AGENDA
PIQUA CITY COMMISSION
MONDAY, MAY 19, 2008
7:30 P.M.
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

REGULAR CITY COMMISSION MEETING

Proclamation- In Appreciation of Mr. Karl Wilson-Superintendent of Upper Valley J.V.S.

1.	**APPROVAL OF MINUTES**	Approval of the minutes from May 5, 2008 Regular City Commission Meeting and the May 12, 2008 Piqua City Commission Work Session
2.	**ORD. NO. 9-08 -Tabled** **(2nd Reading)**	An Ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to wages of certain Municipal Employees
3.	**ORD. NO. 15-08** **(1st Reading)**	An Ordinance amending Zoning Ordinance No. 42-96 and map of the City for the rezoning of Outlot 180 from R-1 (One Family Residential) to OS (Open Space)
4.	**RES. NO. R-59-08**	A Resolution adopting the 2007 Downtown District Marketing Analysis
5.	**RES. NO. R-60-08**	A Resolution adopting the 2008 Piqua Downtown Development Revitalization Plan
6.	**RES. NO. R-61-08**	A Resolution authorizing the City Manager to enter into an agreement with the City of Tipp City and the Miami County Board of Commissioners for the purpose of conducting a Geographic Information System (GIS) Assessment
7.	**RES. NO. R-62-08**	A Resolution appointing five members to the Community Diversity Committee

ADJOURN

MINUTES
PIQUA CITY COMMISSION
MONDAY, MAY 5, 2008
7:30 P.M.

Piqua City Commission met at 7:30 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Hudson called the meeting to order. Also present were Commissioners Martin, Vogt, Fess, and Terry. Absent: None.

PRESENTATION OF PLAQUE TO CITY OF PIQUA:

Ms. Peggy Henthorn – Miami Valley Centre Mall
Ms. Paula Jewett & Mr. Patrick Donnelly-WDTN (Channel 2)

Ms. Peggy Henthorn, Ms. Paula Jewett, and Mr. Patrick Donnelly of WDTN Channel 2 commended the City of Piqua on their efforts and support during the weekend of the Deal or No Deal auditions that were held in Piqua, and presented a Plaque to the City of Piqua in appreciation. The support of the City of Piqua and all the departments was very much appreciated by all who attended, said Mrs. Henthorn.

REGULAR CITY COMMISSION MEETING

APPROVAL OF MINUTES

Moved by Commissioner Fess, seconded by Commissioner Terry, that the minutes of the April 21, 2008 Regular City Commission Meeting be approved. Voice vote, Aye: Terry, Martin, Vogt, Hudson, and Fess. Nay: None. Motion carried unanimously.

ORD. NO. 8-08
(3rd Reading)

An Ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua

Moved by Commissioner Terry, seconded by Commissioner Martin, that Ordinance No. 8-08 be adopted. Voice vote, Aye: Martin, Terry, Hudson, Fess, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Ordinance No. 8-08 adopted.

ORD. NO. 11-08
(3rd Reading)

An Ordinance adopting and implementing Section 91.11 Tow Administrative and Storage Fees for impounded vehicles at City facilities

Commissioner Vogt asked if there have been any comments received concerning the storage fees, and if the City of Piqua's fees are higher or lower than other counties?

Police Chief Willcox stated he had not received any comments concerning the fees, and stated the City of Piqua is lower than any of the other counties with their fees.

Mayor Hudson asked to have someone explain the fees for impoundment. Chief Willcox explained how the impoundment procedures are implemented.

Commissioner Vogt stated we should not be to quick to waive the storage fees that are incurred, if they have insurance, the insurance companies should pay the storage fees.

Moved by Commissioner Vogt, seconded by Commissioner Fess, that Ordinance No. 11-08 be adopted. Voice vote, Aye: Terry, Hudson, Martin, Fess, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Ordinance No. 11-08 be adopted.

ORD. NO. 13-08
(EMERGENCY)

An Emergency Ordinance amending Chapter 33 of the Piqua Municipal Code employment policy

Commissioner Fess stated the way it was previously stated the City Manager would receive an increase when the other employees on Schedule A received theirs correct?

Law Director Wall explained how the City Manager's contract governs the way the City Manager receives his pay increase, and when they are applied. Chapter 33 governs all non-union employees salary increases, but currently the City Manager is on the Schedule A and needs to be removed. This ordinance will remove the City Manager from Schedule A. Ms. Wall further explained that Ordinance No.'s 13-08, 14-08, and Resolution No. R-57-08 are all related to changes being made to Schedule A.

Moved by Commissioner Terry, seconded by Commissioner Fess, that the rule requiring Ordinance No. 13-08 be read fully and distinctly on three separate days be suspended. Voice vote, Aye: Hudson, Fess, Martin, Terry, and Vogt. Nay: None. Motion carried unanimously.

Moved by Commissioner Terry, seconded by Commissioner Fess, that Ordinance No. 13-08 be adopted. Voice vote, Aye: Terry, Hudson, Martin, Vogt, and Fess. Nay: None. Motion carried unanimously. Mayor Hudson then declared Ordinance No. 13-08 adopted.

ORD. NO. 14-08
(1ST READING)

An ordinance repealing Schedule A of Chapter 33 of the Piqua Code and adopting a new Schedule A of Chapter 33 of the Piqua Code, relating to the wage schedule for all non-union employees

Moved by Commissioner Martin, seconded by Commissioner Vogt, that the rule requiring Ordinance No. 14-08 be read fully and distinctly on three separate days be suspended. Voice vote, Aye: Martin, Fess, Vogt, Hudson, and Terry. Nay: None. Motion carried unanimously.

Moved by Commissioner Terry, seconded by Commissioner Fess, that Ordinance No. 14-08 be adopted. Voice vote, Aye: Terry, Hudson, Martin, Vogt, and Fess. Nay: None. Motion carried unanimously. Mayor Hudson then declared Ordinance No 14-08 adopted.

RES. NO. R-57-08

A Resolution to modify the employment agreement between the City of Piqua and the City Manager

Law Director Wall explained the changes in Resolution No. R-57-08 governing the City Manager's contract with the City of Piqua.

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-57-08 be adopted. Roll call, Aye: Martin, Terry, Hudson, Fess and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-57-08 adopted.

RES. NO. R-58-08

A Resolution of Appreciation for the public service of Lowell Dean Tamplin as a City Employee

Moved by Commissioner Vogt, seconded by Commissioner Martin, that Resolution No. R-58-08 be adopted. Voice vote, Aye: Vogt, Martin, Terry, Hudson, and Fess. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-58-08 adopted.

OTHER

Proclamation – Emergency Medical Services Week presented to Chief Gary Connell

Mayor Hudson read the proclamation.

Presentation – Weather Sirens & Emergency Notification – Chief Gary Connell

Fire Chief Connell gave a brief presentation on the use of the weather sirens and emergency notification system in the City of Piqua.

Monthly Reports – March 2008

Monthly Reports for March 2008 were accepted.

Public Comments

Ralph Pritchard voiced his concern over the status of a house located on Fourth Street. Fire Chief Connell explained what is being done with the home at this time.

Mr. Pritchard inquired about the numerous potholes in the city streets. Mr. Zechman explained the Street Department crews are working on them at this time. If citizens see a pothole they can report it by calling the Street Department, or using the E-Gov link on the website, said Mr. Zechman.

Mr. Pritchard asked that citizens be aware of the many children and adults riding bicycles on the streets now that the weather is nice.

Skip Murray, 1215 Walker Street, thanked the City Commission and Department Heads for their support they have provided to him in the last couple of years. Mr. Murray stated he likes the direction the city is taking on cleaning up nuisance properties. Mr. Murray further stated the city is willing to work with citizens in cleaning up their properties if they make the contact. Mr. Murray commended Amy Welker and Devon Alexander of the Health Department, and Chris Schmiesing of the Planning & Zoning Department for their efforts. Mr. Murray stated he appreciates the nuisance ordinances because with the enforcement of them it is increasing the value of all the properties in the neighborhoods. Neighborhood Associations are very important to neighborhoods and I encourage all neighborhoods to adopt them, and plans on being more active in his North View Neighborhood Association, said Mr. Murray.

Commissioner Terry encouraged Mr. Murray to keep on doing what he is doing, citing his projects are a great asset to the City of Piqua.

Scott Fine, 312 E. North Street, voiced his opinion on several issues he had with the City.

Danny Sell, stated the World War II Veterans left on Friday for Washington, D.C. and returned safely on Sunday. Mr. Sell wanted to thank the City of Piqua, Fire and Police Departments for their support.

Don Emery, 726 Caldwell Street, voiced his concern over Time Warner eliminating the radar station, citing he felt it was a very valuable tool during the storm season.

Mr. Emery thanked Mr. Murray for all of the significant improvements he has made to his properties in the City of Piqua and asked him to keep up the good work.

Mr. Emery voiced his approval of the zoning and nuisance code enforcement, citing these issues were addressed in the early 1980's but were not followed through. Mr. Emery voiced his concern about the city being able to provide the necessary resources to continue the efforts of the code enforcement in the future.

Mr. Emery stated he is speaking for the silent majority of the people, and appreciates the efforts of the various city departments and hopes to see the efforts continuing. I am seeing very positive changes happening daily, including the repair of the Parks Building, removal of semi-truck parking on Riverside, and the filling of the Park Place hole just to mention a few, said Mr. Emery.

Mr. Emery stated he appreciates the efforts of the past and present Commissioners, Department Heads and asked that they please continue their efforts. Mr. Emery stated he is very impressed with Law Director Wall, as he has spoken to her several times on various issues.

Commissioner Vogt stated spring is here and it is grass-cutting time, and reminded citizens to cut their grass. Mr. Vogt thanked Mr. Tamplin for his thirty years of service to the City of Piqua.

Commissioner Vogt reminded citizens the 4th Annual Car Show is scheduled for July 19th, 2008 and to mark their calendars.

Commissioner Martin inquired about the painting of the curbs at the intersections.

Mr. Zechman stated curb painting would begin in June or July on the intersections.

Mr. Martin stated it is spring and yard mowing season and encouraged citizens to get out and mow their yards

Commissioner Fess thanked Mr. Murray for coming back to Piqua after finishing college and starting his business to help support our community. Mrs. Fess also thanked Mr. Emery for his positive comments, stating it is always nice to hear the positive things Piqua has done.

Mrs. Fess congratulated Mr. Tamplin on his thirty years of service to the City of Piqua.

Commissioner Terry invited citizens to attend the North Park Neighborhood Association meeting to be held at 6:30 P.M. at Wilder School on Tuesday, May 6, 2008.

Mrs. Terry thanked the citizens who came forth to express their positive feedback to the City of Piqua.

Mrs. Terry also reminded citizens to pick up trash in their yards and in their neighborhoods.

Mayor Hudson voiced his concern about the high weeds at the old hospital.

Mayor Hudson stated he is so inspired to see the many projects that Mr. Murray and his family have taken on here in the City of Piqua and hopes he continues his efforts.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn the Piqua City Commission Meeting at 8:28 P.M. Voice vote, Aye: Fess, Hudson, Vogt, Terry, and Martin. Nay: None. Motion carried unanimously.

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THOMAS D. HUDSON, MAYOR

PASSED: ________________________

ATTEST: ________________________
REBECCA J. COOL
CLERK OF COMMISSION

MINUTES

PIQUA CITY COMMISSION WORK SESSION
201 W. WATER STREET
PIQUA, OHIO
MAY 12, 2008
5:00 P.M.

Piqua City Commission met on Monday, May 12, 2008 at 5:00 PM at the Municipal Government Complex Commission Chambers for a Work Session to review current service levels and benefits and wages.

Mayor Hudson asked the Acting City Clerk of Commission, Debbie Stein, to call roll: Present: Commissioner Fess, Mayor Hudson, Commissioner Vogt, Commissioner Martin and Commissioner Terry.

City Manager Fred Enderle introduced Department Heads in attendance: Amy Welker, Elaine Barton, Stacy Wall, Andy Burner Ed Krieger (sitting in for Bill Sommer), Gary Connell, Chief Willcox, Tom Zechman, Dean Burch, Cindy Holtzapple.

Mr. Enderle started the presentation by introducing Cindy Holtzapple, Director of Finance. The City of Piqua Core Services were reviewed and is hereto attached as ***Exhibit "A."***

Mr. Enderle stated that several meetings were held where Department Heads ranked services and scored the services numerically. Mr. Enderle stated that in the interest of time, high levels of service would not be reviewed this evening, but encouraged Commissioners to review them and provide comment or questions to him or Cindy. Mr. Enderle stated that "Low to Medium" levels of services are the ones, depending how important Commission felt they were, will be reviewed this evening because these are the ones that may need to be cut or we may need to begin charging for some of the services. Mr. Enderle commented that this Work Session this evening is a preliminary study and Commission will need to meet again in August for a more detailed review.

Commissioner Fess asked what might be causing decrease in revenues? Mr. Enderle responded, stating that it includes a number of issues. According to corporations located in the City, the business leaders are saying that business is not bad, but they are holding off on expansions and hiring new employees to wait and see what the economy will do. Mr. Enderle further cautioned Commission that the situation in City finances is not only due to declining revenues, but that revenues cannot accelerate fast enough to balance the budget.

Commissioner Vogt questioned whether mandatory tax filing would help the City. Ms. Holtzapple stated that it could, but she is not sure to what extent. The City is currently evaluating mandatory tax filing.

During the review of the Parks Department "Low Priority" item in regards to the Annual Car Show, Commission Vogt questioned the generated revenues for the car show. Commissioner Vogt stated that he raised $3,000.00, but found out that the Park Department employees were being paid at time and a half. Mr. Enderle stated that this may be something to look at in the future and maybe we could possibly ask the employees to volunteer instead of being paid.

Commissioner Terry asked if there is a charge for swimming lessons and Ms. Holtzapple reported that we do charge.

Commissioner Fess asked how our rates compare to the YMCA for swimming lessons? Stacy Wall, Law Director reported the YMCA charges $60.00 for 5 weeks for non-members and $20.00 for members. Mr. Enderle reminded everyone there is also an annual membership fee.

During the review of "Public Safety" – Low Priority of Direct Service items, Commissioner Martin asked what entailed "Daily property incidents" investigated by the Police was and why it did not generate City revenue? Chief Willcox responded by stating this relates to lost phones or bicycles that are found as a few examples.

During the review of "Administration" – Medium Priority of Direct Service items, Commissioner Fess asked what a special project might be in Administration as listed? Mr. Enderle replied that for example he might ask Human Resources to do an analysis of benefits or any project of that type in-house.

Commissioner Vogt asked if the City received any DARE grants? Chief Willcox reported that the City receives about $20,000.00 in grants but stated that this does not begin to cover the cost for the DARE program.

Mr. Enderle told the Commissioners there are services provided that may only benefit small special interest groups such as golf lessons, swimming lessons, etc. that should be paying for themselves. He reported that maybe the City should not be subsidizing these types of services.

Commissioner Fess asked how our lesson fees compared to Troy and other communities.

Mr. Enderle commented that the "Low Priority" items should be market rate based. The rest of the citizens should not be paying for some services that only pertain to a small group of individuals. Mr. Enderle further stated that the City needs to look at how much money we are losing with some of these services and then we should look at what other communities are charging to set a rate.

Commissioner Vogt stated that possibly the City could look at raising rates for rental facilities.

Commissioner Fess questioned whether the Wellness Program was a program done internally? Ms. Barton, Human Resources Director stated yes and that the employees have formed a Committee and the Committee has had guest speakers, etc. and they are planning to conduct health risk assessments for employees that may be interested. Mrs. Barton further stated the program is about healthier choices.

Mr. Enderle then presented information on "Benefit Comparisons". This review was of the different levels (Union, Non-Union) compensation packages. The spreadsheet is hereto attached as ***Exhibit "B."*** Mrs. Barton reported that vacation pay for employee's range between 2-5 weeks dependent upon the years of service. Mr. Enderle reported that one group of employees, while of union, have their own "Memorandum of Understanding."

Commissioner Fess asked about the budgeted $7,500 for education (Tuition Reimbursement) for the FOP. Commissioner Fess asked how this was dispersed and if this was allocated annually to the City budget? Chief Willcox explained the tuition reimbursement and how they paid for education within his department. Mr. Enderle indicated it is an annual allocation per the agreements.

Mr. Enderle reviewed the 2007 Gross Wages in descending order of gross pay attached hereto as Exhibit "B." This report is broken down by categories: re: overtime, holiday hours, vacation hours reported City Manager Enderle.

Ms. Holtzapple reminded the Commission that Firefighters have the 56-hour work week.

Mr. Enderle stated that based on the information he was concerned about giving some employees an increase and not others because this could cause morale issues when unions get increases and other groups do not get pay increases.

Commissioner Fess thought it was commendable that the Department Heads gave up their raises due to the circumstances of City finances. Mrs. Fess stated that she is getting "hammered" by citizens that do not agree with the increases, but feels that the employees are deserving of a pay increase.

Mr. Enderle stated that the 2008 budget was approved by the previous Commission with the increases, with the understanding that in 2008 a Long-Range financial planning process would be undertaken whereby the City would look at all items rather than making cuts that would go from year to year. For example, Mr. Enderle thought that possibly Comp Time might be something to review in the future that might be a better reduction than the annual cost of living increase.

Commissioner Fess stated that the local industries are not giving their employees 3% increases. Mr. Enderle mentioned that he knew of local corporations that have given increases and asked Commissioner Martin if Hartzell Propeller provided their employees with an increase? Commissioner Martin stated he received a 3% increase. Commissioner Fess stated that she understands the pay increases but the citizens of Piqua may not.

Commissioner Martin asked if they put the brakes on the increases now wouldn't that be better now than waiting in 2009?

Mr. Enderle suggested when arbitration over contracts starts to occur that possibly a change in job title and reduction in overtime pay and benefits would be better solutions.

Commissioner Vogt stated that a monetary raise might be the way to go. He mentioned what a local company did with their wage increase. Maybe a fair formula getting away from across the board percentage increases should be looked into stated Commissioner Vogt.

Commissioner Fess stated she remembered back in the early 80' when a "raise freeze" took place for 3 years. Mrs. Fess further stated she knows of no place where they put in 24% for retirement.

Mr. Enderle explained that not all the employees get a 24% retirement, also, the City government jobs are unique and are not a typical local market job for example: Engineers and Police Chiefs are a national market.

Commissioner Fess asked how could we raise fees (revenue generating) from citizens for employee's wages? Mr. Enderle stated that the budget was approved for 2008 that included the increases of all those employees associated in Schedule "A" and no new fee increases were proposed beyond those required to meet mandates. The idea was this year, 2008, that we need to get through "as is" and figure out where we go in the long term, stated City Manager Enderle. Mr. Enderle further stated that every item in the low-medium priority for Core Services needs to be looked at and those that are non-revenue producing need to be reviewed.

Commissioner Fess asked what the difference in pay was between Police & Fire? She stated that the Firefighters pay looks higher. It was stated that the overtime is the reason. Mr. Enderle stated that both Police and Fire are in the same range of pay.

Commissioner Terry questioned how much money would Comp Time save? Mr. Enderle reported he couldn't give an exact figure but probably in the $180,000 to $250,000 range.

It was asked what percentage the employees are currently paying for their healthcare? It is currently 11% stated Mr. Enderle and this is something the staff is reviewing and we will want to look at for healthcare savings costs.

Mr. Enderle talked about HSA/HRA insurance benefits and stated that employees whom are in the HSA fund are managing their fund balance for their healthcare benefits and perhaps we can trade off increases in premium costs for funding HSA's.

Commissioner Terry mentioned that some of the things that help most within the City as far as revenue savings are benefits and insurance costs which could be looked at in the future as well.

Commissioner Fess asked if there was any way of removing or reducing benefits of union employees? Mrs. Fess asked if the Unions were open to the fact that the City is hemorrhaging and are they willing to do anything or change any of their benefits?

Mr. Enderle stated that overtime needs to be reduced and we must find ways to do things differently. It was suggested that a Consultant would cost about $80,000 for both Police and Fire Departments to review operations in those areas. Commission was concerned about the cost of Consultation.

Commissioner Fess asked if all the employees are aware of the budget constraints? Mr. Enderle replied that he has been to all departments speaking on the topic and the issue has been discussed with all. Mr. Enderle said that he would be meeting with the Fire Department on May 28th.

Commissioner Terry asked what the employee feedback has been? Mr. Enderle stated that the employees do understand, but are uncertain as to what should be done.

Commissioner Fess asked if Mr. Bumgarner had anything in the works as far as Economic Development for the City of Piqua. Mr. Enderle reported a few things are happening with business expansions on new small businesses that may increase employment levels somewhat. Mr. Enderle further stated that the City does have some advantages that other cities do not have such as available land with rail and available buildings, but competition is stiff.

Mr. Enderle asked for direction from Commission in regards to tabled Ord. No. 9-08 for Schedule "A" employees.

Commissioner Fess asked if the Commission could announce at the upcoming Commission meeting the concessions that the Department Heads made? City Manager Enderle stated he could mention it in his introduction of the Ordinance or Commissioners could mention it if they chose to do so.

Commissioner Terry stated that the 2008 budget was approved with the 2008 pay increases for Schedule "A' employees and in good faith she stated that we should give this raise and look at next year with all groups, be it union, non-union as to changes.

Commissioner Terry asked if Schedule "A" would need to be changed again? The language in the Ordinance would need to be modified to exclude Department Heads, but the Schedule would not need changed stated Ms. Wall.

Mr. Enderle stated that another study session would be scheduled for the 1st part of August at which time the insurance information will be reviewed.

Commissioner Fess thanked all the Department Heads for their hard work in creating this information that was provided this evening.

Mr. Enderle stated that the Department Heads are a great group and the best he has ever worked with indicating they have great organizational perspectives and he was very proud of all of them.

Moved by Commissioner Fess and seconded by Commissioner Vogt, to adjourn from the Piqua City Work Session at 7:00 P.M. The motion carried unanimously.

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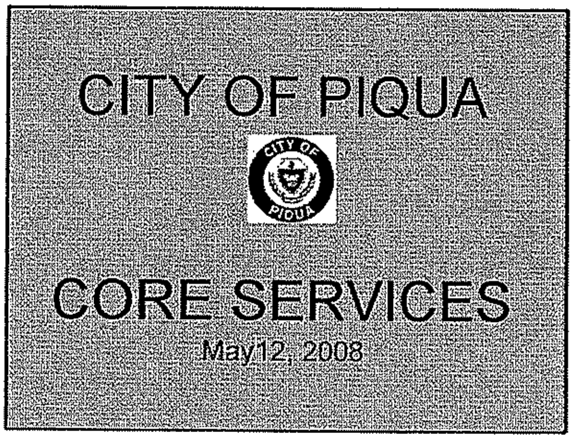
THOMAS D. HUDSON, MAYOR

PASSED: __________________________________

ATTEST: __________________________________
DEBORAH A. STEIN
ACTING CITY CLERK OF COMMISSION

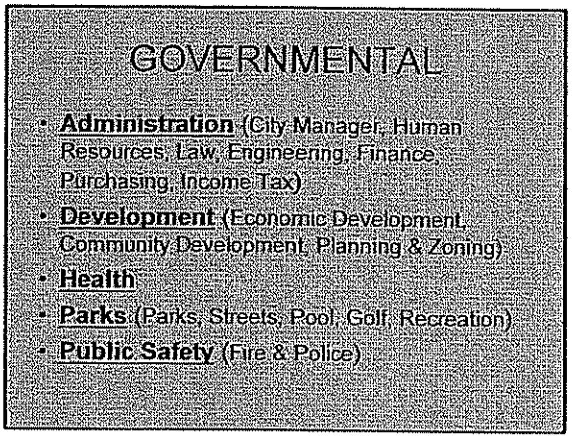
EXHIBIT "A"



CITY OF PIQUA

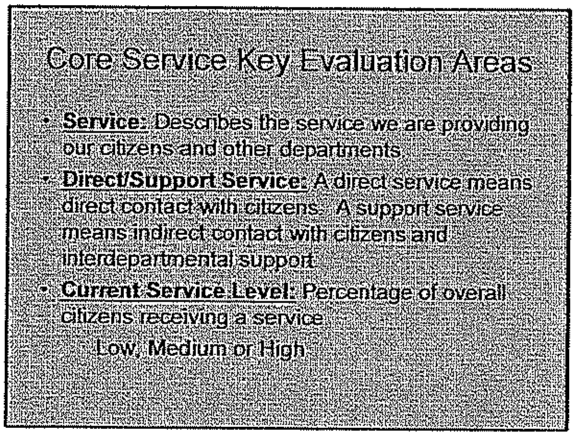
CORE SERVICES

May12, 2008



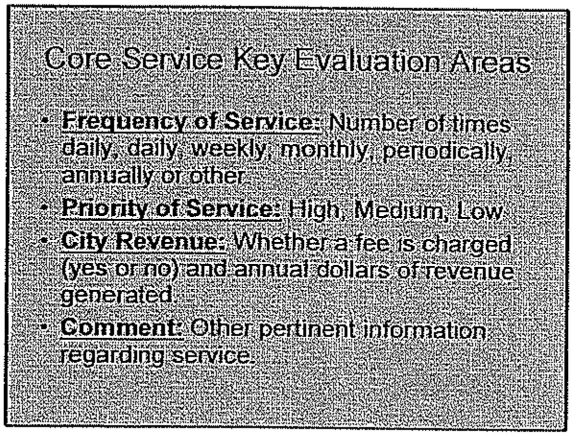
GOVERNMENTAL

- **Administration** (City Manager, Human Resources, Law, Engineering, Finance, Purchasing, Income Tax)
- **Development** (Economic Development, Community Development, Planning & Zoning)
- **Health**
- **Parks** (Parks, Streets, Pool, Golf, Recreation)
- **Public Safety** (Fire & Police)



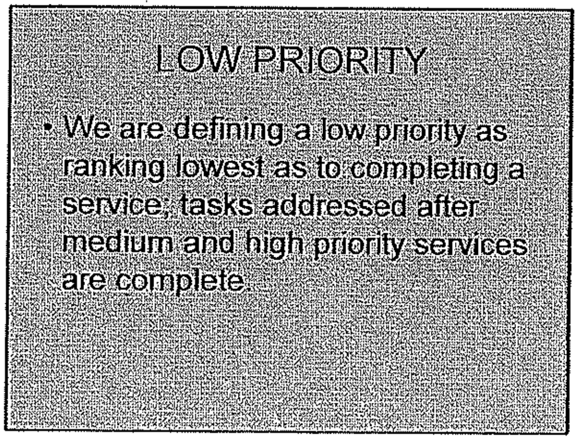
Core Service Key Evaluation Areas

- **Service:** Describes the service we are providing our citizens and other departments
- **Direct/Support Service:** A direct service means direct contact with citizens. A support service means indirect contact with citizens and interdepartmental support
- **Current Service Level:** Percentage of overall citizens receiving a service
  Low, Medium or High



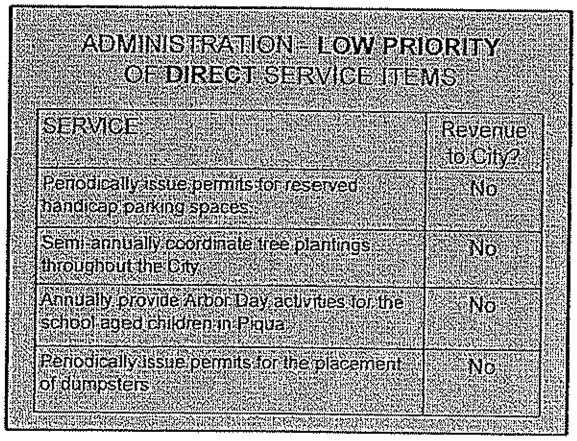
Core Service Key Evaluation Areas

- **Frequency of Service:** Number of times daily, daily, weekly, monthly, periodically, annually or other
- **Priority of Service:** High, Medium, Low
- **City Revenue:** Whether a fee is charged (yes or no) and annual dollars of revenue generated
- **Comment:** Other pertinent information regarding service.



