

State of the City  
March 23, 2009  
Presented by Michael L. Beamish, Mayor  
And  
Martha Baker, President of Council  
Troy, Ohio USA  
Opening



Good afternoon, friends.

These are tough times, make no mistake about it. Troy has been affected with unemployment, local layoffs, schedule/production reductions, salary concessions, even downsizing the hours and days of operation.

Despite the many hardships and difficulties facing our businesses and families in today's tough economic climate, we are a community that continues to rally together.

My theme this year centers around "Partnerships in tough economic times."

Tough times require tough actions.

A coach of mine once shared ... “When the going gets tough, the tough get going!”

Partnerships demonstrate civic pride and responsibility.

With vision we will move forward, maybe not as fast as we would like, but moving forward means we are not moving backward. It is vision, foresight, and conservative stewardship that will give us our optimism and hope.

We have not sat idle with our eyes closed.

- ◇ We have looked within for cost containment, efficiency and continuity of our core services.
- ◇ We have taken steps to look to the future for our financial stability.
- ◇ We have worked closely with the Troy Development Council and other partners.
- ◇ City Council has made the tough decisions for the good of our future.
- ◇ With a cooperative spirit and with a sense of partnership we will overcome obstacles, we will adapt to the new challenges, and we WILL persevere!!



## **Economic Development**

Our future success centers around our #1 priority – Economic Development. We are fortunate to have a strong economic

base in Troy. It is a true example of a viable public-private partnership.

## Economic Development

- Over 20 International Companies have a presence in Troy, and have since 1986
- Financial benefits to the Community is \$1,973 for every \$1 we have invested in economic development
- In 2008, our international companies made a capital asset investment of \$125 Million:
  - Created 249 new jobs in 2008 with an average compensation of \$50,000
  - Have made a \$3.1 billion capital asset investment since 1986
- Capital asset investment means jobs

This year marks the 25<sup>th</sup> anniversary of the Troy Development Council. The TDC is a unique public-private partnership between the City of Troy, the Troy Area Chamber of Commerce, and the businesses and industries with a presence in Troy. Working with the TDC is a retention and expansion program to assess and address the needs and issues of today's business partners.

You may have noticed in the Pictorial State of the City many familiar industries and businesses, long-standing and new. This is only a small reflection of our total business and industrial base. What you saw were examples of retention, expansion and growth.

# Economic Development

- We do recognize the challenges:
  - Troy Faurecia West closed. That company had 300 jobs. 125 of those were transferred to the Faurecia east plant and some were transferred to their Franklin and other locations
  - There were 130 jobs lost with Dolco
  - Foreclosures are happening here as well as throughout the country
  - There is a county unemployment Rate of 11.3%

We do recognize the challenges. In this economically difficult time, with the struggles businesses are facing, there may be fewer success stories.

In fact, many have been forced to make adjustments and cutbacks. This affects all of us.

But, we do have our share of success stories.

During the previous slide, you saw the impact that our public private partnership has made on our local economy.

(intentional slide repeat)

## Economic Development

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We maintain a strong relationship with our business friends in Japan, France, and Germany.

