



ANNUAL REPORT

2023

PREPARED BY

JOSEPH A. GRAVES, CEO

www.troyeconomicdevelopment.com

Letter from the CEO



Joseph A. Graves

Five years ago, I was honored to start the position of CEO of the Troy Development Council. Over these past 5 years, this organization, YOUR organization, has played a vital role in the creation of hundreds of additional jobs in our community. These additional jobs have boosted our local economy by adding more business for our local contractors, more customers to our local restaurants and shops, more people contributing to our local non-profits, and most importantly, more citizens creating roots right here in Troy, Ohio, USA. These are the reasons economic development is important.

I take GREAT pride in our community and the products manufactured by local craftspeople. Next time you and your family travel via air; the wheels and brakes on the airplane, most likely were manufactured at Collins Aerospace. The baggage carousel was most likely driven by a gear motor made by SEW Eurodrive. Stop at a convenience store, the SlimJims were made by ConAgra Foods. The Airbnb could have Pella windows and a Clopay garage door. The Troy, Ohio, USA, manufacturing history is long and storied. However, the story is still being written.

It is an absolute privilege to create an environment where businesses can thrive, and the entire community benefits. You are likely reading this because you understand that and feel the same way. Our ongoing support from the Board of Directors, our investors, and the City of Troy creates an opportunity for focused economic development efforts in Troy, Ohio. I stand here today, now with five years behind me, feeling even more grateful to be engaging in this meaningful work in one of the best communities in Ohio, if not the Midwest. I have listened to our industry leaders and our community, and feel a steadfast resolve to continue our important work.

This report will highlight “wins”. We will share data and we will share some highlights from 2023. The biggest takeaway – our local economy remains extremely healthy and 2024 is set to be as active as 2023.

Boards/Committees:

Miami Valley Regional Planning Commission
Troy Main Street

Ohio Economic Development Association
Activate Troy Partnership

Troy Area Chamber of Commerce (President)

City of Troy Revolving Loan Fund Committee (Chairperson)

City of Troy Community Improvement Corporation

Miami County Workforce Advisory Committee

Upper Valley Career Center Business & Industry Advisory

Board of Directors (2024)

***Annette Ryan-Baker** - Greenville Federal Bank - President
***Tim Summers** - Park National Bank - Past President
***Tim Davis** - City of Troy, Ohio - Secretary/Treasurer
***Jeff White** - Peak Foods - V.P.
Ed Westmeyer - First Financial Bank
Patrick Titterington - City of Troy, Ohio
Chris Piper - Troy City Schools
Bob Winner - Troy Area Chamber of Commerce
***Troy Mercer** - Troy Area Chamber of Commerce
***Michael Rieman** - Dungan & LeFevre
Rich Osgood - Miami County Government - Development Dept.
Duanna Osting - Upper Valley Medical Center Foundation

Chris Spradling - Edison State Comm. College
Bob Bilokonsky - Hobart Brothers
Michael Brendel - Kettering Health - Troy
Steve Bruns - Bruns General Contracting
Ben Redick - Bruns Realty Group
Angela Benedict - Greenville National Bank
Nathan Parke - AES
Scott Parkin - Collins Aerospace
Mike Twiss - Level MB
Bonnie Harris Frey - Troy Area Chamber of Commerce
***Jason Haak** - Upper Valley Career Center

*Executive Board

Investors (2024)

Park National Bank
First Financial Group
City of Troy, Ohio
Greenville Federal Bank
Minster Bank
Troy City Schools
Clipay
Conagra Foods
Dungan & LeFevre
Upper Valley Career Center
Edison State Community College
ITW/Hobart Food Equipment Group
Hobart Brothers
Kettering Health - Troy
Upper Valley Medical Center
Peak Foods

Baird Funeral Home
Hobart Institute of Welding Tech.
Raymath, Inc.
Dave Arbogast Ford
Choice One Engineering
Pioneer Electric Cooperative
CenterPoint Energy
KSM Metal Fabrication
Stillwater Technologies, Inc.
Galbreath Realtors
Level MB Construction
Bruns General Contracting
Bruns Realty Group
Greenville National Bank
AES Ohio
Koverman, Staley, Dickerson Insurance



Dayton International Airport Advertising



2024 (Purchased in 2023)



The City of Troy, Troy Development Council, the Troy Area Chamber of Commerce and Troy Main Street secured advertising space in the Dayton International Airport. This ad will appear in the concourse B area of the airport and will be in place entire 2024.

The ad features industry, retail, and festival photos currently. The advertisement will be redesigned every quarter enabling the organizations to give the viewer a well-rounded perspective of working, living and playing in Troy, Ohio.

Annual Trap Shooting Event

The Troy Development Council began this networking event in 2019 and attendance continues to grow with each passing year. In 2023, we had over 60 attendees.

The event is held at the Newport Gun Club each year.



Networking while having a great time!

Industry Tour Headsets Purchased

When conducting tours of our local industries with students on Manufacturing Day, it is sometimes hard to hear. Thus, the students find it difficult to pay attention and/or to be engaged in conversation with the presenter. A grant was written and received from both The Troy Foundation and Miami County Foundation to purchase presentation headsets to offer students a much better learning experience on Manufacturing Days in the future. With funding from both grants, and a contribution from the TDC Board of Directors, sixty headsets were purchased.



These headsets will also be used for the Leadership Troy program.