LOW PRIORITY

- We are defining a low priority as ranking lowest as to completing a service; tasks addressed after medium and high priority services are complete



ADMINISTRATION - **LOW PRIORITY** OF **DIRECT** SERVICE ITEMS

SERVICE	Revenue to City?
Periodically issue permits for reserved handicap parking spaces	No
Semi-annually coordinate tree plantings throughout the City	No
Annually provide Arbor Day activities for the school aged children in Piqua	No
Periodically issue permits for the placement of dumpsters	No

GOLF – **LOW PRIORITY** OF **DIRECT** SERVICE ITEMS

SERVICE	Revenue to City?
Daily golf concessions	Yes $72,744
Daily golf pro shop	Yes $63,819
Annual Business Appreciation Golf Outing	No
Weekly golf club rentals	Yes $200

POOL – **LOW PRIORITY** OF **DIRECT** SERVICE ITEMS

SERVICE	Revenue to City?
Seasonal pool concessions	Yes $22,000
Seasonal swim lessons	Yes $ 1,500
Wading Pool	No

PUBLIC SAFETY – **LOW PRIORITY** OF **DIRECT** SERVICE ITEMS

SERVICE	Revenue to City?
Periodical blood pressure checks at the Fire Dept.	No
Mercury recovery program at Fire	No
Daily Police Warrant Service	No
Daily vacation house check by Police	No
Daily property incidents investigated by Police	No

PUBLIC SAFETY – **LOW PRIORITY** OF **SUPPORT** SERVICE ITEMS

SERVICE	Revenue to City?
Monthly background checks for other City Departments by Police	No

MEDIUM PRIORITY

- We are defining a medium priority as ranking in the middle as a service, tasks addressed after high priority services are complete and before low priority services are addressed.

ADMINISTRATION - **MEDIUM PRIORITY** OF **DIRECT** SERVICE ITEMS

SERVICE	Revenue to City?
Inspect monthly the construction work zones for street closings and block way permits	No
Special projects for City Manager as needed	No
Daily tax return preparation for citizens	No

PUBLIC SAFETY – **MEDIUM PRIORITY** OF **DIRECT** SERVICE ITEMS

SERVICE	Revenue to City?
Loud noise complaints investigated by Police	No
Parking complaints investigated by Police	No
Police Dept. assisting other governmental agencies	No
Community contacts and meetings with Police	No

PUBLIC SAFETY – **MEDIUM PRIORITY** OF **SUPPORT** SERVICE ITEMS

SERVICE	Revenue to City?
Civil Service agility testing by Fire	No

Any Questions ?

CITY OF PIQUA

EXHIBIT "B"

BENEFIT COMPARISONS

	AFSCME	AFSCME				Police	Police	Non-Union
	Blue Collar	Clerical	Firefighters	Fire Officers	FOP	Lieutenants	Deputy Chiefs	
VACATION CASH OUT	40	40	56	112	40	92	132	120
SICK TIME CASH OUT	40	40	56	56 (56) [1]	40	40 (40) [2]	40 (40) [2]	40
PERSONAL EARNED	40	40	72	96	48	48	48	40
CASH OUT	0	0	48	48	24	48 (12)(12) [3]	48 (24) [11]	0
HOLIDAY CASH OUT	0	0	0	0	80	80	120	0
COMP TIME ELIGIBLE HOURS	0	max 40 hrs	0	max 240 hrs	0	0	max 240 hrs	max 240 hrs
COMP TIME TAKEN/PAID OUT	No	Yes	No	Yes ret./death Yes	No	No	Yes ret./death Yes	Yes ret./death No
PARAMEDIC PAY			3%	3%				
MASTER POLICE OFFICER RATING % of wage					1% (4 areas) 2% (4+ areas) 3% (4+ areas)	1% (4 areas) 2% (4+ areas) 3% (4+ areas)		
EDUCATIONAL INCENTIVE PAY % of wage		10% Assoc Acct. Clks.			1% (50% Assoc.) 1.5% (75% Assoc.) 2% (Assoc.) 2.5% (75% Bach) 3% (Bachelor's)	1% (50% Assoc.) 1.5% (75% Assoc.) 2% (Assoc.) 2.5% (75% Bach) 3% (Bachelor's)	1% Assoc. 2% Bachelor's 3% Master's	
EDUCATION (Tuition Reimb.)					$7,500 [12]	$4,500 [12]	$5,500 [12]	
PENSION BENEFIT (Employer)	14%	14%	24%	24%	19.5%	19.5%	19.5%	14%
CLOTHING ALLOWANCE (per police officer)					$550/yr	$750/yr	$850/yr	
FIRE PHYSICAL/POLICE WEAPONS TRAINING (Extra Earned Vacation)			24	24		12		

[1] 56 (or 40) additional hours if Asst. Chief or Captain has used no more than 24 hours sick leave in the past 12 months and balance exceeds 2520 hours

[2] 40 additional hours if Lt. or Deputy Chief has used no more than 48 hours sick leave in past 12 months and balance exceeds 1800 hours

[3] 12 additional hours if Lt. has completed PELC and additional 12 if Lt. has earned associate or bachelor's degree

[11] 24 additional hours if Deputy Chief has completed CLEE or other professional certification approved by Chief of Police

[12] Amount budgeted for entire department allocated on a first come/first serve basis

2007 Gross Wages in Desc ing Order of Gross Pay
(only includes currently a nployees as of 5/1/08)

Code	Last Name	First Initial	Title	Gross Pay	Regular Hours	Overtime Hours	Holiday Hours	Vacation Hours	Sick Hours	Personal Hours	Other Hours	Total Hours	Hours in Excess *	Hourly Rate	Regular Pay	Overtime Pay	Holiday Pay	Vacation Pay	Sick Pay	ersonal Pay	Other Pay **
A	ZECHMAN	T	PUBLIC WKS DIR	163,843 1.	1,830		80	252	1,246	76	61	3,545	1,465	46.50	84,236		3,666	11,702	57,934	3,485	2,820
CM	ENDERLE	F	CITY MANAGER	117,498	1,908		80	40	12	40		2,080	-	54.35	108,269		4,285	2,174	633	2,136	
A/P	WILLCOX	W	POLICE CHIEF	114,150	1,976		120	212	80	72	8	2,468	388	46.04	92,154		5,396	9,477	3,540	3,218	365
A	SOMMER	W	POWER SYS DIR	112,583	1,817		80	155	56	72	60	2,240	160	50.74	91,273		4,000	7,853	2,818	3,606	3,033
A	CONNELL	G	FIRE CHIEF	107,203	2,712		80	168	112	48	120	3,240	328	33.21	89,169		2,618	5,580	3,666	2,232	3,939
F	STEVENS	J	FIRE CAPTAIN	101,513	2,725	758	81	187	160	96		4,007	1,095	23.62	63,864	25,645	1,853	4,281	3,669	2,201	
A/P	JAMISON	B	DEPUTY CHIEF	99,769	1,919		138	132	40	48	129	2,406	326	41.34	80,039		5,589	5,329	1,654	1,908	5,251
A	KRIEGER	E	ASST POW DIR	97,858	1,904		80	120	40	48	8	2,200	120	44.91	84,626		3,541	5,390	1,797	2,145	359
A/P	CHRISTY	T	DEPUTY CHIEF	97,657	1,910		100	132	80	48	115	2,384	304	41.34	78,390		4,034	5,403	3,275	1,908	4,647
A	MAGGERT	R	AST FIRE CHIEF	97,250	2,635		118	168	184	96	53	3,254	342	30.13	78,792		3,522	5,045	5,445	2,892	1,555
A	BUMGARNER	H	ASST CM/DEVELOP	95,606	1,886		80	32		32	50	2,080	-	46.50	86,756		3,614	1,466		1,445	2,325
F	PELTIER	M	AST FIRE CHIEF	95,020	2,641		105	243	112	96	52	3,249	337	30.13	77,253		3,065	7,098	3,276	2,808	1,521
A	HOLTZAPPLE	C	FINANCE DIRECTOR	94,643	1,834		80	92		40	35	2,080	-	46.50	83,540		3,580	4,209		1,728	1,586
F	ASHCRAFT	V	FIRE CAPTAIN	92,187	2,603	394	107	205	232	96		3,637	725	23.62	63,757	13,742	2,458	4,708	5,320	2,201	
F	MECKSTROTH	J	AST FIRE CHIEF	91,580	2,348		91	392	184	96	20	3,131	219	30.13	68,672		2,667	11,467	5,382	2,808	585
F	RINDLER	M	AST FIRE CHIEF	91,066	2,587		80	184	88	24	141	3,104	192	29.53	75,664		2,340	5,382	2,574	983	4,124
A	BURCH	D	DIR INFO TECH	88,395	1,869		80	123	2	46	21	2,141	61	41.74	77,217		3,291	5,055	63	1,900	870
A/P	SPEER	J	LIEUTENANT	84,657	1,734	226	93	215	92	48	66	2,474	394	33.07	56,772	11,172	3,030	7,035	2,966	1,541	2,142
A/P	DOCK	A	LIEUTENANT	84,147	1,828	237	88	154	64	58	24	2,453	373	33.07	59,867	11,654	2,864	5,039	2,078	1,874	771
F	STEIN	J	FIREFTR 7/PARM	83,981	2,600	760	105	168	128	32	8	3,801	889	20.65	52,707	22,401	2,124	3,391	2,555	642	160
A	STAHL	D	POWER DIST MAN	81,987	1,815		80	200	40	40	65	2,240	160	36.95	66,404		2,913	7,390	1,478	1,435	2,366
A/P	STEINER	T	LIEUTENANT	81,812	1,799	240	56	166	68	48	76	2,452	372	32.42	57,129	11,593	1,773	5,275	2,167	1,496	2,380
F	POHLSCHNEIDER	B	FIRE CAPTAIN	80,637	2,408	375	142	187	253	120		3,485	573	22.47	53,150	12,263	3,022	4,073	5,511	2,618	
A	WHEELOCK	W	POWER P MANGER	80,509	1,807		80	191	67	47	8	2,200	120	36.95	66,113		2,913	7,065	2,447	1,675	296
A/P	CRON	R	LIEUTENENT	79,733	1,725	165	56	296	73	15	24	2,353	273	33.07	56,508	8,074	1,806	9,697	2,406	472	771
F	LARGER	D	FIREFIGHTER 7	79,554	2,483	569	110	248	189	16		3,616	704	20.65	50,668	17,473	2,230	5,006	3,855	321	
A	BARTON	E	HR DIRECTOR	78,904	1,696		80	210	36	25	33	2,080	-	38.33	64,424		3,021	7,966	1,340	934	1,219
A/P	COLLINS	W	LIEUTENANT	78,890	1,758	186	96	180	52	34	68	2,374	294	32.42	56,200	8,944	3,048	5,786	1,636	1,102	2,175
F	GANGER	K	FIREFIGHTER 7	78,668	2,540	530	91	248	132	24		3,565	653	20.65	52,905	15,749	1,838	5,040	2,649	486	
F	BLOOM	R	FIREFIGHTER 7	77,411	2,456	541	110	280	128	16		3,531	619	20.65	50,054	16,501	2,244	5,648	2,643	321	
F	WEER	B	FIREFIGHTER 6	75,757	2,552	491	118	216	128	32		3,537	625	20.45	51,503	14,404	2,376	4,288	2,541	645	
P	BEASLEY	R	POLICE OFF 6	75,647	1,865	289	80	158	77	38		2,507	427	28.69	53,201	12,542	2,254	4,434	2,158	1,059	
P	LEE	K	POLICE OFF 7	75,002	1,787	298	80	132	58	48	112	2,514	434	29.10	50,215	12,741	2,227	3,700	1,611	1,356	3,151
F	PICKLESIMER	L	FF VI (PARAM)	73,883	2,620	450	73	112	221	16		3,491	579	20.45	52,773	12,730	1,449	2,223	4,390	318	
A/P	GROVE	M	LIEUTENANT	73,135	1,734	256	82	185	49	32	62	2,400	320	31.47	50,872	10,837	2,267	5,149	1,374	898	1,739
P	WEBER	J	POLICE OFF 5	73,025	1,710	368	80	82	59	45	164	2,508	428	28.69	46,396	14,996	2,145	2,248	1,585	1,221	4,435
F	DRIELING	J	FIREFGTR VII	72,293	2,503	360	99	168	209	40	16	3,395	483	20.65	50,735	10,781	2,008	3,368	4,263	816	321
F	RISNER	T	FIREFIGHTER 6	71,461	2,533	333	110	200	163	40		3,379	467	20.45	51,126	10,069	2,222	3,989	3,246	808	
A	BURNER JR	A	DEPUTY ASST CM	71,295	1,772		80	184	116	42	7	2,200	120	32.72	57,405		2,580	5,998	3,752	1,333	228
P	GEORGE	B	POLICE OFF 6	71,220	1,890	273	90	52	24	48	8	2,385	305	28.97	53,447	11,559	2,501	1,463	675	1,350	225
F	RICHARD	J	FIREFIGHTER 6	70,993	2,760	394	89	112		24		3,379	467	20.45	55,570	10,953	1,771	2,223		476	
F	GRILLIOT	A	FIREFIGHER 6	70,887	2,504	358	99	136	272	24		3,393	481	20.45	49,693	10,687	1,964	2,706	5,360	476	
P	CANTRELL	S	POLICE OFF 8	70,790	1,700	190	80	170	157	43	56	2,395	315	29.46	48,366	8,083	2,247	4,827	4,475	1,216	1,577
F	MELLING JR	W	FIREFIGHTER 8	70,280	2,061	339	59	192	651	16		3,318	406	20.86	41,770	9,929	1,201	3,951	13,107	321	
P	O'REILLY	K	POLICE OFF 8	70,210	1,776	164	88	141	78	40	88	2,375	295	29.46	50,837	7,057	2,484	3,999	2,218	1,144	2,471
A	SCHMIESING	C	PLANN/ZON SUPR	70,099	1,857		80	140	64	24	56	2,220	140	31.92	58,650		2,516	4,384	2,043	744	1,763
P	LARGER	D	POLICE OFF 10	70,007	1,855	172	80	193	40	24		2,364	284	29.48	53,046	7,366	2,242	5,522	1,144	687	
P	GODSEY JR	R	POLICE OFF 10	68,940	1,787	180	80	187	59	48	8	2,348	268	29.33	50,464	7,715	2,278	5,265	1,633	1,357	228
A	WEHRMAN	R	PP ASSIST MGR	68,677	1,714		80	153	102	59	13	2,120	40	32.72	55,505		2,580	4,995	3,299	1,881	418
P	THOMAS	W	POLICE OFF 6	68,641	1,724	231	80	144	40	57	141	2,416	336	28.13	46,757	9,416	2,142	3,890	1,092	1,548	3,795
P	BYRON	R	POLICE OFF 6	68,602	1,676	217	50	116	92	58	140	2,349	269	28.97	46,749	9,175	1,365	3,260	2,571	1,615	3,866
P	TAYLOR	J	POLICE OFF 10	68,056	1,854	126	80	156	73	57		2,346	266	29.33	52,425	5,330	2,231	4,395	2,061	1,614	
A	REID	B	ASSOC ENGINEER	67,876	1,778		80	200	47	23	33	2,160	80	32.72	55,842		2,494	6,316	1,469	739	1,015
P	CRUSEY	P	POLICE OFF 7	67,748	1,715	178	88	208	16	24	86	2,314	234	29.10	48,386	7,534	2,492	5,837	445	661	2,393
A	HAVENAR	A	ENGINEER	67,692	1,860		80	46	20	74		2,080	-	34.34	60,533		2,605	1,507	649	2,398	
F	KUHN	A	FIREFIGHTER 5	67,449	2,370	319	81	56	455	24		3,303	391	19.66	46,350	8,937	1,565	1,069	9,051	477	
F	SULLENBERGER	J	FIREFITR 2 PAR	67,192	2,776	821	54	56	24	8		3,739	827	17.38	45,496	19,333	878	945	405	135	
F	KENNEDY	C	FIREFIGHTER 6	67,077	2,592	147	97	80	248	24		3,188	276	20.45	54,187	3,925	1,934	1,588	4,966	476	
A	BURTNER	D	WW SUPERTENDNT	66,992	1,821		80	99	80	40		2,120	40	31.92	57,548		2,516	3,135	2,554	1,240	
A	HARTER JR	W	ST SUPERINTEND	66,992	1,656		80	107	95	30	153	2,120	40	31.92	52,331		2,516	3,415	2,975	939	4,815
P	MACKELLAR	J	POLICE OFF 10	66,686	1,755	110	80	231	67	64		2,306	226	29.33	49,534	4,645	2,231	6,560	1,893	1,822	
P	FOGT	J	POLICE OFF 7	66,516	1,645	169	80	152	97	61	80	2,283	203	29.10	46,224	7,127	2,224	4,260	2,716	1,723	2,240
B	LIDDY	W	EJOUR LN LEADER	66,473	1,817	153	80	119	49	54	142	2,415	335	26.57	47,507	7,430	2,070	3,028	1,311	1,393	3,734
B	BOWMAN JR	R	EJRNYMN LN LEAD	66,341	1,742	151	80	186	54	58	159	2,430	350	26.57	44,981	7,481	2,039	4,782	1,453	1,495	4,110
P	BURTON	J	POLICE OFF 10	66,183	1,791	119	77	132	52	78		2,249	169	29.77	51,354	5,087	2,215	3,813	1,502	2,211	
F	KENDALL JR	F	FIREFIGHTER 7	65,896	2,558	156	91	192	186	8		3,192	280	20.65	51,805	4,453	1,848	3,850	3,776	165	
P	BENSON	W	POLICE OFF 7	65,167	1,565	133	68	192	258	37		2,253	173	29.10	43,931	5,586	1,895	5,424	7,289	1,044	
F	HOGSTON	W	FIREFIGHTER 7	65,088	2,290	155	75	280	310	24		3,135	223	20.65	46,473	4,700	1,532	5,648	6,249	486	
F	PRINCE	A	FIREFIGHTER 6	64,820	2,416	166	94	192	264	24		3,157	245	20.45	48,756	4,612	1,904	3,812	5,255	481	

2007 Gross Wages in Desce ng Order of Gross Pay
(only includes currently ac ployees as of 5/1/08)

Code	Last Name	First Initial	Title	Gross Pay	Regular Hours	Overtime Hours	Holiday Hours	Vacation Hours	Sick Hours	Personal Hours	Other Hours	Total Hours	Hours in Excess *	Hourly Rate	Regular Pay	Overtime Pay	Holiday Pay	Vacation Pay	Sick Pay	sonal Pay	Other Pay **
P	SHORT	D	POLICE OFF 7	64,759	1,553	174	100	108	135	52	96	2,218	138	29.10	43,630	7,305	2,799	3,051	3,794	1,469	2,712
F	STEWART	D	FIREFITR 2 PAR	64,618	2,666	652	108	56	86	24		3,592	680	17.38	43,905	16,221	1,764	917	1,416	395	
A	CAVENDER	L	ACCT/TAX MGR	64,489	1,937		80	80	13	35	15	2,160	80	31.16	57,894		2,375	2,374	386	1,014	445
A	KLIMA	R	WATER SUPERINT	64,277	1,786		80	44	46	9	115	2,080	-	31.92	55,147		2,445	1,404	1,427	287	3,567
A	WELKER	A	HEALTH DIRECTR	63,245	1,814		80	82	(10)	24	90	2,080	-	31.15	55,248		2,398	2,475	(288)	691	2,721
F	BROWN	P	FIR FIGHT 2 PA	62,603	2,583	514	89	112	177	24		3,499	587	17.38	42,901	12,983	1,464	1,835	3,010	409	
B	STAHL	R	EJOURNEY LN LDR	62,572	1,789	101	80	162	66	24	88	2,309	229	26.57	46,686	4,994	2,070	4,260	1,717	596	2,268
P	WEAVER	W	POLICE OFF 5	60,596	1,718	143	78	101	108	66	52	2,266	186	27.85	44,488	5,584	1,978	2,684	2,839	1,729	1,295
B	BARGA	A	DJRNY LN LEADER	60,539	1,822	115	80	93	21	64	144	2,339	259	25.93	45,031	5,528	1,965	2,350	527	1,572	3,566
A	DAVIS	D	WW SUPERVISOR	60,431	1,796		80	156	85	42	1	2,160	80	28.25	50,232		2,227	4,381	2,395	1,168	27
P	PRESTON	J	POLICE OFF 5	60,363	1,793	158	92	60	80	48	20	2,251	171	27.85	46,499	6,108	2,356	1,532	2,118	1,240	511
B	THOMPSON	M	EJOURNEY LN WKR	60,330	1,810	131	80	135	71	16	155	2,399	319	24.37	43,298	6,063	1,898	3,214	1,733	390	3,734
B	WATSON JR	K	EJOURNEY LN WKR	60,014	1,771	137	80	153	61	56	119	2,376	296	24.37	42,403	6,395	1,898	3,614	1,480	1,344	2,881
P	RODRIGUEZ	M	POLICE OFFCR 4	59,267	1,831	223	70	24		15	108	2,271	191	26.30	45,552	8,339	1,727	561		365	2,722
A	HUNGERFORD	R	UTIL OFF MANAG	59,131	1,662		80	146	139	43	9	2,080	-	29.67	47,313		2,261	4,137	3,957	1,193	270
B	DEMBSKI	J	CJOUR CREW LEAD	59,030	1,768	125	80	166	18	49	147	2,352	272	25.29	42,570	5,435	1,908	3,968	432	1,183	3,534
C	DONNELLY	R	TRAFF SIGN TEC	58,488	1,781	224	80	192	62	45		2,384	304	21.74	37,742	12,654	1,699	4,105	1,324	965	
P	MARRS	B	POLICE OFFR 4	58,045	1,839	197	52	60	49	48	48	2,293	213	26.30	44,656	7,171	1,267	1,444	1,196	1,155	1,155
P	STEIN	S	POLICE OFFIC 3	57,969	1,876	208	88	84	3	52	44	2,355	275	24.79	44,117	7,459	2,056	1,999	69	1,231	1,038
A	FOX	K	GOLF PROFESSNL	57,041	1,723	1	80	80		36	240	2,160	80	22.14	47,551	42	1,745	1,771		774	5,158
F	ADAMS	L	FIR FIGHT 2 PA	57,003	2,776	399	102	56				3,333	421	17.38	45,485	8,843	1,702	973			
P	CRAFT	P	POLICE OFFR 4	56,318	1,676	145	73	118	181	13	44	2,249	169	26.30	40,656	5,232	1,762	2,822	4,475	313	1,059
B	PEAKE	T	EJOURNEYMAN	56,248	1,154	82	80	89	416	14	444	2,277	197	24.37	27,633	3,429	1,911	2,159	10,081	347	10,688
B	BECKMAN	M	EJOUR LINEWORKR	55,664	1,735	80	80	108	103	39	136	2,280	200	24.37	41,085	3,680	1,870	2,566	2,347	939	3,176
C	HARDING	W	ENG TECH III	55,102	1,760	234	80	180	63	77		2,392	312	22.53	38,637	7,911	1,760	3,942	1,967	1,686	
B	GRINSTEAD	K	DJOURNEYMAN LIN	54,749	1,850	117	80	91	16	44	117	2,314	234	23.77	41,971	4,932	1,794	2,051	353	988	2,650
P	VOSKUHL	M	POLICE 2	54,556	1,781	232	96	41	52	27	36	2,264	184	24.30	40,826	7,958	2,198	967	1,182	607	816
B	HELMAN	C	WORKING SUPERV	54,401	1,782	194	80	164	81	53		2,354	274	21.87	39,109	7,057	1,733	3,590	1,769	1,143	
B	WERST	C	WORKING SUPERV	54,074	1,816	200	80	160	55	10		2,320	240	21.87	39,290	8,175	1,724	3,494	1,181	209	
C	FISCHBACH	M	ACCOUNTANT III	53,612	1,856	184	80	160	40	24		2,344	264	22.63	40,787	6,061	1,760	3,500	901	533	[illegible]
B	SMITH	R	OP III/WKG SUP	53,406	1,808	212	80	120	72	40		2,332	252	22.57	39,227	7,391	1,707	2,646	1,602	832	
B	PARKER	T	LAB TECHNICIAN	52,925	1,781	216	80	86	99	34		2,298	216	22.01	38,796	7,610	1,735	1,897	2,153	733	
B	LANGSTON	F	SANT WKG SUPV	52,905	1,840	136	80	160	40	40		2,296	216	22.57	41,101	4,634	1,779	3,611	903	876	
A	LUTZ	W	DEV PRO MANAGR	52,880	1,851		80	20	82	32	16	2,080	-	26.26	47,142		2,012	525	1,987	810	404
A	GRAESER	R	ENGTECH4 HOTEL	52,840	1,944		56		8	24		2,032	-	27.57	50,542		1,458		210	630	
B	BROWN	S	MASTER ELECT	52,839	1,799	43	80	152	75	46	8	2,203	123	23.96	42,661	1,623	1,889	3,592	1,785	1,098	192
A	BOEKE	C	SANITARIAN II	52,715	1,739		80	88	114	56	4	2,080	-	26.91	44,067		2,001	2,243	2,909	1,405	90
B	CASTO	M	OPERATOR III	52,617	1,770	162	80	141	129	41		2,322	242	22.01	38,557	5,542	1,735	3,074	2,823	886	
B	LIDDY	S	WTR PLT OPR 1	52,587	1,783	282	80	168	70	49		2,432	352	20.26	35,973	9,251	1,597	3,386	1,420	960	
B	DAVIS JR	L	EQUIPMENT OP 3	51,900	1,860	359	80	72	60	48		2,479	399	20.26	35,627	11,284	1,511	1,402	1,166	910	
B	HANSELMAN	R	WATER MECHANIC	51,275	1,853	204	80	120	53	46		2,356	276	18.79	37,801	7,499	1,682	2,291	994	1,007	
B	JENNINGS	R	OPERATOR III	51,206	1,719	151	80	160	80	32	8	2,230	150	22.01	38,220	5,139	1,735	3,496	1,740	704	171
B	PELTIER	G	WW OPERATOR 3	51,176	1,864	168	80	80		48	8	2,248	168	22.01	40,641	5,852	1,735	1,729		1,041	176
B	HUEMMER	K	GLF WKG SUPERV	50,943	1,705	92	80	152	128	47	8	2,212	132	22.57	38,107	3,575	1,779	3,403	2,857	1,047	175
B	FOUTZ	J	AJOURNEY LN WKR	50,915	1,875	161	80	69	16	40	151	2,392	312	22.03	37,436	6,298	1,578	1,414	314	853	3,023
B	MILLER	A	EQUIPMENT OP 3	49,610	1,780	311	80	103	70	47		2,391	311	20.26	34,116	9,783	1,611	1,970	1,354	876	
B	SCHERER	M	WATER OPERAT 2	49,033	1,768	180	80	160	24	48		2,260	180	21.41	36,765	5,873	1,630	3,325	491	949	
C	ETTER	C	ACT CLK 3 +10%	48,978	1,790	100	80	141	70	62	17	2,260	180	21.74	37,957	3,194	1,699	2,977	1,480	1,314	358
B	WITHROW	J	OPERATOR II	48,947	1,725	88	80	183	57	35		2,168	88	21.41	38,547	2,876	1,688	3,878	1,209	748	
B	CLINE	J	ELECTRICIAN 1	48,942	1,880	124	72	108	43	41	8	2,276	196	19.74	38,956	4,402	1,514	2,239	839	837	154
B	CLINE	D	AJOURNEY LN WKR	48,750	1,756	122	80	83	111	34	163	2,349	269	22.03	34,769	4,605	1,574	1,644	2,219	690	3,249
B	BELISLE	M	WW OPERATOR I	48,516	1,859	179	80	88	47	46		2,299	219	20.26	37,663	5,635	1,597	1,755	957	909	
A	PETTY	R	POL SER AIDE	48,249	1,924	175	80	104	51	42		2,375	295	19.80	37,716	5,148	1,561	2,009	1,008	807	
B	CROMES	S	COLL WRKG SUPE	47,969	1,757	51	80	166	62	55		2,171	91	21.87	38,018	2,071	1,724	3,614	1,355	1,187	
C	GERLACH	C	PROGRAM ANALYS	47,185	1,780	4	80	144	22	40	15	2,084	4	23.13	40,134	270	1,808	3,254	494	898	327
B	MALLORY	A	OPERATOR III	47,037	1,820	147	80	144	48	27		2,266	186	20.84	36,558	4,613	1,550	2,817	964	535	
B	BYNUM	W	OPERATOR I	46,873	1,720	154	80	144	96	40		2,234	154	20.26	34,939	4,760	1,577	2,874	1,913	810	
B	ALLEN	M	FAPPR LINE WRKR	46,849	1,687	204	80	99	168	47	132	2,415	335	19.25	30,749	6,594	1,430	1,768	3,042	840	2,427
B	SIDERS	E	PP MAINT WORKR	46,824	1,331	94	80	200	460	32		2,196	116	19.25	28,374	3,401	1,700	3,850	8,887	612	
A	JOHNSON	R	DISTRUTION SUP	46,695	1,802	114	80	104	69	57	8	2,234	154	22.14	36,302	3,995	1,597	2,107	1,385	1,147	162
B	WILES	L	WW OPERATOR 3	46,646	1,880	28	80	72	8	40		2,108	28	22.01	41,357	935	1,740	1,574	171	867	
C	TURNER	B	COMP PROGRAMER	46,634	1,782	27	80	152	40	39	67	2,187	107	21.74	37,774	850	1,699	3,224	844	829	1,414
B	MELVIN	C	PRETREATMT COR	46,599	1,769	12	80	144	94	34		2,132	52	22.01	38,526	404	1,735	3,144	2,045	745	
A	STEIN	D	EXC SECRETARY	46,462	1,763		80	64	56	41	116	2,120	40	22.14	38,632		1,745	1,417	1,243	886	2,539
A	RUDY	A	ASST STREET SU	46,454	1,803		80	65		40	93	2,080	-	23.25	40,318		1,772	1,449		849	2,066
B	NASH	D	FAPP EL LINE WK	46,278	1,805	183	80	93	62	41	149	2,411	331	19.25	32,513	6,086	1,420	1,711	1,110	746	2,692
B	MONTGOMERY	J	EQUIPMENT OP 2	45,976	1,756	185	80	152	92	40		2,305	225	19.25	33,338	5,772	1,500	2,869	1,754	744	
A	SNAPP	S	SANITARIAN	45,974	1,821		80	72	78	30		2,080	-	23.14	40,269		1,755	1,577	1,706	668	
A	COOL	R	ADMINIST CORD	45,577	1,675		80	183	53	46	43	2,080	-	22.14	36,701	1,745	4,031	1,150	1,005	945	

