

# frontline



miamisburg mound community improvement corporation

spring 2009



## Mound Building a Super Match

Planners of the new, multi-jurisdictional Montgomery County Regional Dispatch Center were looking for the Superman of buildings to house the critical, 24/7 emergency operation. It would have to withstand storms, earthquakes and hurricanes as well as natural and manmade disasters.

As it turns out, Mound in its heyday required just such a reliable structure for the site's mainframe computer, the nerve center of the entire facility. The building was available, and so the match was made.

"The fact that the building meets seismic requirements was a huge factor in the selection," said Captain Rob Streck of the Sheriff's Office, who heads the regional dispatch operation. "The second consideration was the cost."

According to Streck, other proposals were received, but the entire package assembled by MMCIC made Mound the best option.

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The unique, ultra-reliable building that housed Mound's mainframe computer is being reused for the Montgomery County's Regional Dispatch Center. Seventy eight people are employed at the facility.

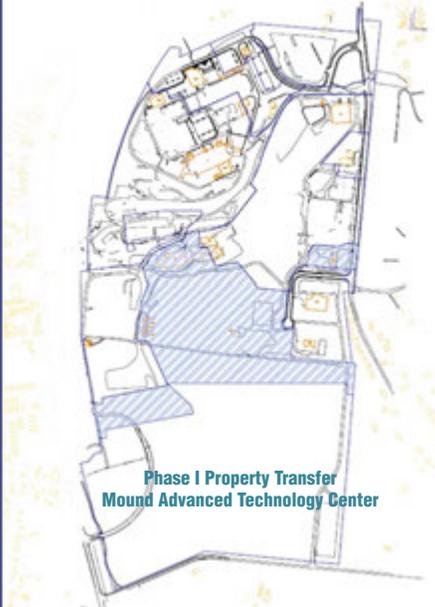


## DOE transfers property ownership

MMCIC is one step closer to ownership of the 306-acre Mound Advanced Technology Center property in its entirety. Recently 55 more acres were transferred by the Department of Energy, bringing the total MMCIC-owned acreage to 182.

The action was triggered by Congressional legislation that indemnifies from environmental liability all future owners of the site. The action applies to all property transferred to date. Previously indemnification was granted only to MMCIC.

"It is critical to our long-term redevelopment efforts that potential owners not be held responsible for what happened in



("Mound Building a Super Match" continued from page 1.)

A total of \$12 million was invested in building improvements and high-tech equipment. MMCIC spent \$3 million on the construction of a new entrance, the addition of windows, and the reconfiguration of the space, as well as the installation of new electrical and communications lines, flooring, lighting, roadway and parking. The dispatch center is financially self-sustaining with a combination of funds from the Sheriff's Office and contracts with 35 police, fire and other agencies that have signed on for the service.



DOE counsel Randy Tormey (left) and Mike Grauwelman (right) MMCIC President exchange documents confirming the transfer of 55 more acres of Mound property to MMCIC.

the past," said MMCIC President Michael Grauwelman. "While cleanup has been thorough, the liability issue could become a deterrent to making the most productive use of this property over time."

Jack Craig, the Director of DOE's Environmental Management Consolidated Business Center said, "This property transfer is another step in the successful transition of the Mound site to the MMCIC for business redevelopment and jobs creation in the Miamisburg area. We look forward to working with MMCIC over the next year to complete the entire site transfer process."

The newest parcel contains buildings that house PerkinElmer Optoelectronics at 1100 Vanguard Boulevard, with 57 employees.

The operation, which was moved into the new facility on March 26, is staffed by 67 dispatchers, while total employment stands at 78. Officials estimate the new center will receive 1.8 million phone calls annually, with 710,000 representing calls for service.

"The dispatchers love the building," Streck noted. "It's larger and nicer than what they're used to. Plus they don't have to pay for parking.

"We've had a great experience with MMCIC. They've bent over backwards to get everything ready for us."

## what really happened on 'the hill'

The Mound Museum Association sponsors monthly programming for the public to share the fascinating history of Mound during the Cold War, when its scientists were on the leading edge of technology development for defense weapons components. Here are upcoming topics:

### June 24, Dr. Robert C. Bowman - "Mound Metal Hydride Research"

Mound's history includes extensive work with metal hydrides, a major area of interest for scientists exploring options for energy production. Dr. Bowman was a leader in that effort while at Mound and became a world authority in the field. Recently retired from The California Institute of Technology and its Jet Propulsion Laboratory, and relocated to the Dayton area, he will discuss the notable hydride work at Mound.

### July 22 (postponed from January 28), Mr. Douglas McClelland - "Mound's Tritium Technology"

Mound made tremendous contributions over the years to the technology for handling and assessing tritium, the radioactive isotope of hydrogen. This presentation will examine Mound's role in the development of tritium measurement instrumentation and advances in its safe and efficient handling, brought about by new operating methodologies and advanced process technologies.