Attraction, Business Retention & Expansion

Completed Projects

Ecotech
Crown
Clipay
HVACDirect
Preferred Abrasives

Hobart Institute of Welding Technology
Stoll Woodworks
Freudenberg/NOK
Hobart Brothers
SEW Eurodrive
Spinnaker
Novacel
Stillwater Technologies
Peak Foods
Select ARC

Local Industry Visits

F-Tech
Deltech Polymers
Ecotech
Conagra
KSM
Ecotech
Crown
F&P America
Collins Aerospace
Arc Abrasives

Domestic Corporate Headquarter Visits

Hobart Brothers - Appleton, Wisconsin
Lakeside Foods (Peak Foods) - Manitowoc, Wisconsin



Japan Corporate Headquarter Visits

Honda
Honda Logistics/Komyo
Lintec (Spinnaker)
F-Tech (F&P America)



Experiment Farm Road Property Sale

FOR IMMEDIATE RELEASE

DATE: December 18, 2023

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HOBART INSTITUTE INVESTS IN TROY PROPERTY

Troy, OH – December 18, 2023 – The Board of Directors at Hobart Institute of Welding Technology has authorized the purchase of 66.72 acres of land from the Troy Development Council. The property is located on Experiment Farm Road and is bordered on the east by Interstate 75. The members of the board are excited to make this investment in the Troy community.

"The Troy Development Council was thrilled to work with our workforce development partner, Hobart Institute of Welding Technology on their purchase of property along Experiment Farm Road. Although there are currently no plans for the property, the Board of Directors of the Troy Development Council look forward to continuing to work with officials at Hobart Institute of Welding Technology to facilitate the development of the property in the future," stated Joseph A. Graves, CEO, Troy Development Council.

"This purchase was made possible by the dedication and commitment of all the students, staff, and community partners who have supported the school throughout the years," stated Tom Funderburg, HIWT Interim President. "We thank the Troy Development Council and the City of Troy for their vision and leadership."

For 93 years, Hobart Institute of Welding has been proud to call Troy, OH home. While no immediate plans have been determined for the land, the investment represents the continued commitment to the long-term relationship between Troy, OH and Hobart Institute of Welding Technology.



Hobart Institute of Welding Technology, dedicated to welding training and education excellence, is a 501 (c) 3 nonprofit educational facility located at 400 Trade Square East, Troy, OH 45373. Housing over 330 welding stations on 12+ acres, Hobart Institute of Welding Technology is committed to training the world's best welders. Visit our website at welding.org or contact us at 937-332-9500 for more information on the skill and technical training opportunities the college offers.

*State Board of Career Colleges and Schools Registration No. 64
Accrediting Commission of Career Schools and Colleges No. 000403*

- Property purchased by Troy Development Council in 2020 with financing by TDC investor banks and City of Troy.
 - Troy Development Council had numerous projects on property, however, out of respect to our current employers enduring workforce challenges, potential users were highly scrutinized.
 - No official use of property released - however, BIG plans in the future!

Careers in Troy, Ohio - Video Series



Video Series Has Over 40,000 Views!

City of Troy (2023)

Kettering Health (2023)

Upper Valley Medical Center (2023)

ITW/Hobart - Food Equipment Group (2022)

Hobart Brothers (2022)

Collins Aerospace (2022)

Clopay (2022)

Crown Equipment (2022)

Pella (2022)

Novacel (2022)

Bruns General Contracting (2022)

Peak Foods (2022)

SEW Eurodrive (2022)

F&P America (2022)

Quality of Life/Talent Attraction Video (2023)

In a continued effort to promote careers available in Troy, the Troy Development Council continued using the services of Marketing Essentials in 2023 to produce a series of videos spotlighting Troy's industries, the careers available, and products produced in Troy, Ohio, USA. The Troy Chamber continued to purchase ads on social media of those who are Chamber members. Videos have been made available to school counselors and are available to public at www.youtube.com/troyohiochamber.com.



Manufacturing Month (October)



FREUDENBERG-NOK
INNOVATING TOGETHER



SEW
EURODRIVE

spinnaker
A MACTAC COMPANY



ARC
ABRASIVES INC.

HOBART INSTITUTE
OF WELDING TECHNOLOGY



An Interstate / Lakeside Company

Collins
Aerospace

Participating High Schools:

- Troy High School
- Miami East High School
- Covington High School
- Bethel High School
- Milton/Union High School



TROY
CHAMBER of
COMMERCE



Number of Attendees -

225

STRATEGIC GOALS - 2024



SUSTAINED ECONOMIC GROWTH

The Troy Development Council attracts, retains, and facilitates the expansion of industrial, professional, and commercial business. The Council will attempt to secure property for future industrial development.



TALENT DEVELOPMENT & ATTRACTION

The Troy Development Council will work tirelessly to facilitate workforce development with our regional educational partners and continue to market Troy, Ohio as THE premier location for a career.



ALIGNMENT OF PARTNER ORGANIZATIONS

The Troy Development Council will continue collaboration and alignment among stakeholders and partner organizations to create innovative solutions to economic and community development while staying focused on remaining business friendly.



IMPROVE QUALITY OF PLACE

The Troy Development Council will continue to work closely with the City of Troy and partner organizations, to create an environment that attracts and retains business and people of all ages.

MISSION STATEMENT:

Continually improve the quality of life for Troy area residents through progressive planning and focused public/private initiatives to achieve a thriving local economy.



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