2007 Gross Wages in Desc ding Order of Gross Pay
(only includes currently a mployees as of 5/1/08)

Code	Last Name	First Initial	Title	Gross Pay	Regular Hours	Overtime Hours	Holiday Hours	Vacation Hours	Sick Hours	Personal Hours	Other Hours	Total Hours	Hours In Excess *	Hourly Rate	Regular Pay	Overtime Pay	Holiday Pay	Vacation Pay	Sick Pay	Personal Pay	Other Pay **
B	WILLIAMS	R	EQUIPMENT OP 3	45,561	1,527	226	80	138	114	32	12	2,129	49	20.26	30,595	7,505	1,577	2,761	2,261	640	243
A	WALL	S	LAW DIRECTOR	45,547[2]	1,008		32	40				1,080	-	42.17	42,510		1,350	1,687			
C	MANIACI	K	ACCT CLK III	45,424	1,747	180	80	200	72	261		2,280	219	19.77	38,687	[illegible]	1,544	3,887	1,414	1,161	
B	BROOKHART	B	EQUIP OP II	45,376	1,796	184	80	152	58	34		2,304	224	19.25	33,627	5,696	1,489	2,829	1,107	629	
B	BATEMAN	R	WW OPERATOR I	45,226	1,423	71	80	136	425	56		2,191	111	20.26	29,036	2,131	1,597	2,736	8,605	1,120	
C	SCHINDEL	M	ACCT CLK 2+10%	44,963	1,810	116	80	80	38	36	44	2,190	110	20.17	35,944	3,459	1,699	1,590	1,685	730	876
B	BOGGESS	J	FAPPR LINE WRKR	44,938	1,696	135	80	113	111	40	170	2,345	265	19.25	30,810	4,719	1,430	2,078	2,028	731	3,142
B	HERSHBERGER	C	EQUIPMENT OP 2	44,931	1,456	168	80	129	370	46		2,248	168	19.25	27,704	5,295	1,518	2,448	7,101	866	
B	KIRBY	K	EQUIPMENT OP 2	44,189	1,850	270	80	82	22	60	16	2,379	299	18.27	32,139	7,559	1,372	1,440	375	1,082	272
B	NOVOTNY SR	D	MECHANIC	44,107	1,727	137	80	168	78	59	8	2,257	177	18.79	32,205	4,585	1,481	3,139	1,457	1,094	146
B	STEPHENSON	R	EQUIP OP II	44,017	1,745	184	80	80	149	26		2,264	184	19.25	32,258	5,533	1,468	1,490	2,783	486	
B	ROOT	G	WTR SVS REP II	43,525	1,747	17	80	176	29	40	9	2,097	17	20.26	35,046	1,814	1,597	3,537	567	787	177
A	TAMPLIN	D	HUMAN RES ASST	43,494	1,901	25	80	120	23	36	20	2,205	125	19.80	37,255	743	1,561	2,376	452	713	394
A	KING	M	ADMIN SECRETAR	43,147	1,734		80	279	45	55	8	2,200	120	19.80	33,969		1,561	5,521	871	1,071	154
B	SCHULZ	J	MAINTENANCE WK	42,532	1,842	66	80	136	27	35		2,186	106	19.25	35,108	2,126	1,518	2,609	515	656	
B	LEE	C	REFUSE DRIVER	42,111	1,776	70	80	216	48	40		2,230	150	18.79	33,037	1,947	1,481	3,993	902	752	
B	GRAU	M	REFUSE DRIVER	42,074	1,744	93	80	152	104	40		2,213	133	18.79	32,509	2,571	1,481	2,821	1,941	752	
A	COLLIER	J	ADM SECRETARY	42,061	1,703	17	80	178	74	50	36	2,137	57	19.80	33,392	498	1,561	3,474	1,448	986	701
A	DANKWORTH	R	SR RECORD CLK	42,020	1,819	73	80	79	75	64	3	2,193	113	19.04	34,282	2,066	1,501	1,499	1,414	1,201	57
B	MITCHELL	S	SERVICE REP I	41,988	1,729	40	80	99	109	40	24	2,120	40	19.25	33,073	2,239	1,518	1,875	2,064	770	449
B	SNIPES	G	DIST MAIN WRK	41,864	1,761	67	80	80	142	17		2,147	67	19.25	33,545	2,232	1,518	1,536	2,711	323	
B	SCHNEIDER	J	REFUSE DRIVER	41,769	1,824	109	80	112	24	40		2,189	109	18.79	33,925	3,086	1,481	2,082	442	752	
C	FRANCIS	T	ACCT CLERK II	41,723	1,678	119	80	219	94	40	8	2,239	159	18.81	30,443	3,233	1,464	3,991	1,734	723	146
A	MECKSTROTH	R	ADM SECRETARY	41,563	1,745		80	134	48	32	82	2,120	40	19.80	34,222		1,561	2,623	946	615	1,595
B	GROGEAN	K	WW MAIN WORKER	41,458	1,760	37	80	160	88	56		2,181	101	19.25	33,046	1,187	1,492	3,009	1,674	1,050	
B	TAMPLIN	L	EQU OPERAT I	41,391	1,753	104	80	200	40	47		2,224	144	18.32	31,786	2,967	1,444	3,616	728	849	
B	OESTREICHER	T	REFUSE COLLECT	40,766	1,682	78	80	65	86	26	141	2,156	76	17.88	31,018	2,357	1,467	1,196	1,599	485	2,645
B	WARD	D	GOLF MAIN/WK 2	40,365	1,818	51	80	69	51	63		2,131	51	18.79	33,808	1,683	1,481	1,283	953	1,158	
B	WENRICK	J	METER READER	40,324	1,835	96	80	99	27	40		2,176	96	18.32	33,279	2,593	1,444	1,808	489	711	
B	NICHOLS	R	REFUSE DRIVER	40,079	1,744	50	80	104	112	40		2,130	50	18.79	32,431	1,396	1,481	1,941	2,078	752	
A	HAYSLETT	B	ADMIN SECRETAR	40,035	1,882		80	100	48	11	0	2,120	40	19.80	35,548		1,517	1,875	893	199	3
A	YACKOWSKY	V	SECRETARY	39,682	1,798	5	80	96	59	45	3	2,085	5	18.24	34,456	135	1,438	1,727	1,068	805	53
B	PHILIPPS JR	H	WW COLL OPER I	39,628	1,838	24	80	72	50	40		2,104	24	19.25	34,433	684	1,489	1,347	937	738	
B	BRADLEY	S	EQUIPMENT OP I	39,594	1,940	263	80	41	20			2,343	263	16.73	30,794	6,569	1,260		657	315	
B	REDINBO	N	REFUSE COLLECT	39,570	1,878	75	80	88	26	40		2,187	107	17.88	33,483	1,955	1,410	1,548	453	711	
C	STOLER	G	SECRETARY I	38,700	1,732	37	80	160	82	48	18	2,157	77	18.24	30,815	976	1,425	2,834	1,479	854	316
B	STEINKE	D	EQUIPMENT OP I	38,528	1,960	230	64		16	8		2,278	198	16.73	31,143	5,988	1,015		253	129	
B	JAMISON	J	WATER DIS MAIN	38,334	1,829	71	80	80	49	42		2,151	71	18.27	31,857	2,122	1,378	1,382	860	736	
B	KASER	M	REFUSE COLLECT	38,167	1,952	72	80	80	8			2,192	112	17.53	33,586	1,780	1,318	1,354	130		
A	GANGER	D	SECRETARY	37,803	1,794	10	80	88	83	33	3	2,090	10	18.24	32,363	256	1,438	1,605	1,504	583	55
B	HENDERSON	J	EQUIP OP I	37,760	793	52	80	200	963	44		2,132	52	18.32	13,871	1,384	1,395	3,461	16,879	769	
C	DEBROSSE	S	ACCT CLERK I	37,745	1,781		80	131	32	32	24	2,080	-	18.81	32,324		1,454	2,376	888	578	426
B	ROUTSON	J	EQUIP OP I	36,896	1,682	118	80	77	117	40		2,114	34	17.88	28,460	3,205	1,338	1,254	1,970	669	
A	WENGER	D	ADMIN SECRETAR	36,515	1,751		80	88	63	72	26	2,080	-	17.96	30,770		1,383	1,560	1,105	1,239	458
A	YOUNT	B	PUR ANALYST I	35,776	1,839		80	48	81	7	20	2,075	-	19.04	31,902		1,297	782	1,334	126	334
C	WRIGHT	T	SECRETARY II	35,658	1,674		80	128	137	51	11	2,080		18.24	28,722		1,374	2,164	2,336	876	186
C	MAY	P	ACCT CLERK I	35,615	1,754		80	205	21	12	8	2,080		17.56	30,003		1,372	3,540	358	206	135
A	ALEXANDER	D	CODE ENFOR OFF	34,021	1,721		48		18	8	5	1,800	-	19.99	32,514		909		340	160	97
C	LUKICH	L	ACCT CLERK I	33,064	1,906	11	80	56	8	24	6	2,091	11	15.31	30,247	252	1,181	822	115	352	94
A	HERRON	D	CUSTODIAN	31,790	1,968	7	80	80	8	24		2,167	87	15.59	28,844	145	1,149	1,188	119	346	
C	DYE	N	CLERK TYPIST	31,474	1,807	2	80	88	88	46	11	2,122	42	15.12	26,805	50	1,181	1,295	1,296	684	162
A	DAVIS	J	SECRETARY	30,803	1,913	27	80	32	33	14	8	2,107	27	15.00	27,768	589	1,149	480	492	210	114
C	PHILIPPS	L	CLERK CASHIER	30,771	1,678		80	64	198	40	19	2,080		15.12	24,865		1,181	940	2,912	587	286
A	JACKSON	S	POL RECORD CLK	27,778	1,882	24	80	1	76	38	3	2,104	24	13.69	24,718	468	1,043	13	994	510	32
C	RICHARD	J	ACCOUNT CLK II	27,769[2]	1,660	50	40		8	8	36	1,802		16.21	25,210	1,144	612		131	117	556
B	CARNAHAN	R	METER READER	20,161[2]	1,127	34	32		16			1,210		16.73	18,530	835	525		270		
A	KAKATOLIS	J	ADM SECRETARY	14,316[2]	764	4	24		3			795	-	17.96	13,723	108	431		54		
P	COOK	M	POLICE OFFICER	6,781[2]	264	13	16					293	-	23.35	5,985	434	363				
F	BLACK	K	FIREFIGHTER 1	2,965[2]	168	7						175	-	16.54	2,779	186					
				$11,425,646	Total Gross Pay									GRAND TOTALS	$8,696,820	$910,756	$378,411	$612,716	$457,709	$191,539	$177,696

Code	Legend by Code	% of Total OT Pay
CM	City Manager	0.00%
A	Schedule A-Non-Union	1.75%
B	Blue Collar	34.02%
C	Clerical	4.79%
F	Firefighters & Fire Officers	31.57%
P	Police	27.87%
		100.00%

1 Includes one-time retirement payout
2 New employee-Partial year wages

* Firefighter Hours in Excess of 2,912
All other Hours in Excess of 2,080

** Other Pay includes Call-In Pay, Comp Time, Funeral Leave, Jury Duty, etc.

ORDINANCE NO. 9-08

AN ORDINANCE REPEALING SCHEDULE A OF CHAPTER 33 OF THE PIQUA CODE AND ADOPTING A NEW SCHEDULE A OF CHAPTER 33 OF THE PIQUA CODE, RELATING TO WAGES OF CERTAIN MUNICIPAL EMPLOYEES

BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: Schedule A of Chapter 33 of the Piqua Code, as adopted by Ordinance No. 4-08, is hereby repealed; and

SEC. 2: Schedule A of Chapter 33 of the Piqua Code (appended hereto as Exhibit "D") is hereby adopted;

SEC. 3: This Ordinance applies to all salaries and wages earned or accrued on and after May 1, 2008.

SEC. 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

____
THOMAS D. HUDSON, MAYOR

PASSED: ____________________
Tabled -2nd Reading

ATTEST: ____________________
REBECCA J. COOL
CLERK OF COMMISSION

EFFECTIVE May 01, 2008

SCHEDULE A

"Exhibit D"

CLASS CODE	CLASSIFICATION/TITLE	PAY RANGE	STEP A	STEP B	STEP C	STEP D	STEP E	STEP F
	Non-exempt positions: (hourly rate)							
5	Custodian	21	13.2103	13.8710	14.5639	15.2927	16.0572	16.8603
107	Secretary	25	14.7184	15.4544	16.2271	17.0377	17.8901	18.7846
108	Administrative Secretary	29	15.9820	16.7810	17.6200	18.5009	19.4258	20.3973
109	Human Resources Assistant	29	15.9820	16.7810	17.6200	18.5009	19.4258	20.3973
110	Executive Secretary	36	17.8659	18.7586	19.6972	20.6814	21.7160	22.8016
112	Administrative Coordinator	36	17.8659	18.7586	19.6972	20.6814	21.7160	22.8016
120	Police Records Clerk	18	11.5999	12.1798	12.7890	13.4281	14.0994	14.8050
121	Senior Police Records Clerk	26	15.3635	16.1316	16.9384	17.7853	18.6739	19.6076
122	Police Service Aide	29	15.9820	16.7810	17.6200	18.5009	19.4258	20.3973
600	Police Lieutenant	53	32.4123	32.7362	33.0638	33.3941	33.7281	34.0654
	Exempt positions: (weekly salary)							
150	Acct. & Income Tax Mgr.	52	1056.32	1109.11	1164.59	1222.82	1283.98	1348.16
153	Utility Billing Office Manager	50	1005.57	1055.85	1108.64	1164.09	1222.27	1283.38
155	Dir.of Finance & Inc. Tax. Admin.	67	1500.94	1576.01	1654.80	1737.53	1824.43	1915.65
157	Purchasing Analyst II	46	912.09	957.69	1005.57	1055.85	1108.65	1164.09
158	Purchasing Analyst I	43	784.39	823.61	864.79	908.03	953.43	1001.11
160	Law Director	67	1500.94	1576.01	1654.80	1737.53	1824.43	1915.65
165	Human Resources Director	58	1237.21	1299.08	1364.01	1432.20	1503.83	1579.00
171	Community Development Director	52	1056.32	1109.11	1164.59	1222.82	1283.98	1348.16
170	Development Program Manager	51	1030.40	1081.92	1136.02	1192.82	1252.48	1315.08
172	Deputy Assistant City Manager	52	1056.32	1109.11	1164.59	1222.82	1283.98	1348.16
180	Economic Development Director	58	1237.21	1299.08	1364.01	1432.20	1503.83	1579.00
206	Engineering Technician IV	45	890.11	934.61	981.33	1030.39	1081.91	1136.01
207	City Engineer	54	1108.65	1164.09	1222.28	1283.39	1347.56	1414.94
208	City Planner	51	1030.40	1081.92	1136.02	1192.82	1252.48	1315.08
209	Public Works Director	67	1500.94	1576.01	1654.80	1737.53	1824.43	1915.65
07	Director of Information Tech.	62	1347.57	1414.96	1485.72	1560.02	1637.98	1719.87
403	Golf Professional *	36	714.63	750.34	787.89	827.25	868.64	912.07
402	Recreation Coordinator	43	784.39	823.61	864.79	908.03	953.43	1001.11
404	Park/Recreation Manager	45	890.11	934.61	981.33	1030.39	1081.91	1136.01
405	Park/Recreation Superintendent	51	1030.40	1081.92	1136.02	1192.82	1252.48	1315.08
501	Health & Sanitation Director	54	1108.65	1164.09	1222.28	1283.39	1347.56	1414.94
504	Sanitarian II	44	868.67	912.11	957.71	1005.59	1055.87	1108.67
507	Sanitarian	43	784.39	823.61	864.79	908.03	953.43	1001.11
510	Code Enforcement Officer	43	784.39	823.61	864.79	908.03	953.43	1001.11
605	Police Deputy Chief	63	1653.29	1669.84	1686.51	1703.39	1720.42	1737.63
610	Police Chief	67	1822.65	1840.89	1859.29	1877.89	1896.65	1915.65
655	Most Sr. Asst. Fire Chief	63	1653.29	1669.84	1686.51	1703.39	1720.42	1737.63
660	Fire Chief	67	1822.65	1840.89	1859.29	1877.89	1896.65	1915.65
705	Assistant Street Superintendent	46	912.09	957.69	1005.57	1055.85	1108.65	1164.09
706	Street Superintendent	51	1030.40	1081.92	1136.02	1192.82	1252.48	1315.08
810	Water Distribution Supervisor	44	868.67	912.11	957.71	1005.59	1055.87	1108.67
815	Asst. Water System Superintendent	46	912.09	957.69	1005.57	1055.85	1108.65	1164.09
820	Water System Superintendent	51	1030.40	1081.92	1136.02	1192.82	1252.48	1315.08
842	Wastewater System Supervisor	46	912.09	957.69	1005.57	1055.85	1108.65	1164.09
845	Wastewater System Superintendent	51	1030.40	1081.92	1136.02	1192.82	1252.48	1315.08
874	Power Plant Assistant Manager	52	1056.32	1109.11	1164.59	1222.82	1283.98	1348.16
875	Power Plant Manager	57	1192.81	1252.47	1315.07	1380.84	1449.89	1522.38
881	Associate Engineer	52	1056.32	1109.11	1164.59	1222.82	1283.98	1348.16
890	Power Distribution Manager	57	1192.81	1252.47	1315.07	1380.84	1449.89	1522.38
892	Electrical Engineer	62	1347.57	1414.96	1485.72	1560.02	1637.98	1719.87
893	Asst. Power System Director	65	1449.89	1522.38	1598.48	1678.41	1762.32	1850.45
94	Power System Director	70	1637.95	1719.84	1805.85	1896.15	1990.94	2090.51
898	Assistant City Manager	67	1500.94	1576.01	1654.80	1737.53	1824.43	1915.65
899	Asst. City Manager/Development	67	1500.94	1576.01	1654.80	1737.53	1824.43	1915.65

* Plus 50% of net margin on all sales of golf accessories & mdse.

HUMAN RESOURCES DEPARTMENT

Elaine G. Barton, PHR – Human Resources Director
201 West Water Street • Piqua, Ohio 45356-5001
(937) 778-2053 • FAX (937) 778-2048
E-Mail: ebarton@piquaoh.org

April 2, 2008

MEMORANDUM

To: Frederick Enderle, City Manager

From: Elaine G. Barton, Human Resources Director EGB

Re: Schedule A

The positions listed on schedule A represent full-time employees not represented by a collective bargaining agreement. A three percent (3.0%) increase has been applied to all of the aforementioned positions and is reflected in the gross weekly wage rates in Steps A through F for those employees covered by Schedule A. Schedule A has been separated into two categories those being non-exempt (employees who are overtime eligible) and exempt (employees who are not overtime eligible). Also, several positions once filled in the Power Department but no longer exist have been deleted from Schedule A. Those positions are Engineering Assistant, Electric Line Supervisor, Electric Substation Manager, and Environmental Safety Coordinator. The positions on Schedule A-1 which covers part-time, temporary, and seasonal positions will not be awarded an increase this year.

The rates have been adjusted for an effective date of May 1, 2008.

Please let me know if you have any questions or need additional information.

ORDINANCE NO. 15-08

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 42-96 AND MAP OF THE CITY FOR THE REZONING OF OUTLOT 180 FROM R-1 (ONE-FAMILY RESIDENTIAL) TO OS (OPEN SPACE)

WHEREAS, the City Planning Commission by its Resolution No. P. C. 17-08 (Exhibit "A" attached hereto) has approved the rezoning of Outlot 180 from R-1 (One-Family Residential) to OS (Open Space); and

WHEREAS, Section 154.141 of the Piqua Code has been complied with in all respects;

NOW, THEREFORE, BE IT ORDAINED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: The application to rezone Outlot 180 from R-1 (One-Family Residential) to OS (Open Space) is hereby approved.

SEC. 2: The zoning map attached to Ordinance No. 42-96 as subsequently amended is hereby revised and amended to rezone Outlot 180 from R-1 (One-Family Residential) to OS (Open Space) and the City Manager is hereby authorized to make said change on the original zoning map.

SEC. 3: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

____
THOMAS D. HUDSON, MAYOR

PASSED: ________________________

ATTEST: ________________________
REBECCA J. COOL
CLERK OF COMMISSION

PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

May 13, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager

RE: **Request for Legislation to Change the Zoning Designation for Outlot 180 from R-1 One-family Residential to OS Open Space**

At the May 6, 2008 meeting of the Planning Commission, with all members present, the Planning Commission unanimously recommended approval of the above referenced change in zoning designation. Therefore, in accordance with § 154.141 of the codified ordinances I am forwarding this item for the City Commissions' consideration.

The 9.28 acre subject parcel is situated south of Manier Avenue, and is bordered by McKinley Avenue on the west and Gordon Street on the east. The land is currently inside the city limits, and under the current zoning designation the current agricultural use of the land is lawful as a nonconforming use. Under the proposed zoning designation the agricultural use will be lawful as a principal permitted use. Therefore, the proposed zoning change will have no impact on the permissibility of the current agricultural use of the land. Rather, the change in the zoning being proposed is merely to make the zoning designation of the land more consistent with the actual use.

At the public hearing on this item the Planning Commission received comments from concerned neighbors regarding the possible use of the land to raise livestock. While the lawfully established agriculture use of the land would permit such activity, with or without the zoning change, a separate section of the city's codified ordinances, section 90.05, would characterize the raising livestock on this property as a nuisance condition and prohibit such activity.

With reference to their agreement with the findings included in the staff report pertaining to this request, it is the Planning Commissions' determination that the proposed OS Open Space zoning designation is the most appropriate zoning for this parcel of land at the current time.

Included with this memo for the City Commission's reference in considering this request, please find a copy of the Planning Commission resolution and the supporting documents pertaining to this matter.

Sincerely,

Chris Schmiesing

Chris Schmiesing
City Planner

Enc.

EXHIBIT "A"

RESOLUTION No. PC 17-08

WHEREAS, James A. Hiegel, owner of a 9.28 acre tract of land also known as OUTLOT 180, the subject parcel, has submitted a request to change the zoning designation of the parcel from R-1 (One-family Residential) to OS (Open Space); and,

WHEREAS, section 154.018 of the City of Piqua Code of Ordinances states the principal permitted and special uses permissible in the OS Open Space zoning district, and the current agriculture use of the land is listed as a principal use; and,

WHEREAS, sections 154.141 of the City of Piqua Code of Ordinances provides the procedure for considering an amendment to the zoning map; and,

WHEREAS, the Planning Commission has studied the request and conducted a public hearing on the matter;

NOW THEREFORE BE IT RESOLVED, board member Oda hereby moves to Approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Franz, and the voting record on this motion is herby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	☑	☐	☐	☐
Mr. Brad Bubp	☑	☐	☐	☐
Mr. Mike Taylor	☐	☐	☐	☑
Mrs. Jean Franz	☑	☐	☐	☐
Mr. Mark Spoltman	☑	☐	☐	☐

PLANNING AND ZONING

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E-Mail: cschmiesing@piquaoh.org

STAFF REPORT

Date: April 18, 2008
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: PC Resolution 17-08

GENERAL INFORMATION

Applicant: James A. Hiegel
Owner: James A. Hiegel
Location: Outlot 180
Zoning: R-1 One-family Residential
Land Use
  Existing: Agriculture
  Proposed: Agriculture
Request: To change the zoning designation of the parcel to OS - Open Space.

DISCUSSION/FINDINGS

The earliest zoning map record available, the 1971 zoning map, shows the subject parcel zoned as A-1 Agricultural District. The intent of this district, as described in the 1971 edition of the zoning code, was as follows:

> *"This district is comprised of certain land being used for agriculture activities, open recreational use, and other open land uses, and is primarily located near the periphery of the urban area."*

In 1982 the zoning map was updated to reflect comprehensive update of the zoning code. On the 1982 adopted zoning map the subject parcel is zoned R-1 One-family Residential. Among other changes, the 1982 amendments to the zoning code resulted in the discontinuance of the A-1 zoning designation and the establishment of an OS-Open Space designation. While it is assumed the discontinuance of the A-1 designation was the impetus for the change in the zoning designation, it is unclear as to exactly why this parcel was zoned residential versus open space. With the residential zoning and development of the contiguous land to the north it is suspected that the R-1 zoning designation seemed logical at the time. The R-1 zoning designation of this parcel continues to the present date.

As in the past, the present use of the land is entirely agriculture in nature. It should also be noted that the tract of land remains one large parcel and has never been platted into individual building lots.

COMPREHENSIVE PLAN

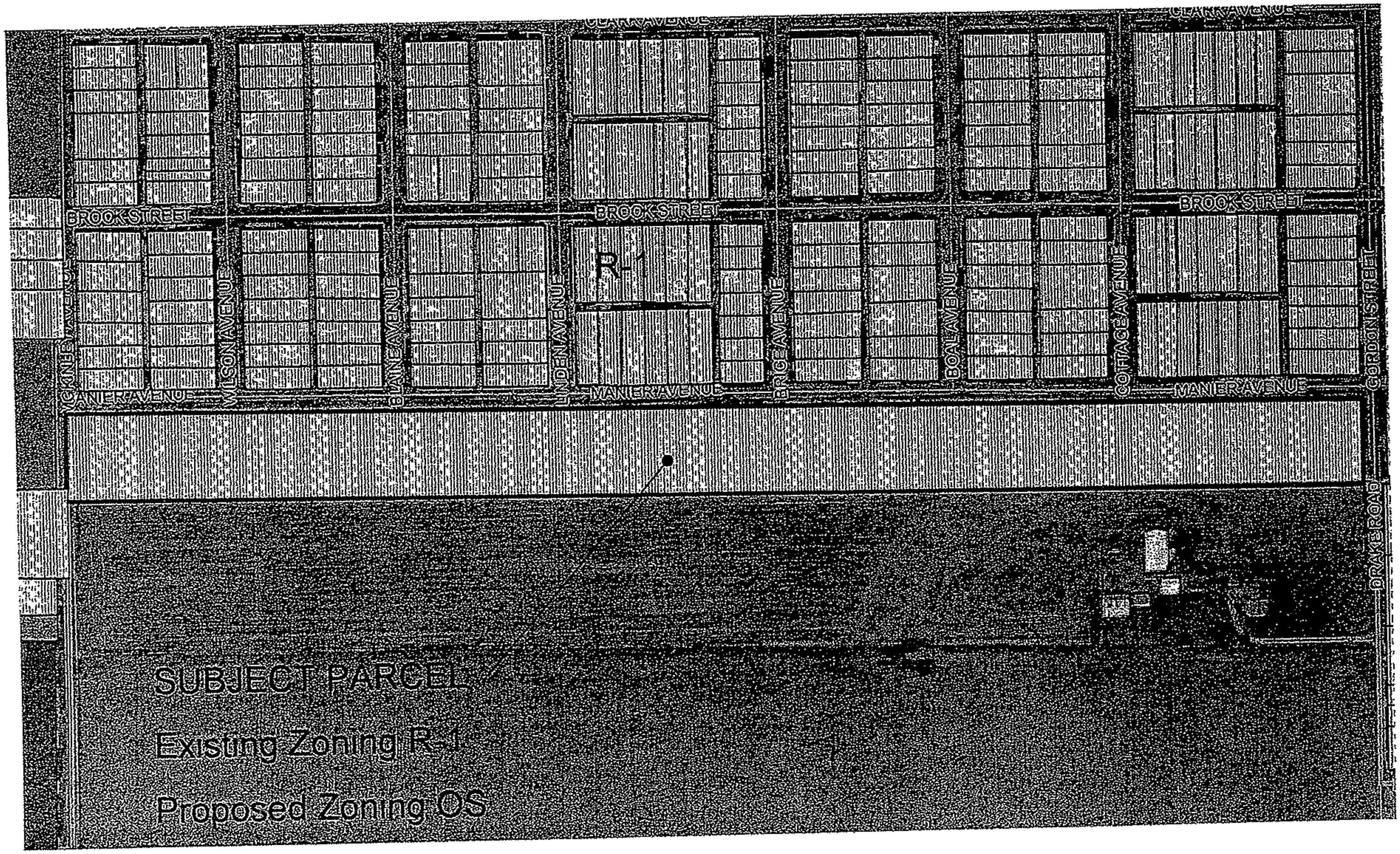
The subject parcel is identified in the Plan as a strategic growth area suitable for expansion of the surrounding residential neighborhoods. The plan also places an emphasis on conserving future strategic growth areas by fully developing, and in some cases redeveloping, established land use areas before growing outward.