The presentations are held at 7 p.m. at the Mound Museum, 500 Vantage Point, Miamisburg, on the Mound campus. For additional details, please contact Dr. Don Sullenger at (937) 433-7904, (email: dsullenger@woh.rr.com); or Dr. Frank Lonadier at (937) 512-2308, (e-mail: frank.lonadier@sinclair.edu).



## BOARD MEMBER: 'mound offers a lot to work with'

The opportunity to advance his career brought MMCIC's newest board member, Al Leland, from Los Angeles to Dayton. The opportunity to provide community service has kept him here.

A lifelong Californian, Leland began his career in commercial banking in 1976 after graduating from the University of Southern California. After advancing to the position of senior vice president and division manager for First Interstate Bank of California, where he was responsible for all aspects of the bank's personal trust services, another offer



Al Leland

came: In 1993, he was asked to become executive vice president of the Bank One Trust Company in Dayton.

"Family trusts are an area of banking that really interested me," he said. "And when we looked into the Dayton area, we were impressed with the opportunities for good schooling for our two children."

When Leland came to Dayton with his wife, Fern, and two children, he found other opportunities as well.

"In L.A., you could be successful in business but invisible in the community," he said. "Here, I was invited to help."

And help he has, volunteering with organizations ranging from the Victoria Theatre Association to Think TV, and heading the boards of the Dayton Art Institute and the Carillon Historical Park.

Last fall his friend, MMCIC Board member James VanTassel, recognized Leland as an ideal candidate for the board position vacated by Don Koller, who had retired from 5/3 Bank and moved out of state.

"It seemed like a good fit for me," Leland said. "I felt I could draw from my experiences in working with businesses in commercial banking."

Leland is committed to Mound's reuse and is optimistic about its future.

"When I look at Mound, I see a beautiful piece of property," he said. "It offers a lot to work with."

## cleanup: mound positioned to achieve potential

Environmental cleanup at Mound can at last be completed with the federal government's commitment of \$20 million in economic stimulus money to the project. Only one acre of the former Department of Energy weapons site, known as OU-1, remains contaminated. Its cleanup will allow MMCIC to redevelop the property as a scientific business and technology park.

"This positions the park to truly achieve its full potential," said MMCIC President

Michael Grauwelman. "If that material had been left behind, it would have been a legacy that would be a detriment to redevelopment. This allows us to close the cleanup chapter and move on."

The project qualifies for stimulus funds because the cleanup can begin almost immediately and will result in the creation of 40 jobs, according to U.S. Sen.

Sherrod Brown, who made the funding announcement. He also noted that the cleanup would reduce the possibility of contamination of the Buried Valley Aquifer.

Just two weeks earlier, U.S. Rep. Mike Turner told a group of about 100 community leaders that the cleanup effort would also receive \$4.75 million from the fiscal 2009 federal budget.



## mound company 'graduates'

Quadco Precision Inc., a nearly eight-year tenant company at the Mound Advanced Technology Center, has moved to a new location at 3720 Benner Road in Miamisburg. Responding to the demands of growth, the precision tooling business has settled into its new, 8,700-square-foot facility, which offers nearly three times more space.

"We have had some opportunities to advance and grow into production and need more equipment but don't have room for it here," said Quadco spokesman Kevin Bryant. "We worked with Mike (Grauwelman) to try to come up with something at Mound, but there's nothing suitable on the site right now."

Quadco's lease was to expire soon, and the building is slated for demolition.

"They were quality tenants who worked hard to make a success of the company," said MMCIC President Michael Grauwelman. "We wish them well in their new location."

With six employees, Quadco serves primarily the automotive, computer, medical and defense industries.



Congressman Mike Turner visited Mound this spring to announce the federal government's funding for the completion of environmental cleanup at the site. Pictured here are (left to right) Mayor Dick Church, Jr., Miamisburg Councilman Charlie Case, Congressman Mike Turner, Councilman Tom Nicholas and Councilman Bob Faulkner.





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Corporation. We welcome your

comments and suggestions.

Please call us at 937-865-4462.

## unique space available

Now available at Mound is a 6,292 square-foot bunkered office, data or communications center space at 790 Enterprise Court. It is built into the side of the hill, with only the south side exposed. Equipped with kitchen and shower facilities, the building is ideally suited for 24/7 operation.



790 Enterprise Court

Additional features include:

- Disaster-proof construction
- Back-up generator
- New parking lot for 40 vehicles
- T1 communication line with additional communication conduits available
- Electrical power - 400 amp; 480 volt, 3 phase; dual feed available
- New heat pump
- Security

Interested? Please visit our web site at [www.mound.com](http://www.mound.com) or contact Mike Grauwelman by email ([MikeG@mound.com](mailto:MikeG@mound.com)). Miller-Valentine Group holds the listing, so you may also call 937-293-0900 or email Pete Nichols ([pete.nichols@mvg.com](mailto:pete.nichols@mvg.com)) or Gerry Smith ([Gerry.smith@mvg.com](mailto:Gerry.smith@mvg.com)) for more information.