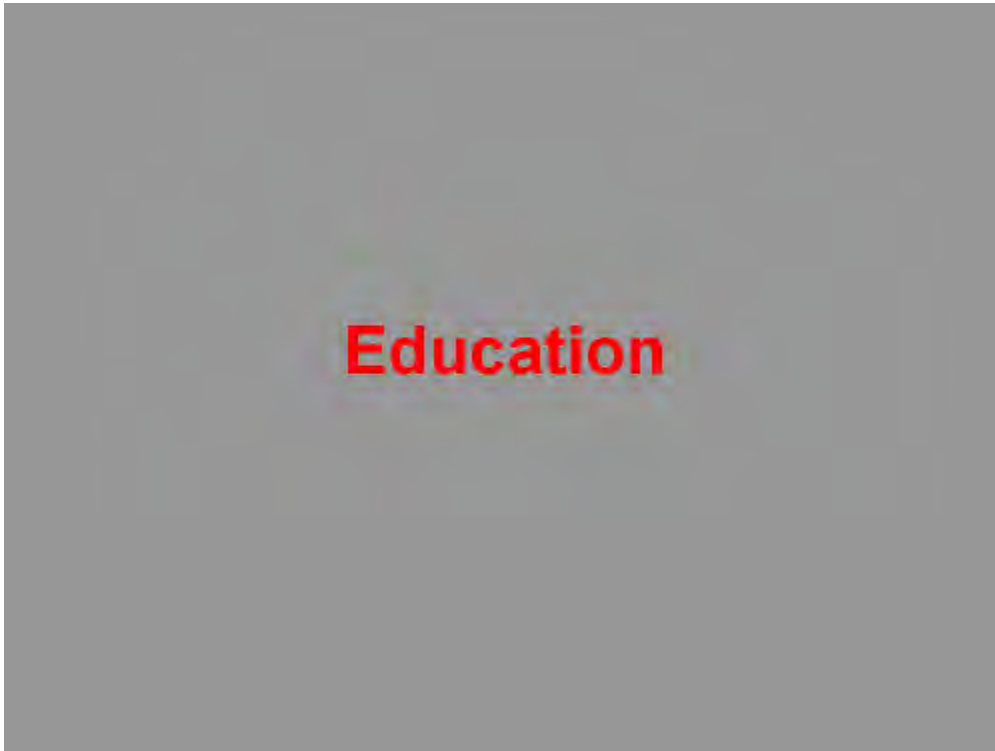
We must continue these efforts. We have welcomed contacts and inquires from companies and organizations based in China and South Korea. This equates to potential jobs for our citizens.

Partnering with the State Department of Development we have received grants that we use for low interest loans to local companies. These monies, once repaid, are used to fund other qualifying projects. The Economic Development Revolving Loan Fund started in 1990, with a Community Development Block Grant. The City has received \$2,000,000 in federal pass through grants to make these business loans, including \$500,000 recently received as part of the RevWires project. The \$2,000,000 has been loaned back out more than once, for a total of \$3,849,000 in 26 different projects.

The Downtown Building Repair Revolving Loan Fund is similar, but is strictly for buildings in and near our Public Square. It started in 2001. Federal pass through grants

totaling \$485,000 have resulted in 22 loans totaling \$1,086,657 for building repair projects.

Regionally, we collaborate with other partners such as the Dayton Development Council.



How do we deal with the unemployment rate? We begin with opportunities for our workforce to re-train and re-tool through quality educational options.

# Education

- Positive Relationships Exist with our Private and Public Educational Institutions:
  - Troy City Schools
  - Troy Christian
  - St. Patrick School
  - Upper Valley JVS
  - Other Private Schools in the Area of Special Education and Early Childhood Development

Historically, there has always been a strong relationships and partnerships with all area educational institutions. They provide life-skills and training in preparation for today's jobs.

The backbone of a community is its schools. Having a well-educated and well-trained workforce with a strong work ethic is essential. We need that workforce to take the jobs offered by local employers, providing the means to a rewarding end.

The Troy area has many educational institutions that partner with potential employees and employers to provide the necessary skill training.

It has been my desire, both as your Mayor and as an educator, to locate a satellite campus of higher learning here in Troy. A university in Troy would be a perfect compliment to our other educational opportunities.

My goal for this coming year is to make this dream a reality.

# Education

- Regionally, many campuses within a short drive offer two and four year programs
- Locally we have:
  - The Hobart Institute of Welding Technology
  - Miami Jacobs Career College
  - Edison State Community College
- Job Center Network
  - Represents four counties
  - Located on N-25A, just outside of the city limits

Currently, our local Job Center Network serves four counties and provides a wonderful service. Through partnerships with the TDC, Edison State, Sinclair, WSU Lake Campus, Upper Valley JVS and the Job Center, we are now in the 2<sup>nd</sup> year of a two million dollar grant to provide skilled training for manufacturing workers. We thank Congressman John Boehner for supporting this grant application.

For this city, education is a quality of life issue. We need skilled workers, we need these people as residents to our community, we need the housing, and we need the sustainable revenue. We need the partnerships to make this happen.

# City Government

## Regional Collaboration

- Partnership with Miami County in areas such as the 911 Board, Transit Committee and the Workforce Development. We continue working with County regarding establishing a Joint Economic Development District or JED.
- Partnership with County Townships for Fire and EMS contracts, and the outstanding July 4 fireworks.
- Representing the City in organizations including:
  - Miami Valley Regional Planning Commission
  - Greater Dayton Area Mayors & Managers Assoc.
  - Dayton Area Managers Assoc.
  - Quarterly meetings with Mayors/Managers of Piqua and Tipp City
- Positive relationships with the County and Townships

I am talking about the vitality of our community – TROY. The City is impacted by the financial environment. (City, State, and Country)

We have moved forward in many areas of regional collaboration. These partnerships allow us to combine resources to the benefit of Troy and Miami County.