CONCLUSION

This land has been in agriculture use for many years and will likely continue as such into the foreseeable future. While the residential zoning designation may have seemed logical at the time it was applied, it has proven to be an inaccurate designation of the actual use of this parcel. Until such time the community needs or the land owner's preferences predicate a zoning designation other than one that reflects the current use of the land, a zoning designation suitable for the agricultural use of the parcel (the OS Open Space designation) is the best zoning designation for this parcel.

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** of this request.


CLARK AVENUE
BROOK STREET
MCKINLEY AVENUE
MANIER AVENUE
WILSON AVENUE
BLAINE AVENUE
LINDEN AVENUE
BRICE AVENUE
BOAL AVENUE
COTTAGE AVENUE
GORDON STREET
DRAKE ROAD
R-1
SUBJECT PARCEL
Existing Zoning R-1
Proposed Zoning OS

ZONING MAP

§ 90.05 NUISANCE CONDITIONS.

(A) (1) No owner shall allow his or her dog, cat or other domestic animal to become a public nuisance. Excessive barking, whining or howling, molesting passers-by, chasing vehicles, attacking other domestic animals, and damaging property shall be considered a nuisance under this section.

(2) The owner or person in charge or control of any animal which scratches, digs, urinates or defecates upon any lawn, tree, shrub, plant, building or any other public or private property (other than the property of the owner of the animal) shall immediately repair any damage and remove all feces deposited by the animal and dispose of same in a sanitary manner.

('97 Code, § 91.06)

(B) (1) It shall be unlawful and considered a public nuisance for any person to own, keep, harbor or maintain an agricultural animal on any parcel of land less than five acres in size or within 1,000 feet of any residence other than his or her own.

(2) For the purpose of this section, ***AGRICULTURAL ANIMALS*** include horses, mules, donkeys, ponies, cattle, swine, sheep, goats, geese, ducks, turkeys, guinea fowl, peacocks, and chickens.

(3) Nothing in this section shall be construed to prohibit the following:

(a) The feeding of ducks and geese at Echo Lake;

(b) The temporary custody of agricultural animals by a licensed veterinarian;

(c) The temporary custody of agricultural animals by a food processing businesses;

(d) The temporary custody of agricultural animals not exceeding three consecutive days per calendar year by any person, firm, corporation or association sponsoring any charitable, promotional, civic or other civic or special event, festival, celebration or fund-raising activity, subject to approval by the Public Works Director at least seven days in advance; or

(e) The custody of agricultural animals by educational institutions.

RESOLUTION NO. R-59-08

A RESOLUTION ADOPTING THE 2007 DOWNTOWN DISTRICT MARKETING ANALYSIS

WHEREAS, the City of Piqua is eligible to apply for funding from the Ohio Department of Development through their Tier Two Downtown Revitalization Program; and

WHEREAS, the City of Piqua will submit a pre-application for the Tier Two Downtown Revitalization Program; and

WHEREAS, the Ohio Department of Development requires all applicants to adopt a market analysis completed with the last five years as a condition to submit a pre-application.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, all members elected thereto concurring, that:

SEC. 1: The City Manager hereby approves the 2007 Downtown District Market Analysis for the City of Piqua.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

____
THOMAS D. HUDSON, MAYOR

PASSED: ________________________

ATTEST: ________________________
REBECCA J. COOL
CLERK OF COMMISSION

DEVELOPMENT OFFICE
William Lutz – Development Program Manager
201 West Water Street • Piqua, Ohio 45356
(937) 778-2062 • FAX (937) 778-0809
E-Mail: blutz@piquaoh.org
Web: http://www.piquaoh.org

To: Fred Enderle, City Manager

From: Bill Lutz, Development Program Manager

CC: Harry Bumgarner, Economic Development Director

Date: May 13, 2008

Subj.: Tier Two Downtown Revitalization Program

Fred:

Attached please find two resolution that need adopted at the May 19th City Commission meeting along with all appurtenant information. These resolutions are necessary in order for the City of Piqua to submit a Pre-Application to the Ohio Department of Development for Tier Two Downtown Revitalization Program Funding. Both resolutions deal with the adoption of two specific documents by the City Commission to demonstrate that the community has specific needs and goals in order to be eligible to apply for funding later this October from the Tier Two Downtown Revitalization Program.

The first resolution adopts a market study that was completed last year by Burns, Bertsch and Harris, Inc. This comprehensive study was forward last year to the Ohio Department of Development in our Tier Two Downtown Revitalization Program Pre-Application. However, the study was not adopted by the City Commission and the City's Pre-Application was not accepted. This year, the community needs to have the market study adopted by the City Commission in order for our Pre-Application to be approved.

The second resolution adopts a new Downtown Development Revitalization Plan. This plan addresses elements that are outlined in the City's newly adopted Comprehensive Plan and was adopted by the Board of Directors of Mainstreet Piqua, Inc. at their May Board Meeting.

At this point, no decisions have been made on what activities will be undertaken using the funding received from the Ohio Department of Development, or what the expected level of funding will be. These elements will be discussed in further detail when the actual application is submitted in October. The actions taken by the City Commission, through these two pieces of legislation, will only allow the community to submit a Pre-Application. Once the Pre-Application is approved, further discussions will take place on the proposed activities and funding levels.

If you need further information, please do not hesitate to contact me.

Regards,

Bill

City of Piqua
Downtown District Market Analysis

Introduction:

The goal of the 2006-2007 Update to the Piqua Downtown Piqua District Market Analysis and Strategic Plan is two fold; first to assess progress and achievements since the 2002 Market Study, and second to assess recent market trends and indicators that will impact the types of development and business that ought to be encouraged in Piqua's downtown area. Specifically, the reasons for doing a market study include trying to find out:

1. Which customers are our best prospects?
2. Evaluate our downtown district against the rest of the commercial real estate market
3. Track results to see what works

This is the City's fourth Downtown Market Analysis . This report is an update of the 2002 Study and reflects much new data on current market conditions and trends. The study examines the area's economic climate and makeup, commercial and office markets and competition in Piqua, as well as Piqua's context in the larger Miami County area economy. It will examine data related to consumer demand for products and services and the feasibility of development and redevelopment in Piqua's downtown. Residential market trends are detailed in an earlier extensive study completed for the City in 20002004. While some of that data is presented here, the reader is referred to the *Piqua Comprehensive Housing Improvement Strategy 2004 (in the Community Development Department)* for an in-depth analysis of housing markets.

This report includes analyses of available market data related to the local economy, demographics, and development. Data from the U.S. Census of Population and Housing of 2000 plus mid-decade estimates, and the U.S. Economic Census of 2002 (the 2007 update is currently in progress). Much information has been obtained from Piqua citizens in a merchant's survey and in a separate consumer survey. Thirty (30) downtown merchants and 51 downtown consumers completed downtown market surveys in 2006 and early 2007. Detailed reports of the business and consumer responses are included as appendices. In 2002 Piqua updated its Community Strategic Plan, called Future Piqua II, in which 414 residents participated in a telephone survey that also included questions pertaining to the downtown. The City Commission and Administration conduct yearly strategic planning retreats to set their course for the coming budget year. The goals of these strategic planning efforts pertaining to the Downtown are included in this report along with data from the City of Piqua, Mainstreet Piqua, Inc. and other state and federal agencies.

The study area includes the entire Central Business District (CBD) of the City of Piqua. The area is roughly bounded on the North by North Street, to the South by both sides of Water Street, on the East by the East side of Main Street, and extending to Downing Street on the cross streets of Green, Ash, and Water, as shown by the map in Figure 1. The Downtown Historic District has been increased to include the area on Main Street south of Water Street, and more of West Ash Street.

The City Commission designated a Downtown Design Review District, and has expanded that District in July of 2002. A possible expansion and again in April of this district is contemplated in 2007, to extend 1 block south of Water Street on Main Street, and about ½ block further westward along Ash Street. So conditions on these blocks are being studied. All improvements to land and buildings within this district must conform to Piqua's Rehabilitation of Historic Building Design Standards (Design Review Standards). The district includes most of the Piqua Caldwell Historic District (on the National Register) and has many significant buildings, including old City Hall, the Fort Piqua Hotel and the Hallmark Gold Crown Store, a former movie theater.

The following discussion summarizes relevant information regarding the future of Piqua's downtown district. A few illustrative tables and charts are included, and a brief summary of the analysis concludes. The Downtown Piqua Strategic Plan Update is summarized below. It articulates the priorities established by the Board of Mainstreet Piqua and the City Commission, and the progress on this plan. The strategic plan shows the recommend strategies for further promoting the downtown as adopted by the Board of Trustees of Mainstreet Piqua, Inc., and shows those that have been accomplished, those that are in progress, and those that are still on the agenda. A few strategies have been modified or dropped since 2002.

The reader is advised that much of the demographic information utilizes the various reports of the U.S. Census. The last Census count was in 2000, and is already 7 years old. Therefore, any information given for Piqua (or any municipality) Census block groups are either 2000 data or updated estimates. For the purposes of this report, inferences have been drawn from the most recent available data or estimates, based upon observable conditions and trends seen in Piqua.

Section I. Trade Area Discussion

Author David Miller states that a downtown usually has more than one Trade Area. Trade areas are defined by the sector of goods and distance traveled by the consumer to obtain these goods from the downtown retailer. It appears that an important portion of Piqua's trade area(s) may be derived from households living in unincorporated areas outside of Piqua. With development of market niches and unique offerings, there may be some potential to enlarge Trade Areas. Miller defines primary trade areas for four classes of goods according to travel times:

a) Convenience goods- those sold in groceries, card shops, drugstores; within a 7 to 10 minute travel time of the downtown
b) Comparison shopping goods- apparel ; within 20 minutes by car of the downtown
c) Factory outlet center- within 40 minutes or more by car from the downtown
d) Retail niche – unique, specialty goods or services, or clusters of similar shops; as far as 20 to 40 minutes by car from the downtown

Likewise, there may be trade areas based upon the types of shoppers. Common types include (but there may be others in a specific community):

a) Residents of the community as shoppers (residential trade area)
b) Downtown workers as shoppers (downtown office worker trade area)

c) <u>Downtown overnight visitors</u> as shoppers (overnight visitor trade area)

He goes on to point out that travel times do not correspond directly to circles drawn about the downtown center at fixed distances. Traffic patterns, street layouts, the functional capacities of the various roadways, barriers like railroad crossings and bodies of water, as well as community image can all impact the actual or perceived travel time experienced by the consumer. If a trade area is improperly defined, studies of consumer characteristics in those areas will create misleading data through the inclusion or exclusion of the actual customer base. Furthermore, according Miller, a physically large downtown may thus have actually several trade areas that may or not overlap somewhat.

In the 2007 survey of Downtown consumer/patrons, the following information regarding proximity to the downtown was noted:

Table of	**Downtown**	**Proximity**	**Factors:**	
Respondents with at least 1 household member working in downtown		Respondents with at least 1 household member working in Piqua		Respondents with at least 1 household member working outside of Piqua
43%		43%		55%
Travel time to downtown < 10 minutes		Travel time to downtown 10-20 minutes		Travel time to downtown 20-30 minutes
65%		14%		2%
Lived in Piqua> 20 years	Lived in Piqua between 15 and 20 years	Lived in Piqua between 10 and 15 years	Lived in Piqua between 5 and 10 years	Lived in Piqua less than 5 years
35%	18%	8%	25%	14%
Live east of river & north of Rt. 36	Live east of river & south of Rt. 36	Live west of river and north of Rt. 36	Live west of river and south of Rt. 36	Live in Historic District (adjacent to downtown)
4%	6%	49%	5%	8%

- No location response: 29%
- Data rounded to closest full percent

Earlier research conducted for Mainstreet Piqua, Inc. using the ESRI company GIS system, produced a map showing the 5 minute, 10 minute, and 15 minute travel zones around the center of Piqua's Downtown District. Census data was manipulated by ESRI to reflect demographic characteristics within these travel zones. This data will be used frequently in this report, and the reader is advised to not confuse the data for the 5 minute travel zone with data for the population residing within the City Limits as they are somewhat different.

Data mining companies have begun to characterize demographic groups according to their socio-economic factors and their available incomes by linking them to a set of lifestyle behaviors and interests that influence their shopping behaviors and preferences for specific types of goods and services. The ESRI company which has developed proprietary geographic information systems for use in a variety of analysis, characterizes consumer behavior according to a system they call "Tapestry Segments"™. The Claritas company uses a system they call "PRIZM"™.

It would appear that according to Miller's analysis, Piqua's downtown is currently serving mostly a convenience goods niche, and mostly downtown workers or residents of the northwest quadrant of the City. . Maps are attached showing drive time bands around the downtown and analysis of the population within those bands. This data was generated with GIS software by the OSU Extension Market Profile Project for Piqua in 2006. More discussion of that information follows.

At least 20% of those surveyed indicated they were in the downtown primarily as the place of employment on the date surveyed. They were asked to indicate if anyone in their household worked in the following occupations, and were allowed to select more than one.

Occupation of Members of the Households of Downtown Patrons Surveyed:

Health care	10%
Other professional	39%
Industry	12%
Sales	19%
Government	16%
Retired	25%
Unemployed	2%
Agriculture	0
No answer provided	20%

Data mining companies have begun to characterize demographic groups according to their socio-economic factors and their available incomes by linking them to a set of lifestyle behaviors and interests that influence their shopping behaviors and preferences for specific types of goods and services. The ESRI company which has developed proprietary geographic information systems for use in a variety of analysis, characterizes consumer behavior according to a system they call "Tapestry Segments"™. The Claritas company uses a system they call "PRIZM"™. The OSU Extension Market Profile Project characterized Piqua's population as mostly reflecting the following five segments (ESRI Tapestry descriptions are provided):

Section 2. Strategic Action Plan Progress Report & Update 2006

2003-2005 Action Plan

1.Support partnerships to implement Hotel redevelopment	PIC / all
2. Continue image improvement activities	MPI
3. Support expansion of "Loop" plan	all
4. Continue to recruit more County Govt. functions to be located in Piqua	City/ MPI support
5. Continue new business recruitment program	MPI-ED Committee
6. Continue to improve the business environment for the downtown	MPI-ED Committee
7. Recruit local industry presence in the downtown	PIC
8. Redevelop Piqua Milling Bldg.	PIC/ City ED Office
9. Create thematic identity for downtown	PIC/ MPI-ED Comm.

PIC= Piqua Improvement Corporation
MPI= Mainstreet Piqua, Inc.
ED Committee= committee of MPI Board

2002-2006 Accomplishments

1. Work started on Hotel Renovation project:
    a. Library to be major tenant
    b. Ballroom/ banquet room for hire
    c. 1st floor restaurant and retail space
2. 1st phase of Loop project completed
3. Two matching grant programs for commercial space improvements
4. Renovations of upper story space beginning
    a. Quality Quick Print – 2 affordable apartments
    b. "Jaqua" building- 22,000 feet of mixed retail/restaurant/office and residential market rate
5. Expanded area for revitalization district
6. City Comprehensive Plan started- complete approximately December of 2007
7. City expanded focus on economic development

Figure 1: City of Piqua Central Business District

insert CBD map

Section 3. The Economy

Currently, the national economy is reported to be in a healthy expansion period. However much of Ohio is still attempting to enter into this growth phase, having never really recovered from the 2001 downturn. Piqua and Miami County appear to reflect a dichotomy with regard to economic health. locally. The unemployment rate for Miami County had fallen to as low as 3.4 percent prior to the start of the recession in October of 2001, and has experienced pronounced fluctuations since, with the December 2006 rate at 5.7%, compared to 5.6% for the unemployment for the State of Ohio as a whole. Though unemployment figures are not available for the City of Piqua itself, most likely Piqua's figures are somewhat consistent with those of the County.

In 2004, Piqua's labor force participation was 64.8%, down form 2000 when 67 percent of Piqua's population aged 15 to 65 participated in the labor force. Among these persons (2000), 4,596 (down form 1990's 5,286) were employed within the City of Piqua and 5,389 (more than 1990's 3,744), were employed outside of Piqua. How many work in downtown Piqua? In 2002, the business survey results indicated as many as 2,450 may be employed in the downtown area. These numbers are important to the downtown because as David Miller indicated, people tend to make purchases at establishments that are convenient to their workplaces (within about 10 minutes by foot or by car) or the journey to and from work. Therefore, Piqua residents who are drawn outside of Piqua for their employment will have a tendency to purchase many goods and services elsewhere. These numbers are somewhat balanced by the number of people who come from outside the area to work in Piqua.

Piqua's 2000 distribution of employment by industry is shown in Table 1 on the next page. Following that are tables from the U.S. Department of Labor that indicate that at least at the county level, the number of business establishments and annual pay have surpassed the 2002 level in Miami County.

Miami County's employment distribution is somewhat similar to Piqua's, particularly close is the slightly more than 30% in the manufacturing sectors for both communities. By 2000, the Census Bureau had modified the industry categories somewhat from those used in 1990, making some comparisons over time difficult.

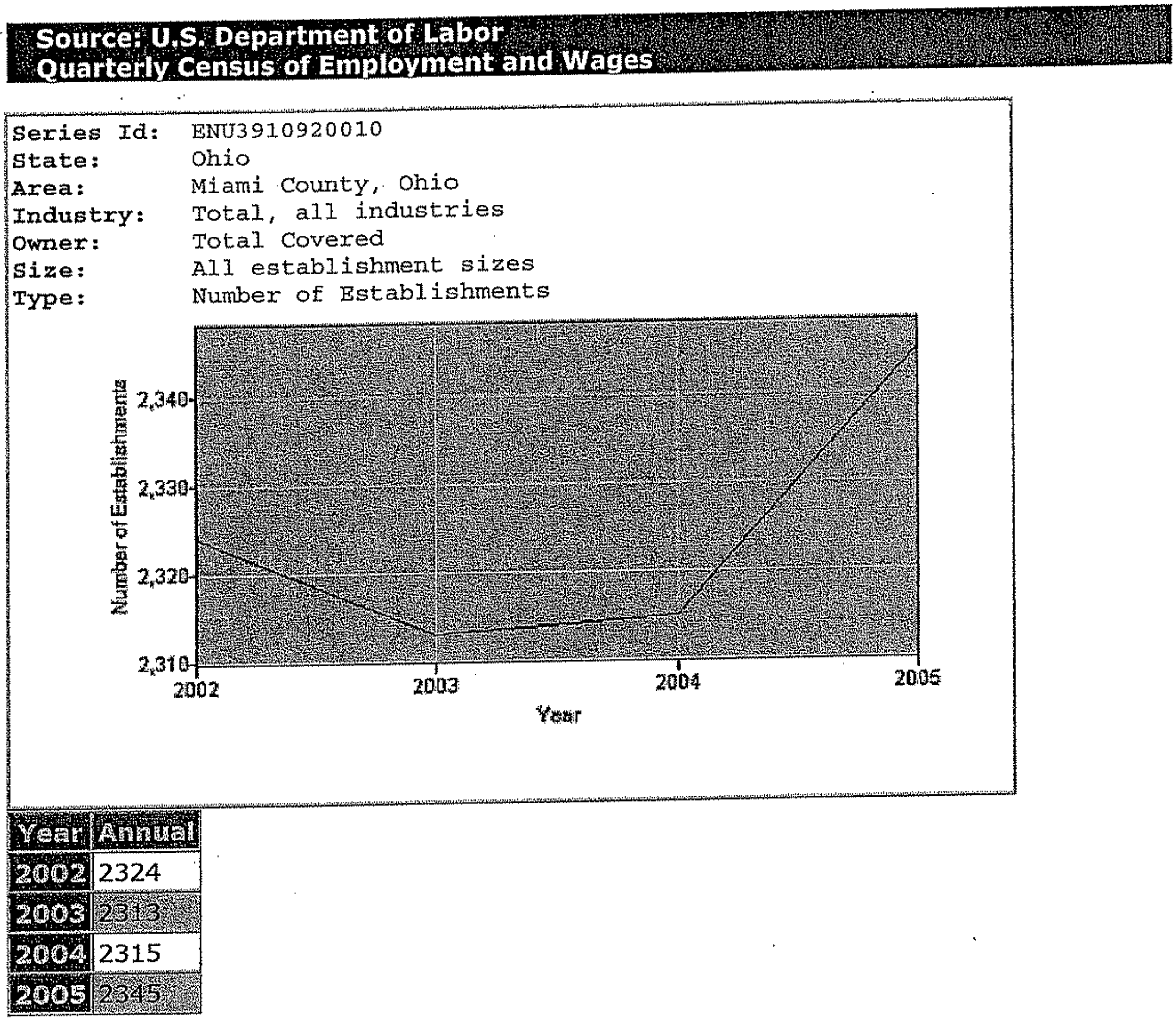
The largest employment sector for Piqua in 2000 (32%) was still manufacturing, though it has declined from 38% in 1990. The manufacturing sector grew slightly at the County level between 1995 and 2000. For Piqua again in 1990 and 2000, retail trade was the next largest sector, followed closely by professional services. Again, at the County level, the trade sectors grew between 1995 and 2000, but the combined services and FIREA sectors declined slightly. While retail trade usually offers lower pay and fewer benefits, professional services, manufacturing and FIRE tend to offer the best paying jobs. Off-setting some sectors' losses, government, transportation/utilities, and construction all showed increases between 1990 and 2000, though indicators are that construction may be slowing due to the decrease in speculation in the home building sector.

Table # 1: 2000 Distribution of Employment by Industry, Residents of Piqua // Residents of Miami County

*** New Category not used in 1990**

INDUSTRY	PIQUA 2000 NUMBER	PIQUA 2000 PERCENT	MIAMI CO. 2000 NUMBER	MIAMI CO. 2000 PERCENT
Agriculture	23	0.2	1079	2.2
Construction	497	4.9	1818	3.7
Information*	99	1.0	-	-
Financial/Insurance/ Real Estate	465	4.6	1082	2.2
Public Administration	271	2.7	4642	9.5
Manufacturing	3257	32.0	15239	31.3
Mining	0	0	70	0.1
Retail Trade	1465	14.4	11412 (ALL TRADE)	23.5
Wholesale Trade	446	4.4	-	-
Arts/Entertainment/ Recreation/Accomodation &Food Services*	781	7.7	8561 (ALL SERVICES)	17.5
Professional, Scientific, Management, Administrative, and Waste management*	566	5.6	-	-
Education, Health and Social Services*	1339	13.1	-	-
Services; Other	599	5.9	-	-
Transportation,/ Warehousing/ Utilities*	378	3.7	876	1.8
Other	0	0	4023	8.2
Total	10,186	100.2	48,800	100

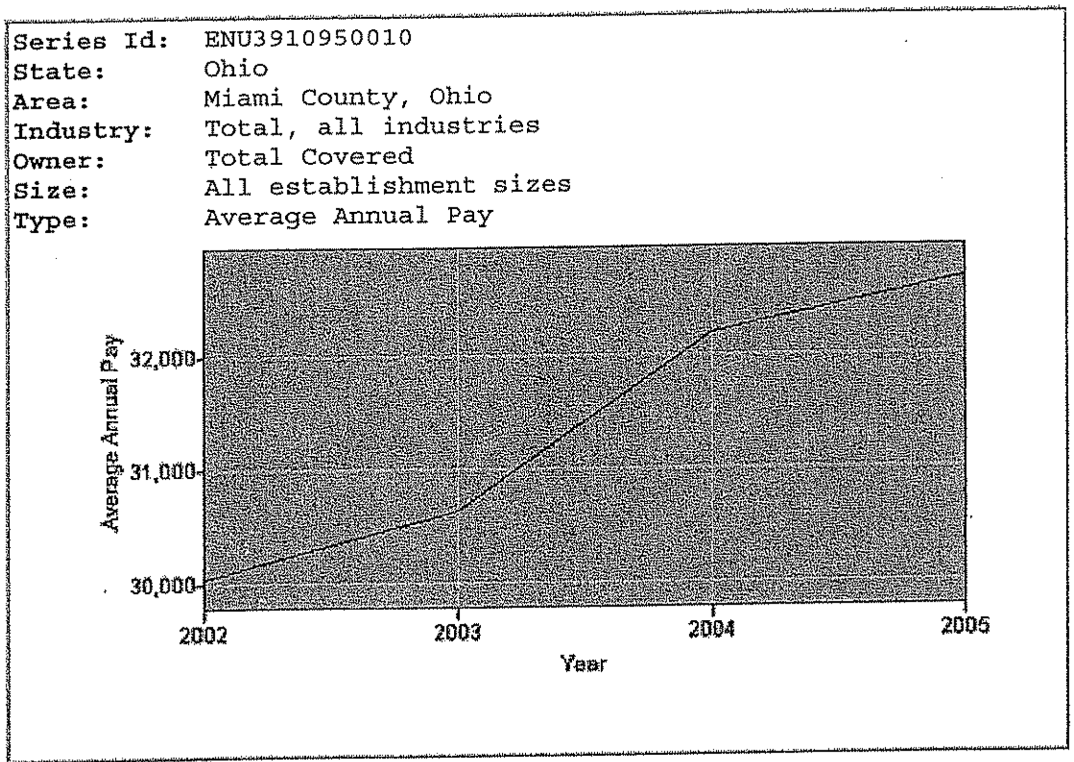
Source: US Bureau of the Census SF-3



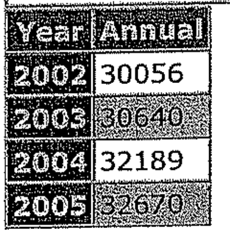
Source: U.S. Department of Labor
Quarterly Census of Employment and Wages

Series Id: ENU3910920010
State: Ohio
Area: Miami County, Ohio
Industry: Total, all industries
Owner: Total Covered
Size: All establishment sizes
Type: Number of Establishments

Year	Annual
2002	2324
2003	2313
2004	2315
2005	2345



Series Id: ENU3910950010
State: Ohio
Area: Miami County, Ohio
Industry: Total, all industries
Owner: Total Covered
Size: All establishment sizes
Type: Average Annual Pay



Year	Annual
2002	30056
2003	30640
2004	32189
2005	32670

The total "white collar" employment: retail, FIRE, professional services and government, represented 33 percent of Piqua's 2000 employment. This is a segment that is frequently targeted by franchisers of upscale products. Companies looking for new locations set demographic benchmarks, deemed necessary for success of their stores. Piqua continues to lag behind other communities to the south in these indicators and overall population density, which continues to reduce its competitiveness for new franchised businesses, who look to maximize returns on their investments. However, responses to the consumer surveys in 2006 show increased household incomes compared to 2002.

Table #2 provides some perspective on total volume of trade for Miami County. *The County's significant increase in sales in the decade from 1987 to 1997 would imply increases in sales for Piqua establishments, and hopefully the downtown.* Anecdotal evidence for Piqua seems to indicate that sales in the period spanning 2001-2002 have been flat or slower than the previous two year period.

