-6091

Email: boe_lmiller@wcsd.k12.oh.us

Term ends: Dec. 31, 2021



BOARD VICE PRESIDENT
TOM WOLF

Phone: 937-435-2307

Email: boe_twolf@wcsd.k12.oh.us

Term ends: Dec. 31, 2021



BOARD MEMBER
JOE COX

Phone: 937-603-1442

Email: boe_cox@wcsd.k12.oh.us

Term ends: Dec. 31, 2019



BOARD MEMBER
DONALD HENRY

Phone: 937-433-9938

Email: boe_dhenry@wcsd.k12.oh.us

Term ends: Dec. 31, 2019



BOARD MEMBER
JON LEWALLEN

Phone: 937-623-5440

Email: boe_jlewallen@wcsd.k12.oh.us

Term ends: Dec. 31, 2021