# Financial

- City Auditor continues to receive recognition of excellence in financial reporting
- City Auditor and City Administration continue to address cost savings measures without impacting core services
- General Fund operating costs have been balanced to revenue
- As part of the 2009 budget, some capital maintenance projects have been included, such as street paving

- ◇ The City looked “inside” the organization to make the organization more efficient, more cost effective and maintain service levels.
- ◇ Through a series of opportunities as a result of retirements or resignations, five full time positions have been eliminated at an annual savings of nearly \$400,000. We have done this by evaluating each and every position as it has become vacant. We continue to explore creative ways to see that the job gets done without impacting core services. We will continue this process with future vacancies.
- ◇ Yes, it was necessary to adjust or establish some fees. The stormwater fee was established to address the unfunded mandate by EPA. The residential refuse fee was increased to address the rising cost of this service to the General Fund. However, with the fee adjustments, Troy is 4<sup>th</sup> lowest out of 34 area communities in the costs to citizens for delivering top-notch services. Just like a low score in golf is a good thing, we receive a good bargain for the taxpayer dollar.

# Informing the Public

- The City's website has a new look. [www.troyohio.gov](http://www.troyohio.gov) It is comprehensive and user friendly
- City staff is in the process of including a newsletter type format with your water bills
- City staff continues to investigate effective and efficient ways for citizens to pay City utility bills
- Taped televised meetings
- Troy City View Newsletter
- Local Media Coverage

We try very hard to keep our Public informed. Through partnerships we have much to share and offer to our citizens. I believe when we take a step back, look around, and see Troy as it is today and the potential it has, one can see the vision of our community DOERS. Take time and view our new website.

And now, I would like to introduce Our President of Troy City Council, Martha Baker. She will share Council highlights and priorities. Mrs. Baker –

## ***(Mrs. Baker Speaks)***

Good afternoon! Thank you Mayor Beamish... and thanks to all of you for being here today!

# Council Highlights

2008 was a good year for city council as we worked together with an outstanding city staff to review the projects and challenges.

With a few new members and this new president, Council kicked off the year by

- ... establishing new committees based on choices of council members

- ... setting council priorities

- ... reviewing the rules of council

# City Council

- Beginning of the Year Organization
- Streamlined Council Meetings
- Public Contact of Council Members

... and agreeing to meet on the 5<sup>th</sup> Mondays throughout the year with other entities that we do not meet with as part of the normal routine of regular council meetings.

We have streamlined council meetings...

... summarized committee reports

... and provided the council packet in a notebook for public viewing outside the council chambers.

These simple methods have been very effective in creating a friendly atmosphere and in shortening the length of our meetings and to allow ample time for public questions and comments.

## Legislative Action/Council Decisions

- Some Action is routine,
  - Agency Funding or Routine Purchases
- Other Action Required Extensive Deliberation & Discussion
  - Automated Meter Reading, Savings to Water & Sewer Funds of \$3.4 Million over 20 years
  - New Format for Water & Sewer Bills
  - Privatization of Operation of Dye Mill Road Facility, while Maintaining Service for the Public

To make council members easier to contact by the general public, we have...

...standardized e-mail addresses and

...offered business cards for council members to purchase and give to their constituents

The city's website has been revised and is continually being updated with council and city information so that people may access that at their convenience.

In 2008, council made decisions on 69 Resolutions and 30 Ordinances throughout the year, based on recommendations, extensive reading, and research, requiring 24 council meetings and over 100 committee meetings.

- Keeping Residential Refuse Collection in-house, and Adjusting the Residential Refuse Collection Fee
- Approving Staff Reorganizations – Gained Efficiencies and Cut Personnel Costs, with Annual Savings to Taxpayers of \$400,000
- Placing on the Ballot the Sale of Alcohol at the Hobart Arena
- Keeping Economic Development as #1 Priority – Considering Enterprise Zone Agreement and Loan Applications

Many of those were routine...