Table #2: Sales and Payroll (for establishments with employees), Miami County, 1997

	Gross Annual Sales	*Annual Gross Payroll*
Wholesale Trade/ 110 Firms	$3,072,816,000	$56.2 million
Retail Trade/ 371 Firms	$845,365,000	$72.4 million
Arts & Entertainment /24 Firms	$8,323,000	$1.8 million
Accommodations & Food Service	$91,434,000	$26,.2 million
Profession, Scientific &Technical Services	$36,499,000	$16.6 million
Administration, Support &Waste Management Mediation Services	$50,882,000	$26,.9 million

Source: US Economic Census 1997

A. Business Surveys: Mainstreet Piqua, Inc. surveyed downtown businesses in late 2006. The 2006 survey measured more closely the operating hours and advertising conducted by the owners, as well as soliciting specific viewpoints on competitive advantages of their business and the Piqua location.

Customer Counts: Of the 30 establishments responding, 70% reported an average of fewer than 100 customer visits per week, 16% reported between 100 and 500 customer visits per week, 3% between 500 and 1000 customers per week, and about 10% with more than 1000 customers per week. These 30 represent almost 12.5 % of total downtown establishments. *Open ended responses show that the business community continues to respect the work of Mainstreet Piqua, Inc. and the Chamber's activities, and thereby, the increasing effectiveness of Mainstreet Piqua as an organization.*

In 2002, seventy-one percent of the responding businesses were of a type that would "make a sale" from a walk in customer. 73.8% of them estimated that at least half of their customer visits result in purchases. Eighty-two percent of the business owners reported that their sales volume had remained consistent or increased during the past two years, while only 7.7 percent report a decrease in sales. However, 11% felt the walk-in sales are not applicable to their business.

Numbers of Employees: In 2007, the businesses surveyed represented more than 43 part time and 53 full time downtown employees. *The business respondents represent almost 12.5% of all downtown businesses, so the downtown employee population might exceed 770.*

The majority of business owners report being Satisfied or Very Satisfied with their present location. 70% own their building. More than half have less than 1000 SF in their business, with another 26% having between 1000 and 5000 SF.

One-third owners report that there is no specific day that is busiest, while Mondays are felt to be the busiest by 23% of the owners. Only three businesses report being open as late as 8:30 pm or later during the week. 43% are completely closed on Saturdays, and only 17% are open at all on Sunday.

Weekday hours are reported busiest during the lunch hours (11:00AM – 1:00PM) and second busiest between 2:00PM and 4:00 PM, though over 40% did not report on this item. Of those open on the weekends, the morning hours are the busiest times.

As to the calendar year, almost half did not report a busy month. Of those who did, December ranked as the busiest, with a smaller spike in May-June-July. March-April and September through November were roughly equal in activity for a smaller group. Many did not report running any seasonal major sales or special. 10% of the owners reported monthly sales events, and another 10% tend to have specials in July and in the fall.

Owners report that most of their customers are drawn from Piqua, but nearly all listed serving customers from Sidney, Tipp City, Greenville, Troy and the other small villages in western Ohio.

Regarding competitive advantages, one-third of the owners felt their primary advantage was with superior service and 16%state that quality service is what distinguishes them from their competition. Over 70% believe their products or services help to differentiate them from their competitors. Most listed downtown retailers as the best complements to their own business, Dobos was the most frequently mentioned food establishment mentioned as a complement to their own business though only 17% mentioned any food establishments as complements.

Business owners, like consumers, also overwhelmingly desire to see more dining options in the downtown, with specialty stores following closely. At least one owner expressed a wish for a pack and ship store, which is a new option over the last three surveys conducted.

Downtown businesses in Piqua tend to be small, and the most frequent employee benefit provided is flexible hours (for 25%) followed by paid vacation (for 22%). Over 10% offer some form of insurance.

Regarding advertising, 65% utilize the print media and over 78% of the consumers report reading the local papers. The next most used advertising media is internet marketing at 17%. Radio and displays (including billboards) received a little more than 7% of the advertising budgets with television gathering only 2%. Television is probably the most expensive advertising, and from the consumer surveys, it is clear how widely dispersed the audience is over so many viewing optons.

Their major concerns are increasing foot traffic, increasing price competition, and rising health care costs. More than 10% list the Mainstreet program and their Director, Lorna Swisher as the downtown's greatest asset. The top ranked needs that owners felt Mainstreet Piqua, Inc. could be helpful with, are attracting more business to the local economy as well as promotion of the downtown as a shopping district.

The full text of the 2006 business survey and the results is in Appendix B.

B. Consumer Profile: The City and Mainstreet Piqua, Inc. conducted a consumer survey in early 2007. This year, the consumer survey was distributed only at downtown businesses. Please note that all percentages are reported as rounded to the nearest full percent, and so totals do not equal 100%. As seen in Table #3, of the 51 respondents to the consumer survey, 43% had at least one household member that worked in downtown Piqua, 43% had at least on family member that worked elsewhere in Piqua, 25% were retirees, and 45% had at least one family member that worked somewhere outside of Piqua. Tables 4 and 5 show workplace location and age, respectively. The greatest proportion of respondents were between age 46 and 55 years old and nearly half lived in the northwest quadrant of Piqua. Table #6 shows that almost 60% of the households represented had incomes greater than $50,000. The full text of the consumer survey results is in Appendix A.

Table #3: Consumer Survey – Workplace Location for at Least One Household Member

PLACE OF WORK	Responses
Morning	43%
Mid Day	43%
Work outside of Piqua	45%
Anytime	25%
Unemployed or Disabled	2%
No Answer Given	20%

Table #4: Consumer Survey- Age of Respondents

AGE OF RESPONDENT	Responses
18-25	0
26-35	2%
36-45	19%
46-55	29%
56-65	27%
66-85	22%
85+	2%

Table #5: Consumer Survey – Residence of Respondents

PLACE OF RESIDENCE	Responses
Historic District	8%
East of river, north of Rt. 36	4%
West of river, north of Rt. 36	49%
West of river, south of Rt. 36	6%
East of river, south of Rt.36	6%
No Response	29%

When asked to give the zip code or township lived in, most did not respond to the question, however, responses included 45356, 45373, 45318, 45152, 45371, Washington Township and Springcreek Township.

Table #6: Consumer Survey – Respondent Household Income

INCOME RANGES	Responses
<15,000	0
15,000-24,999	6%
25,000-34,999`	4%
35,000-49,999	10%
50,000-74,999	10%
75,000-99,999	16%
100,000-149,999	16%
150,000-200,000	18%
No Answer Given	8%

C. Consumer Behavior:

The 2002 survey was widely distributed throughout the community and gave us a more complete profile of community-wide consumer behavior than we have ever been able to discern previously. And it was also found. However, 62% of those respondents reported seldom or never shopping in the downtown, 64% reported seldom or never dining there. The 2007 survey refocused on the existing patrons of the downtown. This is because there is one school of thought that says it is more effective to expend the most effort in growing market share from within the segments that already have shown success, as it is more expensive to attract new customers.

The 2007 survey responses indicate that the most popular reason for visiting downtown Piqua is to run errands or to obtain services; 39% daily, and another 22% more than twice a week, 19% at least weekly and 10% monthly. When asked "Why are you downtown today?" 43% responded that they were visiting the post office. Visitors to the library comprised 22%, while 20% said work was the reason, 18% were conducting business with the City, and 16% were visiting a restaurant.

Nearly all the respondents reported being homeowners (98%). Nearly two-thirds reported having 2 people in the household, 10% each reported households of 3 and households of 5. Only 6% reported being in single person households and 8% in households of 4 persons.

Respondents were asked to select the businesses that they regularly patronized in the downtown, and were allowed to select more than one. The leading sectors were the post office, banking, restaurants and the library and dry cleaning.

Travel time to the downtown was reported by almost 65% to be less than 10 minutes, with 14% traveling between 10 and 20minutes. Longer travel times were reported by only 2%.

When asked about times when most of their shopping, dining and errands were conducted, respondents were allowed to list two in each category, so totals are more than 100%, though not all selected more than one time. Favorite times for dining, though not necessarily in the downtown were weekday evenings at 47%, weekday afternoons (37%) followed by weekend evenings at 25%. Weekend afternoons nearly tied weekday mornings at 5% and 4% respectively. The least selected time for dining was weekend mornings.

Businesses Regularly Patronized (more than one could be selected)
86% Postal
76% Banking & Finance
55% Sit down Restaurants
39% Pizza or carry out
29% Bakery
47% City business
45% Gifts, arts & collectible
43% Personal services (hair etc)
41% Volunteer activities
37% Library or museum
37% Dry cleaning/ laundry
25% Church or Club activities
22% Printing
19% Apparel
18% Medical, dental & optical services
16% Insurance services
16% Recreation activities
6% Hobby supplies
4%Electronics & communications devices
2%Home furnishings
2%Instructional
0 Music services & supplies

Preferred time of shopping for consumer goods (whether or not in the downtown) varied slightly from that for dining; most, 37% shop weekday afternoons, with weekday mornings, weekend mornings, and weekday evenings nearly equal at 29%, 27% and 25% respectively. Weekend afternoons and weekend evenings were also selected by 22% and 12% respectively. Consumers were able to select two answers to the question about favored days to do shopping. This is contrast to the preferred days chosen in the city wide survey done in 2002, where Saturday was the most popular shopping day, Friday being the second most popular and Sunday was the third most common shopping day. It is clear that this year's respondents are comfortable with weekday shopping which is most consistent with commonly available hours in the downtown.

When asked the time of day the respondent did their shopping, many again selected two time periods. These were more evenly distributed, with afternoons being slightly favored over mornings.

In 2002 many respondents indicated that their work schedules prevented their shopping in the downtown, needing evening or weekend hours. To repeat Census information, almost 68% of those between ages 16 and 65 are now in the labor force. In addition, especially in the service and manufacturing sectors, afternoon and night work schedules ("shift work") are more prevalent than ever.

In 2002 nearly 58% of respondents indicated that they had attended at least one public event held in the downtown in the last year. 95% indicated that they had attended a special shopping promotional in the downtown in the last year.

Consumers were asked what improvements or changes would they recommend to increase the frequency of patronizing the downtown. They were encouraged to provide at least two suggestions, though many did not list any. 34% said more variety of stores and merchandise is the most important need, 21% indicated more restaurants and better restaurants would be an attraction. 16% indicated that more convenient parking is still needed, while 8% stated that better maintenance and nicer store interiors are needed. Mentioned at least once were suggestions for more entertainment related businesses, better hours, and a comment that benches were installed too close to the curbs to be comfortable for use.

Respondents were asked to rank the downtown for a number of characteristics. Very few rated any of the characteristics as "poor". Slightly more rated some of the characteristics as "excellent", with nearly everything somewhat more likely to be rated "good" rather than "fair".

How would you rank Piqua's downtown for the following characteristics?	*Excellent* 5	*Good* 4	*Fair* 3	*Poor* 1	*Don't Know* 0
a. Pedestrian comfort/ access	31%	53%	12%	0	0
b. Snow removal	10%	55%	20%	12%	2%
c. Convenience of parking	6%	53%	25%	12%	0
d. Prices	8%	53%	25%	2%	4%
e. Special sale events	10%	39%	35%	6%	2%
f. Store hours	8%	51%	27%	4%	6%
g. Attention from sales associates	12%	49%	10%	0	4%
h. Traffic Congestion	18%	57%	18%	2%	2%
i. Personal safety	37%	51%	10%	0	0
j. Appearance of buildings	18%	49%	29%	2%	0
k. Appearance of signs	22%	51%	25%	0	0

l. Cleanliness	22%	65%	12%	2%	0
m. Retail & service mix	10%	33%	37%	16%	2%
n. Places to gather with friends or business associates	6%	35%	37%	20%	0

Note the weak ratings on the factors of "retail and service mix" as well as "places to gather with friends and business associates", which is consistent with other responses throughout the survey.

The consumers were then asked to select items that needed improvement in the downtown- and many selected more than one. Consistent with years past, the greatest agreement was *dissatisfaction with the lack of variety of stores (67%) and lack of variety of merchandise (33%). Window displays and exterior appearances also received significant selection as areas to improve, although 78% felt that overall, downtown was improving and 18% felt that its condition was staying the same.* More than half believe that good quality loft style apartments are a good idea in the downtown, with 39% unsure. Those who commented expressed a concern about parking if more housing were available in the downtown.

Respondents were asked to prioritize the types of new businesses they would likely patronize if opened in the downtown. Restaurants and apparel dominated the list. Books, specialty goods and hobbies were also ranked highly. The chart below shows the rankings, listing in order the percent of responses ranked respectively as highest priority, second priority and third priority.

. If new businesses were opened, which of the following would you likely patronize? (Assign priority, with "3" as highest priority, "2" as second priority, "1" as third priority)
All results are listed as %s with rankings shown as 3, 2,1 respectively

a. Apparel 18,16,8	J. Hardware 0,4,6
b. Specialty apparel 6,6,4	k. Hobbies 6, 2,10,
c. Shoes 0,4,2	l. Professional services 0,0,0,
d. Grocery 2,0,,4	m. Financial services 0,0,2
e. Sit down restaurant 49,12,18	n. Specialty goods 4,6,8
f. Coffee shop/ cafe 0,8,4	o. Book stores 4,18, 12

g. Furniture 0,0,0,	p. Sundry stores 2,2,2
h. Appliances & Electronics 0,6,0	n. Other___2,0,0________________
i. Drugstore 2,6,8	

<u>D. Consumer Expenditure Patterns:</u> The following Tables #7 and #8 show 1999 consumer expenditure patterns by Piqua residents by product type (8) and by store type (9) (Claritas ™). These numbers indicate total expenditures by the population of Piqua, and not necessarily expenditures within the City of Piqua at Piqua establishments.

The OSU Extension Market Profile provides similar data based on estimated population and using the geographic "drive time bands" they established for their analysis. Those tables are also attached as Appendix C. It is not possible to compare this data to historical data, but numbers generated would be used by corporations in making location decisions, and so are included .

Table #7: 1999 Expenditures by Selected Product Categories

PRODUCT CATEGORY	*TOTAL EXPENDITURES ($000)*
Food at Home	$29,863
Food away from Home	$18,900
Alcoholic Beverages at Home	$1,698
Alcoholic Beverages away from Home	$1,354
Personal Care Products	$2,793
Personal Care Services	$2,167
Nonprescription Drugs	$1,061
Women's Apparel	$6,076
Men's Apparel	$3,232
Girls' Apparel	$652
Boys' Apparel	$854
Infants' Apparel	$622
Footwear (excluding infants)	$2,505
Housekeeping Supplies	$3,895
Lawn/Garden Supplies (including plants)	$627
Domestic Services	$3,157
Household Textiles	$1,054
Furniture	$4,005
Floor Coverings	$1,148
Major Appliances	$1,591
Small Appliances and Housewares	$966
TV, Radio and Sound Equipment	$5,209
Other Entertainment Equipment/Services	$5,365
Transportation	$50,326
TOTAL	$149,120

Source: Claritas, Inc.

Table #8: 1999 Expenditures by Selected Store Type

Store Type	*Total Expenditures ($000s)*
Building Materials and Supplies	$3,039
Hardware	$433
Retail Nursery/Lawn/Garden Supply	$601
Auto Supply	$2,647
Gasoline/Service Stations	$13,183
Grocery Stores	$32,184
Eating Places	$18,778
Drinking Places	$933
Department Stores (excluding leased)	$13,411
Apparel Stores	$5,613
Shoe Stores	$1,500
Furniture	$3,600
Home Furnishing	$1,889
Household Appliance	$837
Radio/TV/Computer/Music Stores	$2,875
TOTAL	$101,523.00

Source: Claritas, Inc.

Section 4. Demographics

In terms of demographics, Piqua is frequently compared to its neighbor, Troy, because the two cities are similar in population within their incorporated areas. After a decade of startling national economic growth in the 1990's, some would be surprised that Piqua grew very little in population, compared to its neighbor to the south. *It might be surmised that with small population growth, Piqua also did not share in significant economic gains either.*

However, Troy and its surrounding unincorporated areas are strongly affected by their proximity to Dayton, and are experiencing growth related to urban sprawl from the Dayton area and its greater employment base. *This is not to say that Piqua should despair of significant growth and revitalization, but only that the two communities are unique, and it would be a mistake for Piqua to attempt to emulate Troy's approach to growth, especially since communities are becoming aware of the un-sustainability of uncontrolled sprawl.* Piqua must find the essence of its differences in order to design a distinct plan of growth and revitalization that will grow from its own strengths and needs.

A. Income

Income is a demographic factor strongly related to economic strength. Market analysis examines income to ascertain levels of expenditure related to basic needs, like housing and food, and the level of disposable income available for discretionary purchases. In this discussion, we utilize three main sources of information; the 1990 Census which included detailed although outdated information about Piqua, the 2000 Census that gives us some information at the City and County level, and a set of data and projections created by the demographics tracking company, Claritas, Inc., for Piqua in 1999, and which should hold some relevance . Those projections are not terribly old, but may have failed to detect the magnitude of certain changes for the County and Piqua in the later 1990's. When information from these sources seem to conflict, the reader must be cognizant of the differences between calculated data, such as the Claritas, and actual sample data from the Census, which is still incomplete in its release of 2000 information.

By 2000, per capita income in Piqua increased to $18,719, which is *still significantly less* than the 2000 Miami County as a whole per capita incomes, which raised to $27,271 in 1999. *Increasing incomes is an important trend, and it is especially positive that increases are being realized throughout the County.* The median household income for Piqua in 2000 increased to $35,681, which is again much lower than for the region. The U.S. Department of Housing and Urban Development (HUD) determined the median income for a household of three in the Dayton-Springfield MSA to be $51,200. (The 2000 average household size for Piqua was 2.47 persons per household.) Median income represents the income level at which the number of households with incomes higher is equal to the number of households with incomes lower than this level.

The 2000 income distribution for Zip Code 45356, which includes Piqua and its immediate surroundings was as follows:

Table #10 Income Distribution

Household Income	**# Households**	**% of total**
Less than $15,000	1626	15.9%
$15,000-$24,999	1831	18.0%
$25,000-$34-999	1663	16.3%
$35,000-$49-999	1720	16.9%
$50,000-$74,999	1999	19.6%
$75,000-$99,999	761	7.5%
$100,000-$149,999	259	2.5%
$150,000 and over	338	3.3%

In 1999 approximately 13.3 percent of households in Piqua's zip code represent an "upper middle class" earning more than $75,000 annually. These households have significant disposable incomes, and could have increasing impact upon Piqua's economy.

Though Piqua consistently shows a greater proportion of households at the lower income levels, i.e. less than $35,000, than some neighboring communities, *this could be a function of the lower numbers of government and manufacturing jobs available in Piqua. However, this seems to be also a function of other demographics in the community, including the number of older residents and single-parent families. Even though they are of lower incomes, these households have needs for specialized goods and services. Note that a single-person household may show less income but may actually have a higher per capita income than larger households do. Therefore, high numbers of single-person households can skew average household income levels lower.*

B. Population

According to the U.S. Census, Piqua's overall population grew to 20,738 (0.6%) by 2000. Analysis of local residential construction data strongly supports population *growth* during the 1990s. Piqua experienced a greatly increased rate of residential building in Piqua during the 1990s, with some resulting in-migration. Also, Miami County's 2000 birth rate (13.5%) exceeds the death rate (9%) representing a 4.5 percent natural increase annually. It is not likely that this increase was uniform across the county, across Piqua's neighborhoods or concentrated in the areas of new developments. Section III: Development Trends/The Residential Market deals with residential construction data. Although exact figures on out-migration are not available, Piqua did not experience enough out-migration to result in a net decline in population since 1990 (See D: Migration).

Interestingly, 2000 Census information has also been released at the school district level. Although the Piqua City School District is not co-terminus with the City limits, and so shows different total populations and households, this data might be a reasonable *estimation* of a marketing area of the City of Piqua itself. The total population of the area served by the City School District is 24,140, in 9,536 total households. This yields an average household size of 2.48 and the median household size is less than 2 persons per household.

C. Age Distribution

Like most communities, Piqua is exhibiting a trend toward the aging of its population. Even though the population is growing, the birth rate has been slowly but steadily declining. The numbers of persons of retirement age is increasing and the "baby boom" persons currently aged 34-54 represents almost 30% of the population. This segment is currently at the peak of its earning power, but will soon enter the ranks of the elderly, which will then represent the highest proportion of the population.

In 2000 those under 19 years of age represent a total of 29.1 percent of the City. Those in their teenage years represent some ability to make discretionary purchases on their own. Nationally, the 1990's saw rapid growth in expenditures made by parents and family members for the support and enrichment of children aged 0-14, *indicating higher expenditures per child than seen previously for goods and services targeted at child and teen market.* The numbers of young people graduating from school have *some implications for new household formations*. Rates of new household formation will tend to continue to be higher than historically, in spite of declining numbers of population in each age group as young people continue to put off marriage and family and live increasingly in single person households.

D. Migration

County-wide, the rate of in-migration has slightly exceeded the rate of out-migration throughout the 1990's. There are no accurate figures on migration of people into and out of Piqua, but we know that the population is somewhat stable. For example in 2000, 51.7% of persons over the age of five years had lived in the same house five years ago in Piqua. (Less specific information includes the fact that 35.7% lived in a different house in Miami County, but we do not know how many of these were within Piqua.) Over that five-year period, 4,805 persons moved to Piqua from outside Miami County. Age cohort analysis shows that approximately 382 young people who would have been in their twenties in 2000 no longer lived in Piqua by 2000. *This may indicate some out-migration after completion of education for employment seeking (City of Piqua Community Housing Improvement Strategy, February 2001).*

E. Single-Parent Families

Female heads of household constituted 16 percent of Piqua's households in 1990 (1,241 out of 7,755), and now constitute 12.9 percent (1,066 out of 8,363). *A category newly tracked by the Census shows 139 households (1.6% of total) in which grandparents are primary caregivers to children.* In Piqua, these numbers seem to have declined slightly. In 2000, in the area of the Piqua City School District, there were 2,486 households of only one person and *1,522 single parent households, still just under 16%. Of families with children under age six, 67.5% have all parents in the labor force.* Although having only one potential wage earner is a large contributor to lower household incomes, these households, along with two-earner households, *represent a special market for convenience goods and services as they struggle to balance childrearing and work responsibilities.*

F. Educational Attainment

The educational attainment of Piqua's population generally lagged behind that of the County. *This statistic is an indirect measurement of skills of the local labor force as well as a demographic indicator for specific types of goods and services.* Higher education so often is the determinant for higher income, or at least values shared with those of higher incomes. The 2000 Census showed Piqua's population's educational attainments as follows: Persons who did achieve a high school diploma 5,593 or 41.4% , is approximately the same proportion as 10 years ago. Those with at least some college represented 33.3% of adults, though only 3.3 % hold graduate or professional degrees. *The fact that the City has an increasing number of persons with advanced education represents a potential market for cultural and upscale goods and services.*

The community has expressed some concern that young people obtaining a higher education have few opportunities to begin careers using their advanced skills in the Piqua area. Little hard data is available on this issue, however we do know from the Census that there was a loss of 382 persons from the age group that would have been in their twenties in 2000 (See D: Migration). Additionally, in 2000 there were 690 Piqua residents listed as college students (down from 1990's 785). If even one quarter of those leave college for the labor market every year, it could be expected that the City would have shown higher numbers of residents with some amount of college, so the anecdotal information seems to have some validity. Furthermore, the State of Ohio as a whole is now seeing this trend in 2007 and regards it as a point of concern.

Still the total number of persons in Piqua with some higher education is a significant number, and probably accounts for the continued community demand for more cultural events and upscale goods and services. *It appears that Piqua has an educated upscale that market that is being underserved.*

Piqua is home to three institutions of higher learning: Edison Community College, Upper Valley Joint Vocational School and the Applied Technology Center. These centers have addressed workforce training needs suggested by local industry. The proximity of these centers contributes to a higher proportion of skilled, though non-degreed workers in the region. *These institutions also bring a population of young adults into proximity to Piqua. They could be a customers of revitalized residential, retail, entertainment and dining establishments if available to them.*

Section 5. Development Trends/The Residential Market

Growth or decline in residential markets can be an indicator of potential success for goods and services in related industries like lawn and garden, home furnishings, appliances, home improvements and electronics. During the 1990s Piqua has experienced a significant though not booming, amount of residential growth. From 1990 through 1998 Piqua gained 350 new residential structures (Tables 10 and 11). This figure includes both single and multiple-family structures. Of these, 242 (including a total of 575 dwelling units) were constructed during the past four years. Looking specifically at single-family housing, Piqua added 156 new units between 1995 and 1998. 1998 was the peak year, with 52 new units constructed. Trends in the southern portion of the County indicate that growth pressure is extending north from the saturated Dayton area and perhaps now starting to impact Piqua. However, since 2002, the growth in new housing construction has slowed and is not expected to return to previous levels till sometime in the future, optimistically, 2008.

Table #10: Number of New Residential Structures in Piqua 1990-1994

YEAR	*Total Structures*	*Average Valuation*
1990	19	$78,737
1991	23	$95,652
1992	23	$75,076
1993	23	Not Available
1994	20	$123,875
TOTAL	**108**	N/A

Source: City of Piqua

Table #11: Piqua Residential Development from 1995-1998

YEAR	*Total Structures*	*Single-Family Units*	*Multiple-Family Units*	*Total Units*
1995	60	36	82	118
1996	67	35	213	248
1997	49	33	58	91
1998	66	52	56	108
1999	56	34	22	56
2000	59	47	12	59
2001	50	37	13	50
TOTAL	**407**	**274**	**456**	**730**

Source: City of Piqua

(The 1990 through 1994 data include the number of structures but not the number of units constructed.) Construction data for 2002 is not yet available, but assuming the current rate of 50 units per year, 150 additional persons could be added to Piqua's population. These estimates bring Piqua's 2002 estimated population to 20,888.

As of September 1999 there were 234 available lots in Piqua subdivisions. These lots can incorporate 409 potential dwelling units. At the current rate of 35 new units per year, it will take less than 7 years to fully develop these subdivisions. These units could contribute 1,072 additional persons to the City by 2006. The City is well positioned in that it has planned for a great deal of residential growth. Developments with the available lots might have stepped up marketing efforts, especially to middle income households that may be working in the new industries in the I-75 corridor. Access from Piqua is of a reasonable drive time. The creation of a vibrant downtown and shopping environment is an amenity that would attract new residents, who would in turn support the local and downtown business sectors.

Piqua offers some of the most affordable existing housing available in Miami County at this time. However, there seems to be a gap in housing units affordable to the lower income populations of Piqua (City of Piqua Community Housing Improvement Strategy, 2000). In 1990 overcrowded rental units represented 4% of the City's total rental stock. Households paying more than 30% of household income for housing costs are considered to be "cost burdened". More than 36% of renters and 13% of homeowners in Piqua meet this criterion. In 1996 there were 131 persons waiting for public housing rental assistance in Piqua.

The City is committed to improving the visual image of its neighborhoods and the quality of its housing stock. For over twenty years the City has received Ohio Department of Development funding for housing rehabilitation and improvements for lower-income groups, as well as for first-time homebuyer assistance.

Section 6. Economic Development

In order to stimulate residential growth and income growth while slowing out-migration of young people the City and its not-for –profit, Piqua Improvement Corporation, have undertaken a new focus on economic development to create more jobs locally. Again, the City is experiencing modest yet significant improvements in this area.

During a City phone survey conducted May to July 1999, more than 92 percent of the participants believed that "the economic success of the downtown is important to Piqua's future" and so downtown revitalization is a key component of the City's economic development efforts.

As with housing, the City government has been proactive in planning for industrial expansions. Strategies employed to facilitate industrial growth include five Community Reinvestment Areas, permissive zoning, tax abatements, an Enterprise Zone, annexations and infrastructure improvements. Currently more than 800 acres of undeveloped land are zoned for industrial use, with additional annexations planned for this purpose. The majority of these sites are located in the east end of town, close to the Great Miami River. The Economic Development Office is actively marketing a several existing buildings for industrial users. Piqua is currently home to more than 100 medium to small businesses, averaging around 50 employees.

In its Enterprise Zone, the City continues to offer tax abatements, industrial revenue bonds and electrical costs that are 10-30% less than power produced by private companies in the Miami Valley. The Downtown has been designated a CRA with tax abatement potential.

The City and its Mainstreet organization participated in the formation of a tourism marketing region that has become known as *Ohio's Historic West*. This seven county region will jointly market its combined historic and recreational resources, particularly to the smaller marketing region served by "day trips". The initial planning and GIS mapping of various historic and tourism sites has been funded through Ohio Office of Travel & Tourism grants. Such joint marketing partnerships are excellent measures for promotion of Piqua outside its day to day marketing area.