... such as approving funding for agencies including Troy Main Street, Troy Development Council, Public Access TV, and the Rec

... or authorizing infrastructure improvements ... or annual physicals for firefighters

.... while others required extensive deliberation and discussion.

We will soon see the results of one of those decisions with the installation and activation of the Automated Meter Reading system... or AMR. This will streamline the meter reading process and catch variations – such as water line leaks – much faster than before... which will save money for the residents and allow staff to work much more efficiently. This project has an estimated net savings in the water and sewer funds of \$3.4 million over 20 years.

A new format for our water and sewer bills will be mailed in an envelope rather than on a postcard, offering more security and explanation. It will also allow more immediate dispatch of

important information from the city to improve communication with residents.

As a cost-saving measure, council approved privatizing the operation of the Dye Mill Road facility. Citizens may continue to deposit grass and yard waste while the contractor operates the facility and works to keep materials reduced.

As a means to help control costs to our residents and maintain local control, council chose to keep the residential refuse collection service in-house by enacting Ordinance O-23-2008. An alternative would have been to outsource services which would have been more expensive and potentially eliminated a few jobs.

With a focus on continuing service to the public as a priority, council supported staff reorganization and reduction through routine resignations and retirements. This approval gained efficiencies and cut personnel costs while saving the city and the taxpayers \$400,000.

2008 was also the year that Council placed the decision of selling alcohol at Hobart Arena in the hands of the voters. Arena staff has participated in training to handle the ramifications of that decision and we are closely watching those activities.

The number one priority of council has been... and continues to be economic development. Enterprise zone agreements and revolving loans associated with new and expanding businesses... such as RevWires and Komyo... and downtown businesses such as Bamboo Grill and Pinky Scout (formerly Duck Duck Goose)... were approved by council.

## Looking Forward into 2009

- Welcoming New Business
- Prohibiting Parking of Vehicles that Extend into the Driving Lane
- Zoning Code
- Updating Subdivision Regulations
- Reviewing adjustments to Water & Sewer Rates
- Continue to Review Cost Cutting Opportunities While Providing Excellent Services

Looking forward...

... As we welcome new businesses... such as the Tin Roof at Treasure Island... Anjanette's chocolates on the Square... Signature Spa on North Market... and others that are all good signs that Troy is vital and growing...

Already in 2009, Council has approved an ordinance that prohibits the extended-length vehicles from parking in the diagonal spaces downtown. This has been an ongoing safety issue... particularly for drivers in the right lane.

After many months of review and a number of meetings that included communication with the Miami County Homebuilders Association, on March 16<sup>th</sup> Council approved major revisions to the Zoning Code.

The Planning Commission is nearing the completion of its review of amendments and updating of the Subdivision Regulations. We expect this document will be forwarded to Council for consideration in the very near future.

Water and Sewer rates were last adjusted in 2005. Setting future adjustments to these fees is an item that should be on Council's agenda before summer. We anticipate these

adjustments to be moderate while reflecting what is needed to meet the operational and capital needs of these funds.

City council continues to look at ways of controlling costs while city staff provides excellent services, as we focus on economic development as our number one priority.

Thank you!

***(Mayor Beamish)***

As you can see, the executive, legislative and judicial branches of city government works closely with each other. All are citizens of this community with a vested interest in each decision made. I commend all elected officials and city staff for this working partnership.



Troy is Troy because of its uniqueness and cooperative spirit.

## Culture & Arts

- Troy History and Heritage
- Downtown Summer Concert Series
- Troy Hayner Cultural Center
- Our Sister City Relationship with Takahashi City, Japan
  - 2010 Marks our 20<sup>th</sup> Anniversary
- Festivals
  - Strawberry Festival
  - Festival of Nations
- Sculptures on the Square
- Troy Civic Theatre Performances at the Barn in the Park

For a small town, we are fortunate to have so many people with a passion to preserve and celebrate our history.

- ◇ Troy Hayner Cultural Center
- ◇ The Historical Society
- ◇ The Local History Room
- ◇ Overfield
- ◇ Troy Museum of History
- ◇ WACO Museum and Airfield

All celebrate our landmarks and treasures. We partner in so many programs and events.

## Culture & Arts

- Our Living Room Looks Good with:
  - Arts Alliance
  - Troy Beautification Committee
  - Restaurants
  - Novelty Shops
  - Prouty Plaza
  - Historic Ambiance

Our downtown is the “living room” of our community. It is an effort of many. Troy Main Street is the key partner. They work closely with our downtown business owners, keep vacancies at a minimum, and provide programs and events to bring citizens and guests to our downtown. These visitors become our customers and friends.