The City has formed a partnership through the Library, PIC, Mainstreet Piqua, Inc. and for profit investors to begin the long awaited renovations of the Fort Piqua Hotel. This project will solve several space issues faced by the Library as well as restoring to use valuable retail and restaurant space on the Square at High and Main, the very heart of the downtown. This highly visible project has gained a lot of community support through donations and fundraising and the excitement will continue to build as construction proceeds.

A. Commercial and Office Markets

The ownership of properties in Downtown Piqua has seen frequent turnover as businesses have sorted out their niches. Mainstreet Piqua, Inc. reports that the current downtown retail occupancy rate and the office space occupancy rate continue to be slowly improve, even as additional space on the upper floors is renovated and brought back to usefulness. Mainstreet Piqua Inc. currently reports approximately 20 spaces out of 125 addresses are vacant. At least two of these, the Hotel and the Jaqua Building are currently under total renovation and will significantly increase the available useable space. Three severely dilapidated properties in the 200 block of North Main were demolished in the summer of 2006. The old theater that was for sale in 2002 has been renovated and converted to a popular Hallmark Gold Crown shop.

Mainstreet Piqua, Inc. periodically publishes a list of known available space in the downtown. As of July 2002, there were only two vacant but *useable* retail spaces on the market, one for lease, the other for sale. Two large properties featuring first floor office space were available for sale or lease. The 1 property available for lease is listed at $4.64 per square foot. The property for sale, an old theater is listed for $165,000. There remains a large inventory of upper story unused space, though much of that requires significant renovation.

Table #12 shows some cost comparisons of various types of retail/office space at major locations throughout Piqua.

Table #12: Cost Comparisons of Retail/Office Space in Piqua

LOCATION	Retail	Office
Downtown Space	$2.65/sf (average)	$8.48/sf*
Miami Valley Centre Mall Strip Center	$6.00/sf net	N/A
Miami Valley Centre Mall	$12.00/sf -$24.00/sf net	N/A
Miami Valley Centre Mall Food Court	Up to $36.00/sf net	N/A

Source: Mainstreet Piqua, Inc. October 1999 & July 2002
Peggy Henthorne, Manager, Miami Valley Center Mall, September, 1999 & September 2002
*Only one property containing office space for lease included a published lease price

The Miami Valley Centre Mall(MVCM) currently has an 80,000 square foot space available for $5/sf net due to the loss of the Ames Store chain this year. Furthermore, the MVCM offers additional incentives to retailers with a good track record and good credit history. These incentives might include free rent or free build out. For example, for the above mentioned space, they offered incentives of $2 million to Kohl's, but Kohl's chose another site in Troy anyway. The mall management usually asks for a minimum lease of three years, but offers an "easy out" clause if sales do not meet expectations to entice retailers with established levels of success.

Strip shopping centers and malls in the Piqua area generally have much higher-priced spaces for retail and office use than in the downtown. The Miami Valley Centre Mall and The Marketplace

Center have high occupancy rates in spite of this. Newness of facilities and large availability of parking are the advantages offered by these types of facilities. Since 2002, a new "big box" center has been built to the north east of the I-75 interchange at Rt. 36, featuring a Home Depot, Walmart, and JoAnne Fabrics Store. This has brought both increased sales and employment to the area, but the additional stores have brought increased price competition to existing hardware and hobby supply stores. A new Harley Davidson Dealtership in that area brings a more unique specialty product to the area with a regional appeal.

It might be noted that the shopping centers and malls attract primarily the national and regional brand franchised types of establishments whereas the downtown consists mainly of non-franchised entrepreneurial establishments. This is true regardless of sector, retail, food service, or services.

B. Investment in Downtown

High investment levels in business and property improvements are a positive indicator of business owners' confidence in their downtown location. In the FY 2000 and FY 2002 CDBG Downtown Revitalization Programs, 37 business owners made over $1,000,000 worth of improvements in their buildings. Several requests had to be denied because of being outside the target area.

Prior to that, in fiscal years 1997-2000, the City of Piqua allocated portions of its annual Community Development Block Grant (CDBG) Formula allocation to downtown improvements. During this time $271,000 was invested in another 19 downtown buildings.

Over the last seven years, using a combination of City, CDBG and other funds, the City has completed the first three phases of the recreational walking path that was the unifying concept to the Downtown Plan. This project was called "The Loop", and has proved to be extremely popular with the citizens. Nearly half of those responding the Downtown Consumer Survey in Spring of 2002 said that they used "The Loop" on a regular basis. The City designated $111,000 of the Fiscal Year 1999 CDBG Formula allocation for the French Park development (an adjunct of "the Loop") and streetscaping on Water Street in the downtown. Additional funds from FY 2000 and FY 2001 CDBG Formula programs were devoted to extending segments of the paved portions of "The Loop". This was followed by approximately $600,000 of City funded streetscaping on Main Street, a traffic light resignalization project at just under $2 million and the building of a new City Hall in the downtown at a cost of $5 million.

The Fort Piqua Hotel renovation project is valued at over $14 million and will restore almost 80,000 square feet of space, about half of which is being held for the library and its future expansion.

Additionally, Mainstreet Piqua, Inc. continues its beautification projects, the installation of planters throughout the downtown, seasonal flags and holiday lights, as well as window display competitions for the business owners. Other City investments with lasting impact have been made in street, landscape and parking improvements. For example, in 1985, Main Street was resurfaced and the Square and gazebo were constructed. In 1989 the parking lot between Main and Wayne, extending from Ash to high was rebuilt. In 1993 the Canal Place lot was improved. Electric and utility lines have been located underground in most of the downtown. In 1999 the City completed the Lock Nine Park, which is another anchor of "The Loop" along the abandoned canal line. This park includes decorative walking paths, sitting areas and landscaping and is a key component in the overall downtown redevelopment plan.

C. Downtown Promotional Efforts

Mainstreet Piqua, Inc. and downtown businesses sponsor several downtown community events and festivals that bring thousands of people downtown every year. Many of these have become traditional favorites for the community. The "Taste of the Arts" and "Christmas on the Green" events are noted for increasing foot traffic in downtown businesses. These events include:

- Holiday Parade and Tree Lighting Ceremony: Piqua's Mayor serves as Master of Ceremonies for this event, which includes a parade, caroling and a holiday message.
- Victorian Christmas: Businesses, artists and private collectors sponsor holiday exhibits downtown for the public.
- Christmas on the Green: This event includes community caroling, horse-drawn carriages and live entertainment for families.
- Taste of the Arts: Taste of the Arts is a spring show and celebration of the arts in Piqua. The event features artists, musical groups and restaurant exhibits. Art demonstrations and a live puppet show are also included.
- Downtown Brown Bag Series: Entertainers perform in the downtown gazebo during lunchtime every Thursday in July. Downtown restaurants serve brown bag lunches to patrons. This event continues to grow in popularity, usually selling out of available lunches for sale at the gazebo.
- Mainstreet Piqua Planter Program: Each year downtown businesses have the opportunity to sponsor this program, which provides and maintains colorful planters throughout the downtown.
- Lock Parties: This event premiered in the summer of 2000. Mini- concerts are held at the new Lock Nine Park along the Great Miami River.
- Downtown Sidewalk Sales: Every year downtown retailers participate in outdoor sales in late July and August.
- Piqua Night Out: For the past two years, Mainstreet has collaborated with the Police Department and the "Take a Bite Out of Crime" program, in a safety awareness event in August. It is a family oriented event with lots of entertainment and children's activities, to promote safety in a fun learning environment.

D. Business Longevity

Another measure of confidence and success in the downtown location is longevity. According to the Business Survey of 2007 over 63% of downtown businesses have been in business over 20 years, with only 13% being in business less than 5 years. Only 3% of respondent indicated the possibility of reducing products, services or size of their operations in downtown Piqua in the foreseeable future. . Still, downto27% plan expansions in the downtown, but 64% do not plan any changes. *Therefore, business retention remains important for the City and is a prime focus of Mainstreet Piqua, Inc.* The downtown would be negatively affected by business losses, and retention and growth of traditionally favorite establishments is critical to maintaining the unique character and stability of the downtown.

E. Marketing Area

Table #13: Estimates of population at Various Distances from the Center of Downtown

Radius from CBD	Population Expected	
0.5 mile	1,545—workers	walking distance
1.5 miles	Appx. 22,000--most of City	extends past I-75 interchange
3.0 miles	Appx. 25,000	extends north to County line

Because Piqua is the largest City in the northern portion of Miami County, it is reasonable to conclude that the townships that make up Piqua and bridge into the surrounding counties of Shelby, Darke and Champaign represent Piqua's marketing area. These townships are Washington, Springcreek, Newberry and Brown. These four townships had a combined total of 14,918 households in 1990. Using an average of 2.6 persons per household, *it is estimated that the marketing area of Piqua included at least 32,786 people in 1990, and probably includes more than 35,000 today* (See Figure 3: Townships Map).

Figure 2:

Downtown Piqua Current Marketing Area:	1990 Population (approximate)
Springcreek Township (Piqua)	10,046
Washington Township (Piqua)	21,395
Newberry Township (west to Darke County)	5,985
Brown Township (east to Champaign County)	4,360
TOTAL:	32,786

**The four townships extend north to Shelby County

Distance from Center of Downtown Piqua:	Miles
Shelby County (traveling north)	5
Darke County (traveling west)	15

Champaign County (traveling east)	18

**The Market Area to the south can be estimated as half the distance to Troy, approximately five miles, roughly along the southern boundary of Washington Township.

Figure 3: Township Map

Section 7. Conclusions

The market information examined here demonstrates that although there has been some cooling in the economic sector, some opportunities due exist for increasing the number of establishments in downtown Piqua. These are generalized below. The consumer study points to a few important issues that ought to receive additional study and planning by a partnership of the City, the Chamber, PIC, and Mainstreet Piqua, Inc.

- Currently, the bulk of users of downtown Piqua establishments tend to be the older residents of the City or downtown workers who have a greater sense of belonging among the familiar buildings of downtown. This presents the opportunity for growth in two areas:
    - Developing a mix of goods, services and entertainment, as well as marketing and image promotion that appeal to the 20 and 30 something consumers
    - Increasing the numbers of downtown workers through economic development and revitalizing spaces to accommodate new businesses

- Expanding hours into the evenings and weekends are a must for hospitality, entertainment and retail stores, as well as to serve the social needs of the population. Weekend hours are important for all downtown businesses. More and more consumer households have all adults working and at some distance away. Businesses that have hours matching their needs will attract the greatest market share. The above mentioned 20 and 30 somethings tend to need establishments that are open at all hours to accommodate socializing in public.

- Continued attention to building improvements through programs that provide incentives for façade improvements as well as code enforcement are indicated. Aesthetics are extremely important to the downtowns image, and a number of consumer comments indicate that the improvements to date in the appearance of downtown are noticed and appreciated. Related design themes, signage (not total uniformity), bright colors, comfortable streetscapes, greenery and artistic lighting in the evening hours all contribute to visual enjoyment of the downtown environment.

- The population of people working or living within one-half mile of downtown is too small to support many types of businesses, especially eateries. The City must seek out and promote development of higher density and good quality housing and residents to fill them, in and near the downtown as part of its economic development efforts.

- Workers in the downtown represent a significant daytime market. The City must seek out and promote development of viable small office and service businesses in and near the downtown as part of its economic development efforts. Greater efforts are needed to improve and market upper story space that is already available throughout the downtown Promotions targeted at these workers will yield more sales for existing businesses (see the first item above).

- Piqua does seem to attract customers from the surrounding rural community with its market extending into the fringes of nearby counties. To penetrate the market of very high income households located mostly in the southern portion of the County will require highly specialized products and services, rather than common national chains, and extremely high levels of value derived from ambiance and friendly, personalized service, which the downtown seems to be known for locally.

- The number of persons in Piqua with advanced education is significant and slowly growing, and probably accounts for the demand expressed for more cultural events and upscale goods and services. The southern portion of the County, having higher absolute numbers of persons in the demographic categories that point to upscale tastes and incomes, make that region appear more lucrative as some businesses make their locational decisions. Piqua has an educated upscale market that is being underserved, and Piqua stands ready to develop a business mix that can operate in synergy with the regional economy.

- Mainstreet Piqua, Inc., the Piqua Chamber of Commerce, the Small Business Administration, the Upper Valley Technical School, the Piqua Improvement Corporation and the City should partner to provide an environment that promotes entrepreneurship as a viable career alternative for young people and career changers. The small business entrepreneur has been the single largest growth sector of the national economy for a number of years. Entrepreneurs, when they can be found, can be much more flexible and creative in their operations and facilities, than the franchiser. Entrepreneurs are free to take risks the franchiser would consider unacceptable and are more likely to be involved with the local community.

- Successful small business and restaurant owners elsewhere in Miami and nearby counties may be valuable contacts in an attempt to interest them in expansion opportunities in downtown Piqua, especially considering the high expressed demand for more dining establishments. Promotion of the downtown to the non-franchise sector is more challenging because there are no clearinghouses of people considering starting or expanding their own businesses.

- Piqua's underutilized downtown space represents expansion opportunities to existing businesses. It would be unwise to blatantly attempt to entice them to move from current locations since this yields no net gain in the overall economy, and could be an indication that the business may turn out to be "fickle" to the downtown as well.

- Though business retention in downtown Piqua has been quite high, retention activities ought to be continually evolved to serve the unique needs of all businesses. Since owners have frequently mentioned needs more space or cleaner space, promotion programs to encourage improvements to larger, underutilized downtown properties appears appropriate. Thus good quality space would be available for a growing business to find larger or nicer quarters and remain within the downtown.

- In very large markets, downtown franchise operations, especially in the food service sector, are known to flourish and do quite well. Generally, franchises of both food and products are not set up for the individualized design and remodeling efforts required to retrofit into an older building in a downtown. Markets have to be quite strong to attract franchises into downtowns. Still, new smaller franchises may exist that will work with Piqua's demographics. Contacts with brokers who assist franchisers with discovering new locations for growth may be of assistance in this effort.

- Although not a part of the activities that Mainstreet Piqua, Inc. ought to engage in, industrial and economic development activities will yield spin-off benefits to the downtown, and generally ought to be supported by Mainstreet Piqua, Inc. These are the activities that will provide the jobs that allow Piqua's young people to stay in their community and that will encourage others to choose Piqua as their new home. Mainstreet Piqua, Inc. and its members should be active participants in City development processes to appropriately support or oppose actions that come to the table.

- "The Loop" has received widespread support from the community which can be built upon. "The Loop" connects downtown with other Piqua attractions, including Lock Nine Park and Piqua's historic neighborhoods. A well-preserved mansion district and the stories of the homes therein could serve as an area of interest for historic touring. The nearby Johnston Farms will soon be tied in to contribute to the historic theme. Continued partnerships with the Ohio's Historic West project will further enhance Piqua's success with historic tourism. The plan incorporated downtown improvements, including streetscaping and building facade restoration, which are still greatly needed throughout the CBD.

Although the City and its economy grew at a disappointingly slow rate over the last seventeen years, Piqua should not underestimate the magnitude of change that continues to occur within its own self image. The increased consumer confidence that results will yield long term home-grown support for local establishments and civic organizations alike. Piqua should forge ahead with enhancing and promoting its own identity, image, themes and niches both to itself and in the overall regional economy to take maximum advantage of its improving business climate.

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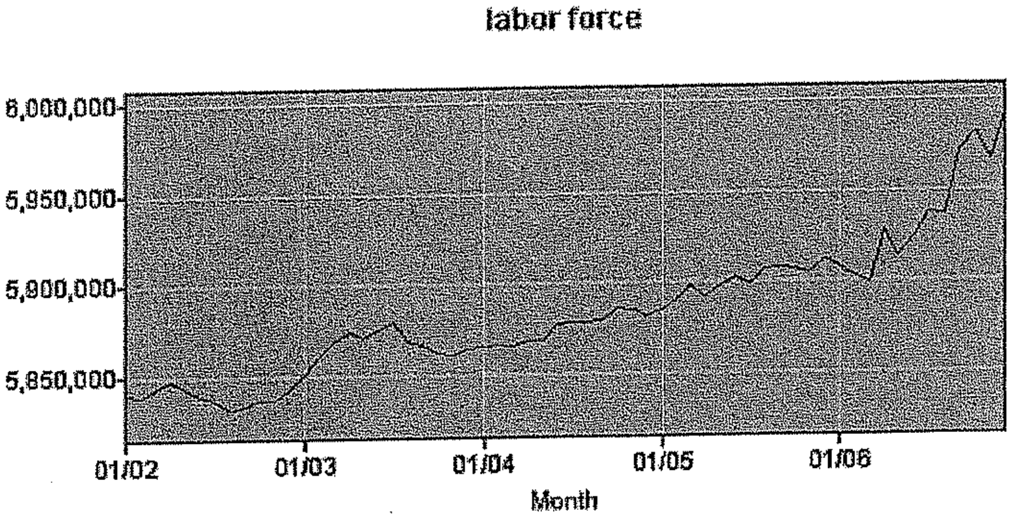
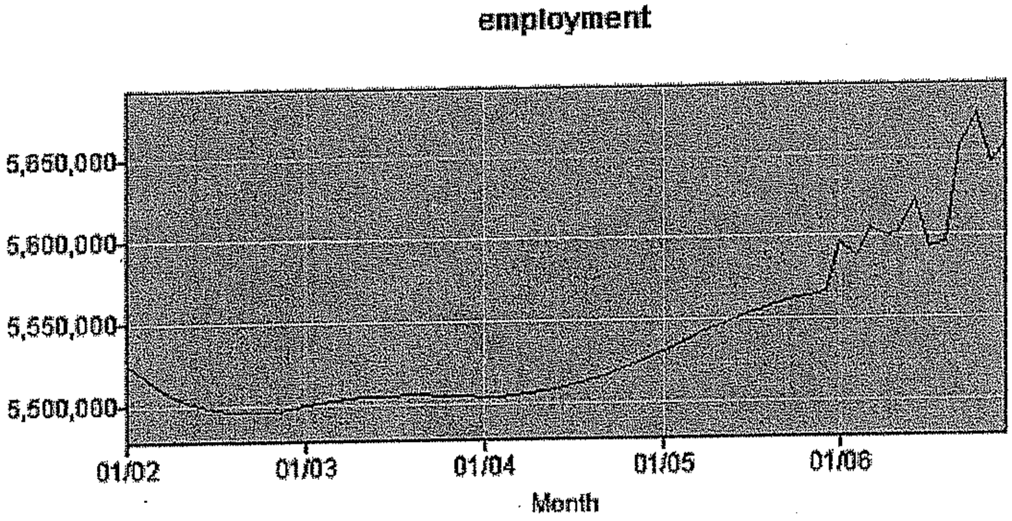
APPENDIX: D

State and County Area Unemployment Statistics

Series Id:	LASST39000003
Seasonally Adjusted	
Area:	Ohio
Area Type:	Statewide
State/Region/Division:	Ohio






unemployment


unemployment rate

Year	Period	labor force	employment	unemployment	unemployment rate
2002	Jan	5840054(b)	5525304(b)	314750(b)	5.4(b)
2002	Feb	5839392(b)	5518121(b)	321271(b)	5.5(b)
2002	Mar	5843362(b)	5511898(b)	331464(b)	5.7(b)
2002	Apr	5848579(b)	5506671(b)	341908(b)	5.8(b)
2002	May	5844196(b)	5502698(b)	341498(b)	5.8(b)
2002	Jun	5839718(b)	5499791(b)	339927(b)	5.8(b)
2002	Jul	5837373(b)	5497867(b)	339506(b)	5.8(b)
2002	Aug	5831395(b)	5496688(b)	334707(b)	5.7(b)

2002	Sep	5833990(b)	5496077(b)	337913(b)	5.8(b)
2002	Oct	5836603(b)	5495984(b)	340619(b)	5.8(b)
2002	Nov	5836612(b)	5496591(b)	340021(b)	5.8(b)
2002	Dec	5843053(b)	5497854(b)	345199(b)	5.9(b)
2003	Jan	5850884(b)	5499856(b)	351028(b)	6.0(b)
2003	Feb	5861354(b)	5501215(b)	360139(b)	6.1(b)
2003	Mar	5868238(b)	5502378(b)	365860(b)	6.2(b)
2003	Apr	5874078(b)	5503512(b)	370566(b)	6.3(b)
2003	May	5870436(b)	5504388(b)	366048(b)	6.2(b)
2003	Jun	5875809(b)	5504895(b)	370914(b)	6.3(b)
2003	Jul	5879156(b)	5505305(b)	373851(b)	6.4(b)
2003	Aug	5868257(b)	5505578(b)	362679(b)	6.2(b)
2003	Sep	5866105(b)	5505521(b)	360584(b)	6.1(b)
2003	Oct	5861770(b)	5505336(b)	356434(b)	6.1(b)
2003	Nov	5860922(b)	5504898(b)	356024(b)	6.1(b)
2003	Dec	5864959(b)	5504452(b)	360507(b)	6.1(b)
2004	Jan	5865555(b)	5503959(b)	361596(b)	6.2(b)
2004	Feb	5866462(b)	5504054(b)	362408(b)	6.2(b)
2004	Mar	5865712(b)	5504740(b)	360972(b)	6.2(b)
2004	Apr	5868825(b)	5505764(b)	363061(b)	6.2(b)
2004	May	5869211(b)	5507164(b)	362047(b)	6.2(b)
2004	Jun	5877095(b)	5509084(b)	368011(b)	6.3(b)
2004	Jul	5878366(b)	5511370(b)	366996(b)	6.2(b)
2004	Aug	5878738(b)	5513778(b)	364960(b)	6.2(b)
2004	Sep	5879742(b)	5516441(b)	363301(b)	6.2(b)
2004	Oct	5886079(b)	5519410(b)	366669(b)	6.2(b)
2004	Nov	5885418(b)	5522646(b)	362772(b)	6.2(b)
2004	Dec	5881968(b)	5526281(b)	355687(b)	6.0(b)
2005	Jan	5885046(b)	5530359(b)	354687(b)	6.0(b)
2005	Feb	5890617(b)	5534624(b)	355993(b)	6.0(b)
2005	Mar	5898162(b)	5538886(b)	359276(b)	6.1(b)
2005	Apr	5892166(b)	5543115(b)	349051(b)	5.9(b)
2005	May	5898696(b)	5546880(b)	351816(b)	6.0(b)
2005	Jun	5902474(b)	5550342(b)	352132(b)	6.0(b)
2005	Jul	5898943(b)	5553685(b)	345258(b)	5.9(b)
2005	Aug	5907229(b)	5556782(b)	350447(b)	5.9(b)

2005	Sep	5908008(b)	5559649(b)	348359(b)	5.9(b)
2005	Oct	5906498(b)	5562038(b)	344460(b)	5.8(b)
2005	Nov	5904513(b)	5563956(b)	340557(b)	5.8(b)
2005	Dec	5911894(b)	5565402(b)	346492(b)	5.9(b)
2006	Jan	5908304	5596107	312197	5.3
2006	Feb	5903052	5588438	314614	5.3
2006	Mar	5899195	5605417	293778	5.0
2006	Apr	5927299	5600365	326934	5.5
2006	May	5913470	5601356	312114	5.3
2006	Jun	5923990	5621802	302188	5.1
2006	Jul	5937337	5593385	343952	5.8
2006	Aug	5936191	5595111	341080	5.7
2006	Sep	5971001	5655014	315987	5.3
2006	Oct	5981518	5675408	306110	5.1
2006	Nov	5965379	5644230	321149	5.4
2006	Dec	5991549	5656804	334745	5.6

b : Reflects revised population controls and model reestimation through 2005.

Series Id:	LAUMT39193803
Not Seasonally Adjusted	
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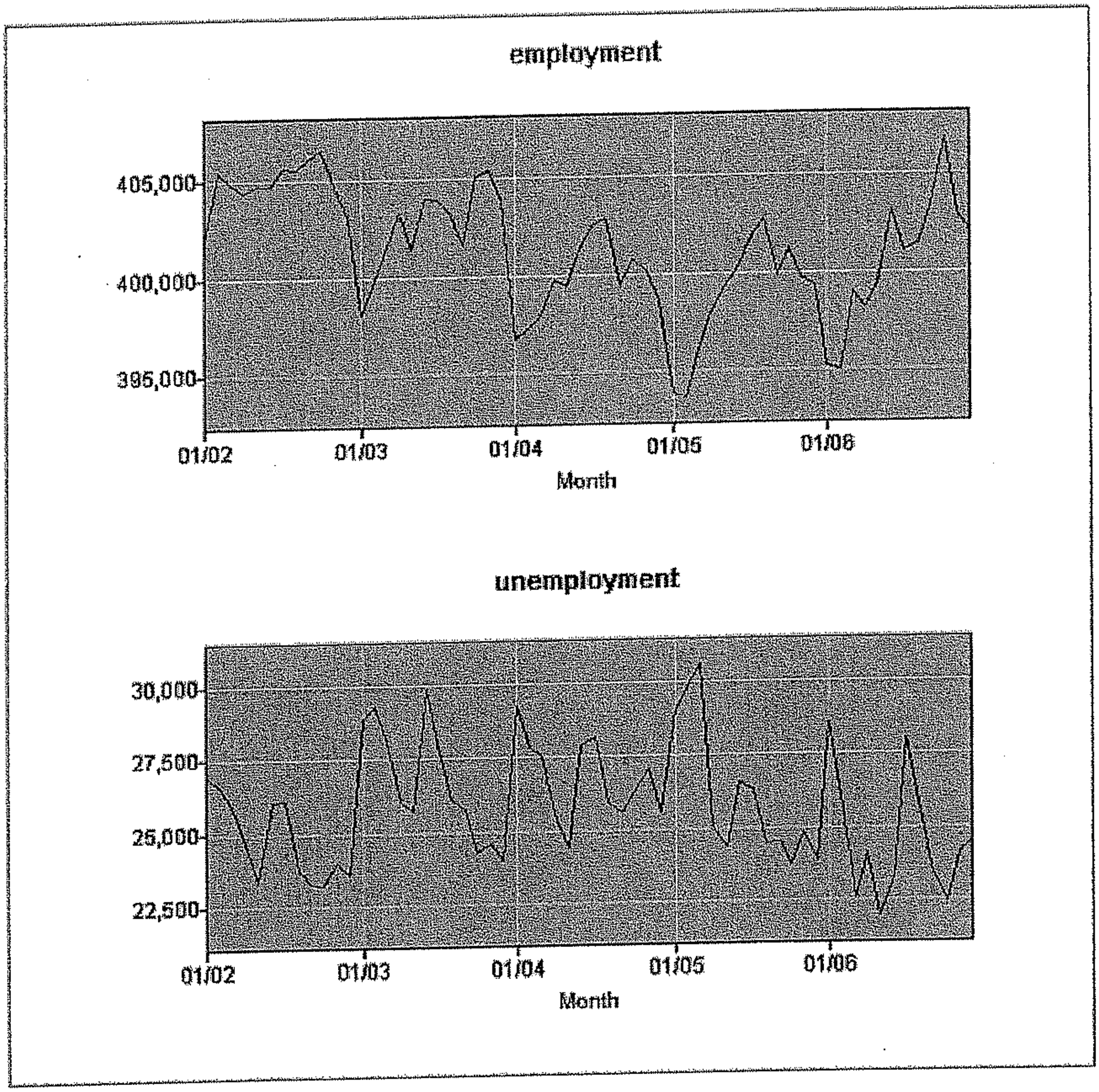
Area Type:	Metropolitan areas
State/Region/Division:	Ohio


employment
405,000
400,000
395,000
01/02
01/03
01/04
01/05
01/06
Month
unemployment
30,000
27,500
25,000
22,500
01/02
01/03
01/04
01/05
01/06
Month

Year	Period	labor force	employment	unemployment	unemployment rate
2002	Jan	428912(d)	401935(d)	26977(d)	6.3(d)
2002	Feb	431976(d)	405406(d)	26570(d)	6.2(d)
2002	Mar	430823(d)	404859(d)	25964(d)	6.0(d)
2002	Apr	429049(d)	404363(d)	24686(d)	5.8(d)
2002	May	428069(d)	404684(d)	23385(d)	5.5(d)
2002	Jun	430752(d)	404704(d)	26048(d)	6.0(d)
2002	Jul	431673(d)	405575(d)	26098(d)	6.0(d)
2002	Aug	429266(d)	405510(d)	23756(d)	5.5(d)
2002	Sep	429287(d)	406024(d)	23263(d)	5.4(d)
2002	Oct	429701(d)	406486(d)	23215(d)	5.4(d)
2002	Nov	428548(d)	404599(d)	23949(d)	5.6(d)
2002	Dec	426716(d)	403135(d)	23581(d)	5.5(d)
2002	Annual	429564(d)	404773(d)	24791(d)	5.8(d)
2003	Jan	426968(d)	398104(d)	28864(d)	6.8(d)
2003	Feb	428880(d)	399577(d)	29303(d)	6.8(d)
2003	Mar	429465(d)	401345(d)	28120(d)	6.5(d)
2003	Apr	429266(d)	403239(d)	26027(d)	6.1(d)
2003	May	427080(d)	401400(d)	25680(d)	6.0(d)
2003	Jun	433851(d)	403990(d)	29861(d)	6.9(d)
2003	Jul	431618(d)	403918(d)	27700(d)	6.4(d)
2003	Aug	429340(d)	403251(d)	26089(d)	6.1(d)
2003	Sep	427280(d)	401535(d)	25745(d)	6.0(d)

2003	Oct	429367(d)	405111(d)	24256(d)	5.6(d)
2003	Nov	429929(d)	405347(d)	24582(d)	5.7(d)
2003	Dec	427808(d)	403858(d)	23950(d)	5.6(d)
2003	Annual	429237(d)	402556(d)	26681(d)	6.2(d)
2004	Jan	425921(d)	396692(d)	29229(d)	6.9(d)
2004	Feb	425178(d)	397291(d)	27887(d)	6.6(d)
2004	Mar	425379(d)	397858(d)	27521(d)	6.5(d)
2004	Apr	425146(d)	399806(d)	25340(d)	6.0(d)
2004	May	423798(d)	399430(d)	24368(d)	5.7(d)
2004	Jun	429154(d)	401304(d)	27850(d)	6.5(d)
2004	Jul	430760(d)	402565(d)	28195(d)	6.5(d)
2004	Aug	428735(d)	402792(d)	25943(d)	6.1(d)
2004	Sep	424975(d)	399396(d)	25579(d)	6.0(d)
2004	Oct	427034(d)	400749(d)	26285(d)	6.2(d)
2004	Nov	427243(d)	400180(d)	27063(d)	6.3(d)
2004	Dec	424179(d)	398590(d)	25589(d)	6.0(d)
2004	Annual	426458(d)	399721(d)	26737(d)	6.3(d)
2005	Jan	422916(d)	393836(d)	29080(d)	6.9(d)
2005	Feb	423551(d)	393657(d)	29894(d)	7.1(d)
2005	Mar	426765(d)	396145(d)	30620(d)	7.2(d)
2005	Apr	423042(d)	397998(d)	25044(d)	5.9(d)
2005	May	423704(d)	399374(d)	24330(d)	5.7(d)
2005	Jun	426777(d)	400188(d)	26589(d)	6.2(d)
2005	Jul	428100(d)	401808(d)	26292(d)	6.1(d)
2005	Aug	427203(d)	402734(d)	24469(d)	5.7(d)
2005	Sep	424364(d)	399847(d)	24517(d)	5.8(d)
2005	Oct	424951(d)	401185(d)	23766(d)	5.6(d)
2005	Nov	424543(d)	399741(d)	24802(d)	5.8(d)
2005	Dec	423166(d)	399315(d)	23851(d)	5.6(d)
2005	Annual	424924(d)	398819(d)	26105(d)	6.1(d)
2006	Jan	423781(c)	395221(c)	28560(c)	6.7(c)
2006	Feb	420611	394988	25623	6.1
2006	Mar	421494	398951	22543	5.3
2006	Apr	422286	398192	24094	5.7
2006	May	421301	399348	21953	5.2
2006	Jun	426378	403138	23240	5.5

2006	Jul	429024	401043	27981	6.5
2006	Aug	426879	401355	25524	6.0
2006	Sep	426734	403338	23396	5.5
2006	Oct	429240	406828	22412	5.2
2006	Nov	427002	402881	24121	5.6
2006	Dec	426491	401994	24497	5.7

d : Reflects revised inputs, reestimation, and new statewide controls through 2005.
c : Corrected.

Source: U.S. Department of Labor

Location Quotient Calculator

Employment, Percentage and Location Quotients calculated from Quarterly Census of Employment and Wages Data

Data Year:	2005
Data Period:	Annual Average
Datatype:	All Employees
Ownership:	Private
Establishment Sizes:	All establishment sizes
Base Industry:	Base Industry: Total, all industries
Base Area:	Dayton, OH MSA

Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
Base Industry: Total, all industries	334,513	35,910
NAICS 11 Agriculture, forestry, fishing and hunting	502	118
NAICS 21 Mining	171	77
NAICS 22 Utilities	1,160	ND

Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 23 Construction	14,945	1,917
NAICS 31-33 Manufacturing	58,432	10,251
NAICS 42 Wholesale trade	13,534	1,801
NAICS 44-45 Retail trade	44,444	5,789
NAICS 48-49 Transportation and warehousing	10,924	ND
NAICS 51 Information	11,014	364
NAICS 52 Finance and insurance	13,687	1,003
NAICS 53 Real estate and rental and leasing	4,514	394
NAICS 54 Professional and technical services	20,889	ND
NAICS 55 Management of companies and enterprises	6,484	ND
NAICS 56 Administrative and waste services	23,946	2,329
NAICS 61 Educational services	ND	ND
NAICS 62 Health care and social assistance	ND	ND
NAICS 71 Arts, entertainment, and recreation	3,731	301
NAICS 72 Accommodation and food services	33,216	3,367
NAICS 81 Other services, except public administration	11,874	1,293
NAICS 99 Unclassified	101	4
NAICS 111 Crop production	390	110
NAICS 112 Animal production	ND	ND
NAICS 113 Forestry and logging	NC	NC
NAICS 114 Fishing, hunting and trapping	ND	ND

Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 115 Agriculture and forestry support activities	58	ND
NAICS 211 Oil and gas extraction	NC	NC
NAICS 212 Mining, except oil and gas	ND	ND
NAICS 213 Support activities for mining	ND	ND
NAICS 221 Utilities	1,160	ND
NAICS 236 Construction of buildings	3,553	385
NAICS 237 Heavy and civil engineering construction	1,080	222
NAICS 238 Specialty trade contractors	10,311	1,311
NAICS 311 Food manufacturing	ND	ND
NAICS 312 Beverage and tobacco product manufacturing	454	NC
NAICS 313 Textile mills	114	ND
NAICS 314 Textile product mills	96	ND
NAICS 315 Apparel manufacturing	535	8
NAICS 316 Leather and allied product manufacturing	NC	NC
NAICS 321 Wood product manufacturing	516	120
NAICS 322 Paper manufacturing	1,803	435
NAICS 323 Printing and related support activities	ND	ND
NAICS 324 Petroleum and coal products manufacturing	259	NC
NAICS 325 Chemical manufacturing	1,237	148

Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 326 Plastics and rubber products manufacturing	4,374	778
NAICS 327 Nonmetallic mineral product manufacturing	ND	ND
NAICS 331 Primary metal manufacturing	1,259	495
NAICS 332 Fabricated metal product manufacturing	7,110	856
NAICS 333 Machinery manufacturing	10,124	1,916
NAICS 334 Computer and electronic product manufacturing	ND	ND
NAICS 335 Electrical equipment and appliance mfg.	1,664	ND
NAICS 336 Transportation equipment manufacturing	ND	ND
NAICS 337 Furniture and related product manufacturing	1,079	638
NAICS 339 Miscellaneous manufacturing	ND	ND
NAICS 423 Merchant wholesalers, durable goods	8,271	1,329
NAICS 424 Merchant wholesalers, nondurable goods	3,993	411
NAICS 425 Electronic markets and agents and brokers	1,270	62
NAICS 441 Motor vehicle and parts dealers	5,601	708
NAICS 442 Furniture and home furnishings stores	1,316	101
NAICS 443 Electronics and appliance stores	1,664	65
NAICS 444 Building material and garden supply stores	3,479	412

Employment calculated from Quarterly Census of Employment and Wages Data		
Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 445 Food and beverage stores	7,402	667
NAICS 446 Health and personal care stores	2,689	386
NAICS 447 Gasoline stations	2,278	255
NAICS 448 Clothing and clothing accessories stores	2,940	275
NAICS 451 Sporting goods, hobby, book and music stores	ND	ND
NAICS 452 General merchandise stores	ND	ND
NAICS 453 Miscellaneous store retailers	2,790	274
NAICS 454 Nonstore retailers	1,277	657
NAICS 481 Air transportation	ND	ND
NAICS 482 Rail transportation	NC	NC
NAICS 483 Water transportation	NC	NC
NAICS 484 Truck transportation	4,570	326
NAICS 485 Transit and ground passenger transportation	353	ND
NAICS 486 Pipeline transportation	ND	ND
NAICS 487 Scenic and sightseeing transportation	NC	NC
NAICS 488 Support activities for transportation	2,542	17
NAICS 491 Postal service	ND	ND
NAICS 492 Couriers and messengers	1,362	ND
NAICS 493 Warehousing and storage	ND	ND
NAICS 511 Publishing industries, except Internet	ND	ND

Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 512 Motion picture and sound recording industries	776	40
NAICS 515 Broadcasting, except Internet	822	ND
NAICS 516 Internet publishing and broadcasting	ND	ND
NAICS 517 Telecommunications	2,285	99
NAICS 518 ISPs, search portals, and data processing	1,404	ND
NAICS 519 Other information services	ND	ND
NAICS 521 Monetary authorities - central bank	NC	NC
NAICS 522 Credit intermediation and related activities	9,025	585
NAICS 523 Securities, commodity contracts, investments	ND	ND
NAICS 524 Insurance carriers and related activities	3,660	379
NAICS 525 Funds, trusts, and other financial vehicles	ND	ND
NAICS 531 Real estate	2,983	190
NAICS 532 Rental and leasing services	1,510	204
NAICS 533 Lessors of nonfinancial intangible assets	21	NC
NAICS 541 Professional and technical services	20,889	ND
NAICS 551 Management of companies and enterprises	6,484	ND
NAICS 561 Administrative and support services	22,926	ND
NAICS 562 Waste management and remediation	1,020	ND

Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
services		
NAICS 611 Educational services	ND	ND
NAICS 621 Ambulatory health care services	17,378	1,295
NAICS 622 Hospitals	19,507	ND
NAICS 623 Nursing and residential care facilities	10,945	1,193
NAICS 624 Social assistance	ND	ND
NAICS 711 Performing arts and spectator sports	765	ND
NAICS 712 Museums, historical sites, zoos, and parks	312	ND
NAICS 713 Amusements, gambling, and recreation	2,654	263
NAICS 721 Accommodation	2,202	137
NAICS 722 Food services and drinking places	31,014	3,230
NAICS 811 Repair and maintenance	3,516	485
NAICS 812 Personal and laundry services	ND	ND
NAICS 813 Membership associations and organizations	3,485	458
NAICS 814 Private households	ND	ND
NAICS 999 Unclassified	101	4

Footnotes:
(ND) Not Disclosable
(NC) Not Calculable, the data does not exist or it is zero

Percentage of Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio

Percentage of Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
Base Industry: Total, all industries	100.00%	100.00%
NAICS 11 Agriculture, forestry, fishing and hunting	0.15%	0.33%
NAICS 21 Mining	0.05%	0.21%
NAICS 22 Utilities	0.35%	ND
NAICS 23 Construction	4.47%	5.34%
NAICS 31-33 Manufacturing	17.47%	28.55%
NAICS 42 Wholesale trade	4.05%	5.02%
NAICS 44-45 Retail trade	13.29%	16.12%
NAICS 48-49 Transportation and warehousing	3.27%	ND
NAICS 51 Information	3.29%	1.01%
NAICS 52 Finance and insurance	4.09%	2.79%
NAICS 53 Real estate and rental and leasing	1.35%	1.10%
NAICS 54 Professional and technical services	6.24%	ND
NAICS 55 Management of companies and enterprises	1.94%	ND
NAICS 56 Administrative and waste services	7.16%	6.49%
NAICS 61 Educational services	ND	ND
NAICS 62 Health care and social assistance	ND	ND
NAICS 71 Arts, entertainment, and recreation	1.12%	0.84%
NAICS 72 Accommodation and food services	9.93%	9.38%
NAICS 81 Other services, except public administration	3.55%	3.60%

Percentage of Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 99 Unclassified	0.03%	0.01%
NAICS 111 Crop production	0.12%	0.31%
NAICS 112 Animal production	ND	ND
NAICS 113 Forestry and logging	NC	NC
NAICS 114 Fishing, hunting and trapping	ND	ND
NAICS 115 Agriculture and forestry support activities	0.02%	ND
NAICS 211 Oil and gas extraction	NC	NC
NAICS 212 Mining, except oil and gas	ND	ND
NAICS 213 Support activities for mining	ND	ND
NAICS 221 Utilities	0.35%	ND
NAICS 236 Construction of buildings	1.06%	1.07%
NAICS 237 Heavy and civil engineering construction	0.32%	0.62%
NAICS 238 Specialty trade contractors	3.08%	3.65%
NAICS 311 Food manufacturing	ND	ND
NAICS 312 Beverage and tobacco product manufacturing	0.14%	NC
NAICS 313 Textile mills	0.03%	ND
NAICS 314 Textile product mills	0.03%	ND
NAICS 315 Apparel manufacturing	0.16%	0.02%
NAICS 316 Leather and allied product manufacturing	NC	NC

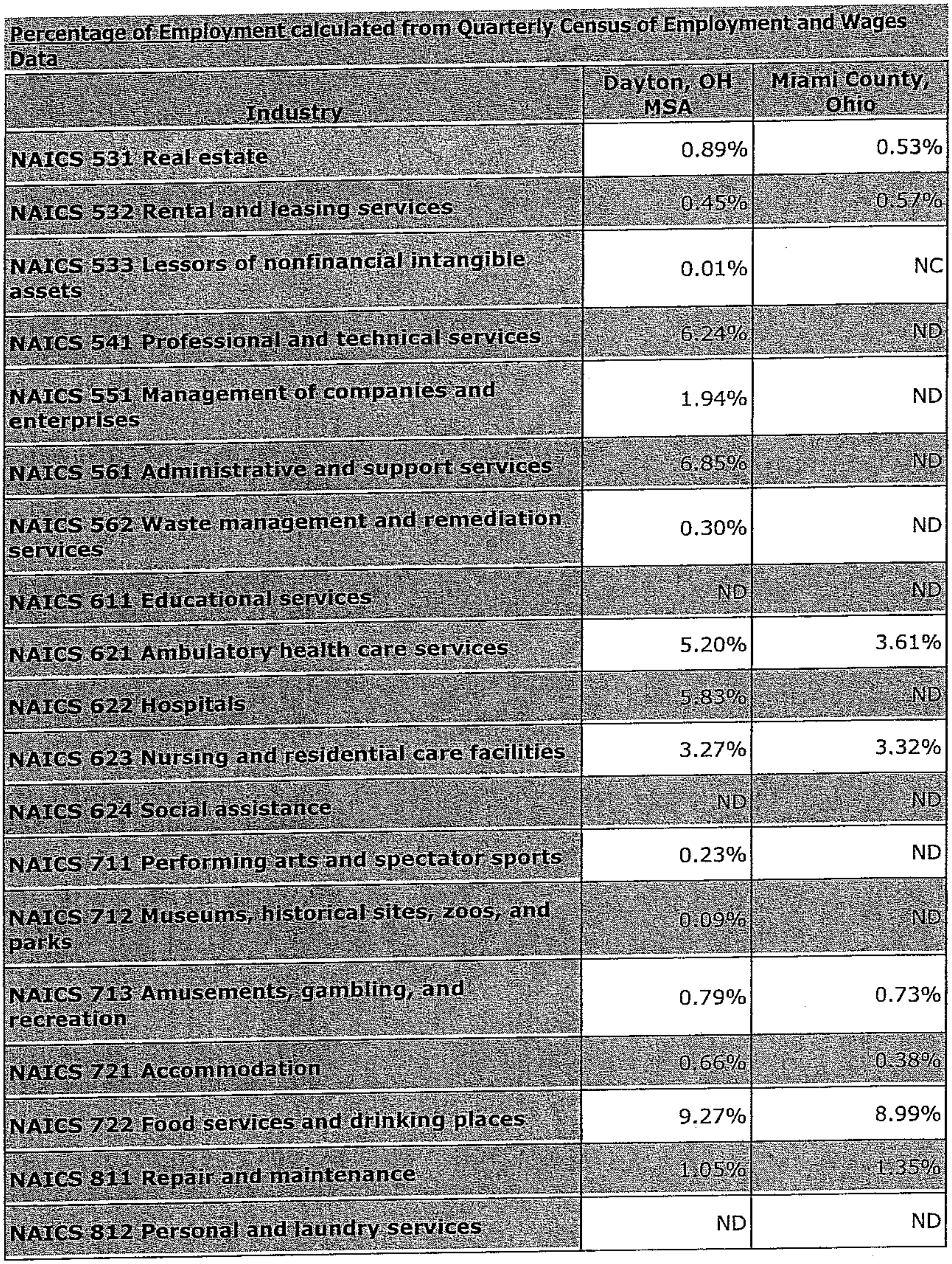
Percentage of Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 321 Wood product manufacturing	0.15%	0.33%
NAICS 322 Paper manufacturing	0.54%	1.21%
NAICS 323 Printing and related support activities	ND	ND
NAICS 324 Petroleum and coal products manufacturing	0.08%	NC
NAICS 325 Chemical manufacturing	0.37%	0.41%
NAICS 326 Plastics and rubber products manufacturing	1.31%	2.17%
NAICS 327 Nonmetallic mineral product manufacturing	ND	ND
NAICS 331 Primary metal manufacturing	0.38%	1.38%
NAICS 332 Fabricated metal product manufacturing	2.13%	2.38%
NAICS 333 Machinery manufacturing	3.03%	5.34%
NAICS 334 Computer and electronic product manufacturing	ND	ND
NAICS 335 Electrical equipment and appliance mfg.	0.50%	ND
NAICS 336 Transportation equipment manufacturing	ND	ND
NAICS 337 Furniture and related product manufacturing	0.32%	1.78%
NAICS 339 Miscellaneous manufacturing	ND	ND
NAICS 423 Merchant wholesalers, durable goods	2.47%	3.70%
NAICS 424 Merchant wholesalers, nondurable goods	1.19%	1.14%

Percentage of Employment calculated from Quarterly Census of Employment and Wages Data		
Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 425 Electronic markets and agents and brokers	0.38%	0.17%
NAICS 441 Motor vehicle and parts dealers	1.67%	1.97%
NAICS 442 Furniture and home furnishings stores	0.39%	0.28%
NAICS 443 Electronics and appliance stores	0.50%	0.18%
NAICS 444 Building material and garden supply stores	1.04%	1.15%
NAICS 445 Food and beverage stores	2.21%	1.86%
NAICS 446 Health and personal care stores	0.80%	1.07%
NAICS 447 Gasoline stations	0.68%	0.71%
NAICS 448 Clothing and clothing accessories stores	0.88%	0.77%
NAICS 451 Sporting goods, hobby, book and music stores	ND	ND
NAICS 452 General merchandise stores	ND	ND
NAICS 453 Miscellaneous store retailers	0.83%	0.76%
NAICS 454 Nonstore retailers	0.38%	1.83%
NAICS 481 Air transportation	ND	ND
NAICS 482 Rail transportation	NC	NC
NAICS 483 Water transportation	NC	NC
NAICS 484 Truck transportation	1.37%	0.91%
NAICS 485 Transit and ground passenger transportation	0.11%	ND

Percentage of Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 486 Pipeline transportation	ND	ND
NAICS 487 Scenic and sightseeing transportation	NC	NC
NAICS 488 Support activities for transportation	0.76%	0.05%
NAICS 491 Postal service	ND	ND
NAICS 492 Couriers and messengers	0.41%	ND
NAICS 493 Warehousing and storage	ND	ND
NAICS 511 Publishing industries, except Internet	ND	ND
NAICS 512 Motion picture and sound recording industries	0.23%	0.11%
NAICS 515 Broadcasting, except Internet	0.25%	ND
NAICS 516 Internet publishing and broadcasting	ND	ND
NAICS 517 Telecommunications	0.68%	0.28%
NAICS 518 ISPs, search portals, and data processing	0.42%	ND
NAICS 519 Other information services	ND	ND
NAICS 521 Monetary authorities - central bank	NC	NC
NAICS 522 Credit intermediation and related activities	2.70%	1.63%
NAICS 523 Securities, commodity contracts, investments	ND	ND
NAICS 524 Insurance carriers and related activities	1.09%	1.06%
NAICS 525 Funds, trusts, and other financial vehicles	ND	ND



Percentage of Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 531 Real estate	0.89%	0.53%
NAICS 532 Rental and leasing services	0.45%	0.57%
NAICS 533 Lessors of nonfinancial intangible assets	0.01%	NC
NAICS 541 Professional and technical services	6.24%	ND
NAICS 551 Management of companies and enterprises	1.94%	ND
NAICS 561 Administrative and support services	6.85%	ND
NAICS 562 Waste management and remediation services	0.30%	ND
NAICS 611 Educational services	ND	ND
NAICS 621 Ambulatory health care services	5.20%	3.61%
NAICS 622 Hospitals	5.83%	ND
NAICS 623 Nursing and residential care facilities	3.27%	3.32%
NAICS 624 Social assistance	ND	ND
NAICS 711 Performing arts and spectator sports	0.23%	ND
NAICS 712 Museums, historical sites, zoos, and parks	0.09%	ND
NAICS 713 Amusements, gambling, and recreation	0.79%	0.73%
NAICS 721 Accommodation	0.66%	0.38%
NAICS 722 Food services and drinking places	9.27%	8.99%
NAICS 811 Repair and maintenance	1.05%	1.35%
NAICS 812 Personal and laundry services	ND	ND

Percentage of Employment calculated from Quarterly Census of Employment and Wages Data

Industry	Dayton, OH MSA	Miami County, Ohio
NAICS 813 Membership associations and organizations	1.04%	1.28%
NAICS 814 Private households	ND	ND
NAICS 999 Unclassified	0.03%	0.01%

Footnotes:
(ND) Not Disclosable
(NC) Not Calculable, the data does not exist or it is zero

Percentage of Employment: Ratio of industry employment to base-industry employment times 100.

Location Quotients calculated from Quarterly Census of Employment and Wages Data

Industry	Miami County, Ohio
Base Industry: Total, all industries	1.00
NAICS 11 Agriculture, forestry, fishing and hunting	2.19
NAICS 21 Mining	4.19
NAICS 22 Utilities	ND
NAICS 23 Construction	1.19
NAICS 31-33 Manufacturing	1.63
NAICS 42 Wholesale trade	1.24
NAICS 44-45 Retail trade	1.21
NAICS 48-49 Transportation and warehousing	ND
NAICS 51 Information	0.31
NAICS 52 Finance and insurance	0.68
NAICS 53 Real estate and rental and leasing	0.81

Location Quotients calculated from Quarterly Census of Employment and Wages Data

Industry	Miami County, Ohio
NAICS 54 Professional and technical services	ND
NAICS 55 Management of companies and enterprises	ND
NAICS 56 Administrative and waste services	0.91
NAICS 61 Educational services	ND
NAICS 62 Health care and social assistance	ND
NAICS 71 Arts, entertainment, and recreation	0.75
NAICS 72 Accommodation and food services	0.94
NAICS 81 Other services, except public administration	1.01
NAICS 99 Unclassified	0.37
NAICS 111 Crop production	2.63
NAICS 112 Animal production	ND
NAICS 113 Forestry and logging	NC
NAICS 114 Fishing, hunting and trapping	ND
NAICS 115 Agriculture and forestry support activities	ND
NAICS 211 Oil and gas extraction	NC
NAICS 212 Mining, except oil and gas	ND
NAICS 213 Support activities for mining	ND
NAICS 221 Utilities	ND
NAICS 236 Construction of buildings	1.01
NAICS 237 Heavy and civil engineering construction	1.91
NAICS 238 Specialty trade contractors	1.18
NAICS 311 Food manufacturing	ND

Location Quotients calculated from Quarterly Census of Employment and Wages Data

Industry	Miami County, Ohio
NAICS 312 Beverage and tobacco product manufacturing	NC
NAICS 313 Textile mills	ND
NAICS 314 Textile product mills	ND
NAICS 315 Apparel manufacturing	0.14
NAICS 316 Leather and allied product manufacturing	NC
NAICS 321 Wood product manufacturing	2.17
NAICS 322 Paper manufacturing	2.25
NAICS 323 Printing and related support activities	ND
NAICS 324 Petroleum and coal products manufacturing	NC
NAICS 325 Chemical manufacturing	1.11
NAICS 326 Plastics and rubber products manufacturing	1.66
NAICS 327 Nonmetallic mineral product manufacturing	ND
NAICS 331 Primary metal manufacturing	3.66
NAICS 332 Fabricated metal product manufacturing	1.12
NAICS 333 Machinery manufacturing	1.76
NAICS 334 Computer and electronic product manufacturing	ND
NAICS 335 Electrical equipment and appliance mfg.	ND
NAICS 336 Transportation equipment manufacturing	ND
NAICS 337 Furniture and related product manufacturing	5.51
NAICS 339 Miscellaneous manufacturing	ND
NAICS 423 Merchant wholesalers, durable goods	1.50
NAICS 424 Merchant wholesalers, nondurable goods	0.96

Location Quotients calculated from Quarterly Census of Employment and Wages Data	
Industry	Miami County, Ohio
NAICS 425 Electronic markets and agents and brokers	0.45
NAICS 441 Motor vehicle and parts dealers	1.18
NAICS 442 Furniture and home furnishings stores	0.71
NAICS 443 Electronics and appliance stores	0.36
NAICS 444 Building material and garden supply stores	1.10
NAICS 445 Food and beverage stores	0.84
NAICS 446 Health and personal care stores	1.34
NAICS 447 Gasoline stations	1.04
NAICS 448 Clothing and clothing accessories stores	0.87
NAICS 451 Sporting goods, hobby, book and music stores	ND
NAICS 452 General merchandise stores	ND
NAICS 453 Miscellaneous store retailers	0.91
NAICS 454 Nonstore retailers	4.79
NAICS 481 Air transportation	ND
NAICS 482 Rail transportation	NC
NAICS 483 Water transportation	NC
NAICS 484 Truck transportation	0.66
NAICS 485 Transit and ground passenger transportation	ND
NAICS 486 Pipeline transportation	ND
NAICS 487 Scenic and sightseeing transportation	NC
NAICS 488 Support activities for transportation	0.06
NAICS 491 Postal service	ND

Location Quotients calculated from Quarterly Census of Employment and Wages Data

Industry	Miami County, Ohio
NAICS 492 Couriers and messengers	ND
NAICS 493 Warehousing and storage	ND
NAICS 511 Publishing industries, except Internet	ND
NAICS 512 Motion picture and sound recording industries	0.48
NAICS 515 Broadcasting, except Internet	ND
NAICS 516 Internet publishing and broadcasting	ND
NAICS 517 Telecommunications	0.40
NAICS 518 ISPs, search portals, and data processing	ND
NAICS 519 Other information services	ND
NAICS 521 Monetary authorities - central bank	NC
NAICS 522 Credit intermediation and related activities	0.60
NAICS 523 Securities, commodity contracts, investments	ND
NAICS 524 Insurance carriers and related activities	0.96
NAICS 525 Funds, trusts, and other financial vehicles	ND
NAICS 531 Real estate	0.59
NAICS 532 Rental and leasing services	1.26
NAICS 533 Lessors of nonfinancial intangible assets	NC
NAICS 541 Professional and technical services	ND
NAICS 551 Management of companies and enterprises	ND
NAICS 561 Administrative and support services	ND
NAICS 562 Waste management and remediation services	ND
NAICS 611 Educational services	ND

Location Quotients calculated from Quarterly Census of Employment and Wages Data

Industry	Miami County, Ohio
NAICS 621 Ambulatory health care services	0.69
NAICS 622 Hospitals	ND
NAICS 623 Nursing and residential care facilities	1.02
NAICS 624 Social assistance	ND
NAICS 711 Performing arts and spectator sports	ND
NAICS 712 Museums, historical sites, zoos, and parks	ND
NAICS 713 Amusements, gambling, and recreation	0.92
NAICS 721 Accommodation	0.58
NAICS 722 Food services and drinking places	0.97
NAICS 811 Repair and maintenance	1.28
NAICS 812 Personal and laundry services	ND
NAICS 813 Membership associations and organizations	1.22
NAICS 814 Private households	ND
NAICS 999 Unclassified	0.37

Footnotes:
(ND) Not Disclosable
(NC) Not Calculable, the data does not exist or it is zero

Location Quotient: Ratio of analysis-industry employment in the analysis area to base-industry employment in the analysis area divided by the ratio of analysis-industry employment in the base area to base-industry employment in the base area.