The Mayor’s Downtown Roundtable meets monthly to address needs and issues of benefit to our downtown merchants and guests. Some results of these meetings include the flower pot program to help beautify the downtown, summer concerts and the consistent sandwich boards to advertise. Plans are currently underway for a “Gateway” historic mural and a downtown Farmers Market.

**Parks**

**&**

**Recreation**

## Parks & Recreation

- Recreational Programs and Park Facilities at:
  - Troy Community Park
  - Duke Park
  - Neighborhood Parks
  - Skateboard Park
- River Corridor and River Adventure Series
- Hobart Arena and the Troy Aquatic Park
- New Handicap Accessible Playground Equipment
- Our Natural Treasure ... The Great Miami River
- Open Green Space
  - We are a Tree City USA (23 Years!)

The City Parks and recreation facilities, and the programs offered, are a collaboration between the Park Board, the Recreation Board, and the Administration.

This is the second year of the River Adventure Series – and there will be more events to give you an opportunity to appreciate the Great Miami River and the River Corridor. The

City, working with a grant from the Troy Foundation, is able to make these events available at a very affordable cost.

Hobart Arena continued their commitment to events. As funds are available, there are renovations being considered for the future to enhance the Arena. Most of you are aware of my concerns associated with the sale of alcoholic beverages at the Hobart Arena. However, this was a decision made by the voters of Troy and I respect their decision. I can tell you that I attended two of the staff training sessions associated with the sale of alcohol. I have been favorably impressed with the commitment of staff to the training and to maintaining the Arena as a family friendly venue.

The Troy Aquatic Park is becoming a more and more popular venue.

Handicap accessible swings have been installed at Community and Duke Parks. Our partners on this addition have been Riverside of Miami County and Troy Foundation.

I have mentioned the Troy Foundation and some of the things on which that Foundation has partnered with the City. We also receive support from the Duke Robinson Foundation and the Miami County Foundation.

Let us not forget the Troy United Fund, which met its goal in a very difficult economic time. That is a partnership of all those who contribute.

Many of the partnerships I have mentioned were acknowledged when Ohio Magazine named us as one of the Best Hometowns for 2008. Troy was judged on six key areas – Community Spirit, Education, Entertainment, Health and safety, Culture and Heritage, and Business Environment.

It has been said that how you overcome adversity is an indicator of your success. I believe that in these difficult times our many partnerships and connections will not just continue, but flourish, and we and Troy will not just survive, but be successful.

## Partnerships

## Partnerships

- Troy's Supporting Cast Members:
  - The Troy Foundation
  - The Duke Foundation
  - The Miami County Foundation
  - The Troy Hayner Cultural Center
  - Troy Main Street
  - Troy Area Chamber of Commerce
  - Troy Development Council
  - Grants & Other Foundations

We have reasons, many reasons, to be cautiously optimistic. Troy is where it is because of its people! People with a vision! People with a willingness to serve! People who are partners with the community! We are called to make a difference.

We, together, are here to look adversity in the eye and give others hope for a brighter tomorrow.

Please stand up (and remain standing) if you serve in an elected office or on a board, committee or commission associated with your community and Miami County.

If you are or have been associated with education.

If you are a member of a committee or work with any of the City's partners, such as Troy Development Council, Troy Main Street, the Troy Foundation, the Duke-Robinson Foundation, or the Miami County Foundation, Hayner, The Troy Recreation Association, and other special events such as the National Night Out event, the celebrations honoring Dr. Martin Luther King, Jr.

If you have volunteered with any of the festivals or events.

If you are a volunteer with your church or synagogue; maybe you lead a Sunday School Class or help a youth group.

If you are a volunteer or leader with a scout group, youth group, or coach of a sporting/recreational program.

If you have helped Habitat for Humanity build a home for someone who has never before owned a home.

If you have worked with United Way or assisted any of the 26 non-profit organizations.

If you are here today in support of the Troy community, please stand.

Look around – many of you could have stood up more than once.

United WE stand

We are...

TROY

TROY

TROY

One of "Ohio Magazine's"

Best Hometown

Let's give yourselves a hand.

Thank you.



*Ohio*  
Magazine's



**Best  
Hometown**