Back

Piqua, Ohio

Market Analysis

DATA COLLECTION SUMMARY

The Ohio State University Extension

May 25, 2005

Piqua Main Street Business Mix

Compared to all other Ohio Main Street Communities at admission

* Average number of businesses per community is 125

1999 Business Mix Analysis (130 Total Businesses)

Top 15 surplus (Only 9 above zero)		Top 15 defiencency	
5.273	Antiques	-5.227	** Legal & Accounting
3.318	* Specialty Gifts	-2.727	Law Offices
2.818	Book Store	-2.455	Discount General Retail
1.864	Gas Stations	-1.682	Banks/Credit Unions
1.500	Furniture	-1.591	Bars & Pubs
1.273	Taverns/Clubs	-1.455	Restaurants
1.091	Health Professionals	-1.091	Specialty Apparel/Shoes
1.045	Beauty/Barber Shops	-1.045	Beauty Shops
0.136	Insurance	-1.000	Books/Cards/Office Supply
0.000	Luggage & Leather	-1.000	Grocery Store
0.000	Maternity	-0.727	Cards / Gifts
0.000	Jewelry	-0.727	Theatres
0.000	Stationery	-0.682	Security/Commodity Brokers
0.000	Upholstery	-0.682	Accounting
0.000	Boat/RV Snowmobile	-0.591	Real Estate

2005 Business Mix Analysis (172 Total Businesses)

Top 15 surplus		Top 15 defiencency	
5.409	Real Estate	-7.2273	** Legal & Accounting
5.409	Financial Institutions/Credit	-3.6818	* Specialty Gifts
5.318	Banks/Credit Unions	-2.1818	Book Store
4.500	Misc. Professional Services	-2.0909	Specialty Apparel/Shoes
4.409	Social Services	-1.9091	Health Professionals
3.727	Auto Dealerships	-1.7273	Antiques
3.545	Restaurants	-0.7273	Taverns/Clubs
3.000	Books/Cards/Office Supply	-0.7273	Theatres
2.636	Photographic Studios	-0.500	Crafts
2.545	Discount General Retail	-0.4545	Hotels
2.455	Specialty Food/Desserts	-0.4091	Used Merchandise
2.318	Security/Commodity Brokers	-0.3636	Department Stores
2.136	Insurance	-0.3636	Home Furnishings
1.955	Beauty Shops	-0.3636	Advertising / Marketing
1.818	Doctor Offices	-0.3636	Graphic Design

* When you remove Bowling Green's 34 Specialty Gift shops as an outlier, surplus in 1999 moves to 4.864 and deficiency in 2005 moves to (2.136).

** When you remove Lima's 76 Legal & Accounting Offices as an outlier, deficiency in 1999 moves to (1.773) and deficiency in 2005 moves to (3.773).

City of Piqua Demographic Analysis and Comparison

	Piqua	Comps*	Miami Cty	Ohio	US
	Percentage	Stats	Percentage	Percentage	Percentage
Total population	100	100	100	100	100%
Male	47.8	47.6	49	48.6	49.10%
Female	52.2	52.4	51	51.4	50.90%
Median age (years)	35.3	36.5	37.7	36.2	35.3
Under 5 years	7.3	7.32	6.4	6.6	6.80%
18 years and over	73.5	74.34	74.1	74.6	74.30%
65 years and over	14.3	15.46	13.2	13.3	12.40%
One race	98.6	98.64	99	98.6	97.60%
White	94.2	93.98	95.8	85	75.10%
Black or African American	3.4	2.94	2	11.5	12.30%
American Indian and Alaska Native	0.3	0.22	0.2	0.2	0.90%
Asian	0.4	1.06	0.8	1.2	3.60%
Native Hawaiian & Other Pacific Islander	0	0.02	0	0	0.10%
Some other race	0.3	0.4	0.3	0.8	5.50%
Two or more races	1.4	1.36	1	1.4	2.40%
Hispanic or Latino (of any race)	0.7	1.1	0.7	1.9	12.50%
Average household size	2.47	2.386	2.54	2.49	2.59
Average family size	2.99	2.956	2.99	3.04	3.14
Total housing units	100	100	100	100	100.00%
Occupied housing units	93	93.96	94.8	92.9	91.00%
Owner-occupied housing units	63.3	62.42	72.3	69.1	66.20%
Renter-occupied housing units	36.7	37.58	27.7	30.9	33.80%
Vacant housing units	7	6.04	5.2	7.1	9.00%
Social Characteristics					
Population 25 years and over	100	100	100	100	
High school graduate or higher	74.6	81.7	82.7	83	80.40%
Bachelor's degree or higher	9.9	15.34	16.3	21.1	24.40%
Civilian veterans (civilian population 18 years and over)	12.4	13.96	14.2	13.5	12.70%
Disability status (population 21 to 64 years)	19.1	19.3	15.3	17.5	19.20%
Foreign born	1.4	1.48	1.5	3	11.10%
Now married (population 15 years and over)	53.4	54.94	61	54.5	54.40%
Speak a language other than English at home (5 years and over)	3	3.18	2.9	6.1	17.90%
Economic Characteristics					
In labor force (population 16 years and over)	66.9	65.7	68.7	64.8	63.90%
Mean travel time to work in minutes (population 16 years and over)	17.2	17.82	20.1	22.9	25.5
Median household income (dollars)	35,681	38,472	44,109	40,956	41,994
Median family income (dollars)	41,804	47,422	51,169	50,037	50,046
Per capita income (dollars)	18,719	19,949	21,669	21,003	21,587
Families below poverty level	9.6	7.4	5.1	7.8	9.20%
Individuals below poverty level	12.2	9.84	6.7	10.6	12.40%
Housing Characteristics					
Single-family owner-occupied homes	100	100	100	100	
Median value (dollars)	84,000	97,460	109,600	103,700	119,600
Median of selected monthly owner costs	(X)		(X)	(X)	
With a mortgage 785	(X)		(X)	(X)	1,088
Not mortgaged 241	(X)		(X)	(X)	295
(X) Not applicable.					
Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)					
* Comps are: Sidney, Greenville, Troy, & Urbana					

-84.2396,40.1487

piqua, OH

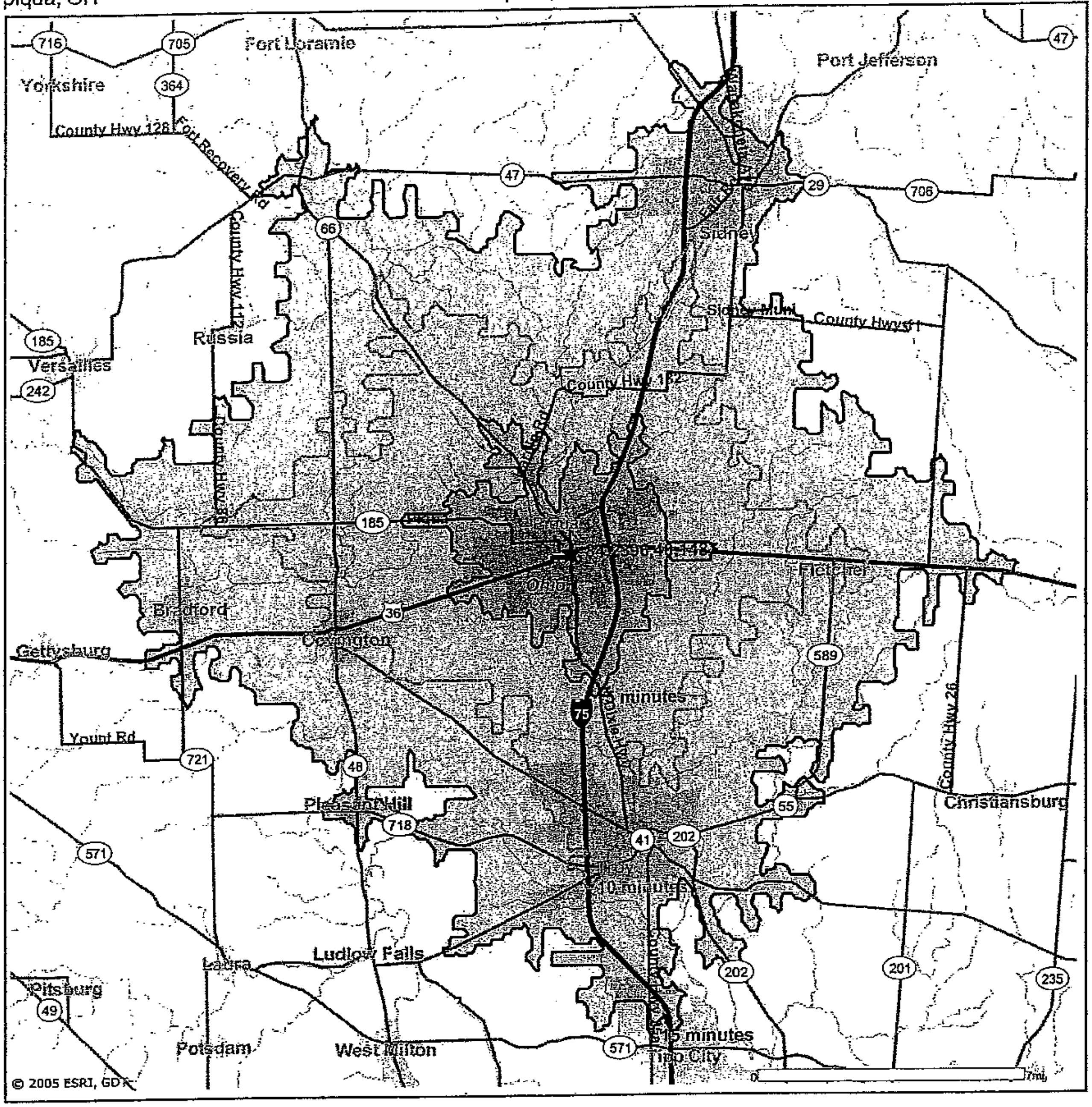
Site Map

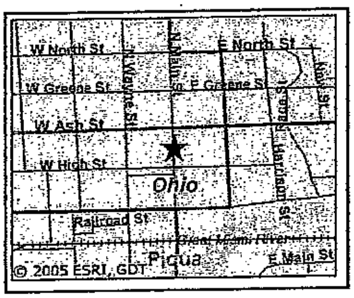
Prepared by OSU Extension

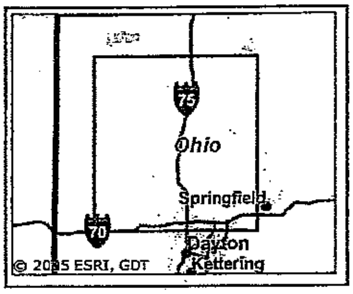
April 7, 2005

Latitude: 40.1487

Longitude: -84.2396







Business Information Solutions

ESRI

Phone: 800-795-7483 - www.esribis.com

Market Place Profile Summary

5 ~~Mile~~ Minute Driving Time Ring

Leakage (by factor)

67.1	Specialty Food Stores
62.7	Drinking Places (Alcoholic Beverages)
51.4	Direct Selling Establishments (Mary Kay)
44.6	Lawn and Garden Equipment & Supplies
31.6	Furniture Stores

Surplus (by factor)

-71.8	Shoe Stores
-58.9	Florists
-58.6	Other Motor Vehicle Dealers
-56.8	Automobile Dealers
-42.8	Other General Merchandise Stores

Leakage (by dollars)

$4,710,547	Grocery Stores
$3,678,339	Drinking Places (Alcoholic Beverages) X
$2,962,064	Furniture Stores
$2,257,113	Lawn and Garden Equipment & Supplies X
$1,096,445	Specialty Food Stores X

Surplus (by dollars)

($106,872,430)	Automobile Dealers
($28,600,379)	Other General Merchandise Stores
($21,586,867)	Gasoline Stations
($17,233,337)	Full Service Restaurants
($7,643,905)	Health & Personal Care Stores

10 ~~Mile~~ Minute Driving Time Ring

Leakage (by factor)

70.8	Specialty Food Stores
68.4	Direct Selling Establishments
67.3	Drinking Places (Alcoholic Beverages)
49.1	Lawn and Garden Equipment & Supplies
21.2	Vending Machine Operators

Surplus (by factor)

-55.1	Florists
-48.6	Shoe Stores
-41.7	Electronic Shopping & Mail Order Houses
-40.1	Other Motor Vehicle Dealers
-35.1	Automobile Dealers

Leakage (by dollars)

$7,144,701	Drinking Places (Alcoholic Beverages)
$4,510,219	Lawn and Garden Equipment & Supplies
$3,469,012	Furniture Stores
$2,113,090	Specialty Food Stores
$1,169,424	Direct Selling Establishments

Surplus (by dollars)

($85,223,915)	Automobile Dealers
($34,878,292)	Full Service Restaurants
($29,663,916)	Health & Personal Care Stores
($25,758,244)	Department Stores (Excluding Leased D
($16,104,375)	Other General Merchandise Stores

15 ~~Mile~~ Minute Driving Time Ring

Leakage (by factor)

74.2	Specialty Food Stores
71.4	Drinking Places (Alcoholic Beverages)
65.0	Direct Selling Establishments
57.1	Vending Machine Operators
54.4	Lawn and Garden Equipment & Supplies

Surplus (by factor)

-35.9	Florists
-32.0	Building Material & Supplies Dealers
-24.5	Automobile Dealers
-20.0	Health & Personal Care Stores
-14.7	Electronic Shopping & Mail Order Houses

Leakage (by dollars)

$25,056,688	Grocery Stores
$20,786,161	Other General Merchandise Stores
$14,183,244	Drinking Places (Alcoholic Beverages)
$10,077,103	Auto Parts, Accessories, and Tire Stores
$4,182,607	Specialty Food Stores

Surplus (by dollars)

($115,348,305)	Automobile Dealers
($42,643,177)	Building Material & Supplies Dealers
($22,895,234)	Full Service Restaurants
($18,439,201)	Health & Personal Care Stores
($15,624,997)	Gasoline Stations

Retail Market Potential

5 ~~Mile~~ Minute Driving Time Ring

Highest MPI compared to US Average

119	Spent $50-$99 on Toys/Games for Children
118	Purchased Cigarettes at Convenience Store in Last 30 Days
118	Spent $200-$499 on Toys/Games for Children
114	HH Monthly Long Distance Phone Bill: <$16
112	HH Owns Any Pet
112	HH Owns Any Dog
110	Bought/Changed Motor Oil
109	Purchased Gas at Convenience Store in Last 30 Days
109	Spent <$50 on Toys/Games for Children
109	Read Any Daily Newspaper

Lowest MPI compared to US Average

52	Took 3+ Foreign Trips by Plane
57	Spent $3000+ on Foreign Vacation
59	Took 3+ Domestic Trips by Plane
67	Spent $3000+ on Domestic Vacation
70	HH Monthly Long Distance Phone Bill: $100+
72	HH Spent $2000-$2999 on Home PC
72	Exercised at Club 2+ Times/Week
72	HH Monthly Long Distance Phone Bill: $60-9
72	Traveled to Foreign Country in Last 3 Years
75	HH Spent $3000+ for Home PC

10 ~~Mile~~ Minute Driving Time Ring

Highest MPI compared to US Average

118	Spent $200-$499 on Toys/Games for Children
115	Spent $50-$99 on Toys/Games for Children
114	HH Monthly Long Distance Phone Bill: <$16
113	HH Owns Any Pet
112	Purchased Cigarettes at Convenience Store in Last 30 Days
110	Carry Homeowner Insurance
110	HH Owns Any Cat
110	HH Owns Any Dog
109	Bought/Changed Motor Oil
109	HH Spent <$500 on Home PC

Lowest MPI compared to US Average

58	Took 3+ Foreign Trips by Plane
69	Took 3+ Domestic Trips by Plane
69	Spent $3000+ on Foreign Vacation
73	HH Monthly Long Distance Phone Bill: $100+
79	HH Monthly Long Distance Phone Bill: $60-9
79	Spent $3000+ on Domestic Vacation
81	Exercised at Club 2+ Times/Week
81	Traveled to Foreign Country in Last 3 Years
82	HH Spent $2000-$2999 on Home PC
84	Rented One DVD in Last 30 Days

15 ~~Mile~~ Minute Driving Time Ring

Highest MPI compared to US Average

120	Spent $200-$499 on Toys/Games for Children
114	HH Owns Any Pet
114	HH Owns Any Dog
114	HH Monthly Long Distance Phone Bill: <$16
113	Carry Homeowner Insurance
112	Spent $50-$99 on Toys/Games for Children
111	HH Had Any Home Improvements Done
111	HH Owns Any Cat
111	HH Owns 4+ TV Sets
110	Purchased Gas at Convenience Store in Last 30 Days

Lowest MPI compared to US Average

63	Took 3+ Foreign Trips by Plane
72	Spent $3000+ on Foreign Vacation
73	HH Monthly Long Distance Phone Bill: $100+
73	Took 3+ Domestic Trips by Plane
80	HH Monthly Long Distance Phone Bill: $60-9
82	Exercised at Club 2+ Times/Week
83	Traveled to Foreign Country in Last 3 Years
84	Spent $3000+ on Domestic Vacation
85	HH Spent $2000-$2999 on Home PC
87	HH Spent $3000+ for Home PC

Retail Goods & Services Expenditures

5 ~~Mile~~ Minute Driving Time Ring

Top 10 by Factor

86	Smoking Products
85	Prescription Drugs
85	Maintenance and Remodeling Materials
85	Membership Fees for Clubs
85	School Books and Supplies
85	Rental and Repair of TV/Sound Equipment
84	Women's Apparel
84	Life/Other Insurance
84	Reading
84	Photo Equipment and Supplies

Lowest 5 by factor

73	Satellite Dishes
73	Sports/Recreation/Exercise Equipment
75	Moving/Storage/Freight Express
77	Investments
78	Pets

Top 10 by average spending

$6,345.43	Investments
$6,278.30	Mortgage Payment and Basics
$4,398.09	Vehicle Purchases (Net Outlay)
$4,217.57	Vehicle Loans
$3,766.18	Food at Home
$3,375.81	Utilities, Fuel, and Public Services
$2,548.11	Food Away from Home
$2,484.78	Entertainment & Recreation
$2,226.65	Apparel and Services
$1,453.14	Gasoline and Motor Oil

spending on goods. no discretionar

Lowest 5 by average spending

$2.13	Satellite Dishes
$5.09	Rental and Repair of TV/Sound Equipment
$8.60	Luggage
$23.28	Software and Accessories for Home Use
$27.78	Video Game Hardware and Software

10 ~~Mile~~ Minute Driving Time Ring

Top 10 by Factor

89	Maintenance and Remodeling Materials
88	Smoking Products
88	Membership Fees for Clubs
87	Women's Apparel
87	Life/Other Insurance
87	Prescription Drugs
87	Reading
87	Photo Equipment and Supplies
87	School Books and Supplies
87	Nonprescription Drugs

Lowest 5 by factor

78	Satellite Dishes
78	Sports/Recreation/Exercise Equipment
79	Moving/Storage/Freight Express
81	Investments
82	Auto/Truck/Van Rental on Trips

Top 10 by average spending

$6,630.38	Investments
$6,564.75	Mortgage Payment and Basics
$4,598.61	Vehicle Purchases (Net Outlay)
$4,425.39	Vehicle Loans
$3,909.80	Food at Home
$3,490.94	Utilities, Fuel, and Public Services
$2,642.38	Food Away from Home
$2,592.74	Entertainment & Recreation
$2,307.12	Apparel and Services
$1,519.09	Gasoline and Motor Oil

Lowest 5 by average spending

$2.27	Satellite Dishes
$5.21	Rental and Repair of TV/Sound Equipment
$8.93	Luggage
$24.29	Software and Accessories for Home Use
$28.78	Video Game Hardware and Software

15 ~~Mile~~ Minute Driving Time Ring

Top 10 by Factor

95	Maintenance and Remodeling Materials
93	Membership Fees for Clubs
92	Eyeglasses and Contact Lenses
92	Life/Other Insurance
91	Fees for Participant Sports, excl. Trips
91	Photo Equipment and Supplies
91	Reading
91	Prescription Drugs
91	Floor Coverings
91	Owners and Renters Insurance

Lowest 5 by factor

81	Moving/Storage/Freight Express
82	Satellite Dishes
82	Sports/Recreation/Exercise Equipment
84	Investments
86	Footwear

Top 10 by average spending

$7,013.11	Mortgage Payment and Basics
$6,925.50	Investments
$4,814.13	Vehicle Purchases (Net Outlay)
$4,641.00	Vehicle Loans
$4,071.79	Food at Home
$3,647.50	Utilities, Fuel, and Public Services
$2,752.04	Food Away from Home
$2,716.73	Entertainment & Recreation
$2,404.00	Apparel and Services
$1,587.46	Gasoline and Motor Oil

Lowest 5 by average spending

$2.39	Satellite Dishes
$5.42	Rental and Repair of TV/Sound Equipment
$9.38	Luggage
$25.38	Software and Accessories for Home Use
$29.91	Video Game Hardware and Software

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Market Profile

Prepared by OSU Extension

Latitude: 40.1487 Longitude: -84.2396	piqua, OH Drive Time: 5 minutes	piqua, OH Drive Time: 10 minutes	piqua, OH Drive Time: 15 minutes
2000 Total Population	22,333	40,897	90,245
2000 Group Quarters	442	1,213	1,694
2004 Total Population	22,071	40,674	90,248
2009 Total Population	21,992	40,652	90,452
2004 - 2009 Annual Rate	-0.07%	-0.01%	0.05%
2000 Households	8,866	16,281	35,031
2000 Average Household Size	2.47	2.44	2.53
2004 Households	8,984	16,577	35,857
2004 Average Household Size	2.41	2.38	2.47
2009 Households	9,091	16,808	36,515
2009 Average Household Size	2.37	2.35	2.43
2004 - 2009 Annual Rate	0.24%	0.28%	0.36%
2000 Families	6,098	11,103	24,890
2000 Average Family Size	2.97	2.96	3
2004 Families	5,996	10,968	24,811
2004 Average Family Size	2.94	2.93	2.97
2009 Families	5,970	10,940	24,899
2009 Average Family Size	2.91	2.91	2.94
2004 - 2009 Annual Rate	-0.09%	-0.05%	0.07%
2000 Housing Units	9,500	17,407	37,195
Owner Occupied Housing Units	61.5%	61.3%	64.9%
Renter Occupied Housing Units	31.7%	32.2%	29.3%
Vacant Housing Units	6.8%	6.5%	5.8%
2004 Housing Units	9,670	17,778	38,142
Owner Occupied Housing Units	63.1%	63.0%	66.8%
Renter Occupied Housing Units	29.8%	30.2%	27.2%
Vacant Housing Units	7.1%	6.8%	6.0%
2009 Housing Units	9,906	18,227	39,159
Owner Occupied Housing Units	62.8%	63.0%	66.9%
Renter Occupied Housing Units	28.9%	29.2%	26.3%
Vacant Housing Units	8.2%	7.8%	6.8%
Median Household Income			
2000	$36,523	$38,600	$41,227
2004	$42,006	$44,173	$46,992
2009	$49,953	$51,537	$54,566
Median Home Value			
2000	$86,851	$95,786	$97,652
2004	$101,121	$113,695	$117,696
2009	$121,716	$135,365	$140,930
Per Capita Income			
2000	$18,991	$19,827	$20,098
2004	$22,509	$23,631	$23,940
2009	$28,010	$29,317	$29,642
Median Age			
2000	36.4	36.9	36.0
2004	36.8	37.5	36.8
2009	37.5	38.4	37.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004 and 2009.

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Market Profile

Prepared by OSU Extension

Latitude: 40.1487 Longitude: -84.2396	piqua, OH Drive Time: 5 minutes	piqua, OH Drive Time: 10 minutes	piqua, OH Drive Time: 15 minutes
2000 Households by Income			
Household Income Base	8,903	16,359	35,113
< $15,000	17.0%	15.6%	13.4%
$15,000 - $24,999	16.2%	14.7%	13.6%
$25,000 - $34,999	14.6%	15.5%	14.8%
$35,000 - $49,999	19.8%	18.3%	19.3%
$50,000 - $74,999	19.5%	20.6%	21.8%
$75,000 - $99,999	7.1%	8.4%	9.3%
$100,000 - $149,999	3.6%	4.6%	5.4%
$150,000 - $199,999	1.1%	1.2%	1.2%
$200,000 +	1.2%	1.2%	1.3%
Average Household Income	$46,892	$48,517	$50,742
2004 Households by Income			
Household Income Base	8,985	16,575	35,857
< $15,000	13.9%	12.8%	11.1%
$15,000 - $24,999	14.6%	13.2%	11.9%
$25,000 - $34,999	12.6%	12.9%	12.1%
$35,000 - $49,999	18.4%	17.5%	18.4%
$50,000 - $74,999	21.2%	21.6%	22.4%
$75,000 - $99,999	9.8%	10.9%	11.7%
$100,000 - $149,999	6.3%	7.7%	8.7%
$150,000 - $199,999	1.4%	1.6%	1.8%
$200,000 +	1.7%	1.7%	1.9%
Average Household Income	$54,909	$57,154	$59,795
2009 Households by Income			
Household Income Base	9,092	16,806	36,516
< $15,000	11.5%	10.6%	9.2%
$15,000 - $24,999	11.5%	10.8%	9.5%
$25,000 - $34,999	11.2%	10.6%	9.8%
$35,000 - $49,999	15.9%	16.3%	16.4%
$50,000 - $74,999	21.9%	20.9%	21.8%
$75,000 - $99,999	12.7%	13.2%	14.0%
$100,000 - $149,999	10.3%	11.9%	12.9%
$150,000 - $199,999	2.4%	2.9%	3.3%
$200,000 +	2.7%	2.8%	3.0%
Average Household Income	$67,369	$70,026	$72,937
2000 Owner Occupied HUs by Value			
Total	5,853	10,684	24,131
< $50,000	5.8%	5.5%	6.2%
$50,000 - $99,999	62.2%	50.0%	46.6%
$100,000 - $149,999	17.0%	25.7%	26.3%
$150,000 - $199,999	8.1%	10.6%	12.1%
$200,000 - $299,999	5.0%	6.1%	6.3%
$300,000 - $499,999	1.5%	1.7%	2.1%
$500,000 - $999,999	0.3%	0.3%	0.4%
$1,000,000+	0.0%	0.1%	0.1%
Average Home Value	$104,379	$115,359	$118,968
2000 Specified Renter Occupied HUs by Contract Rent			
Total	2,984	5,507	10,584
With Cash Rent	95.3%	95.2%	95.9%
No Cash Rent	4.7%	4.8%	4.1%
Median Rent	$414	$420	$409
Average Rent	$387	$415	$411

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004 and 2009.

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Market Profile

Prepared by OSU Extension

Latitude: 40.1487 Longitude: -84.2396	piqua, OH Drive Time: 5 minutes	piqua, OH Drive Time: 10 minutes	piqua, OH Drive Time: 15 minutes
2000 Population by Age			
Total	22,331	40,894	90,245
0 - 4	6.9%	6.5%	7.0%
5 - 9	7.1%	6.9%	7.4%
10 - 14	7.3%	7.1%	7.5%
15 - 24	13.3%	13.0%	12.8%
25 - 34	13.4%	13.6%	13.6%
35 - 44	15.0%	15.1%	15.6%
45 - 54	13.2%	13.6%	13.8%
55 - 64	9.3%	9.4%	9.2%
65 - 74	7.2%	7.2%	6.8%
75 - 84	5.3%	5.4%	4.7%
85+	2.0%	2.2%	1.6%
18+	74.1%	74.9%	73.4%
2004 Population by Age			
Total	22,072	40,675	90,250
0 - 4	7.0%	6.6%	7.1%
5 - 9	6.7%	6.4%	6.9%
10 - 14	6.9%	6.8%	7.3%
15 - 24	13.9%	13.7%	13.5%
25 - 34	13.2%	13.0%	12.8%
35 - 44	14.0%	14.3%	14.7%
45 - 54	13.6%	14.0%	14.2%
55 - 64	10.1%	10.4%	10.3%
65 - 74	7.4%	7.4%	6.8%
75 - 84	5.1%	5.2%	4.6%
85+	2.2%	2.3%	1.8%
18+	75.2%	76.0%	74.5%
2009 Population by Age			
Total	21,992	40,655	90,452
0 - 4	7.1%	6.6%	7.1%
5 - 9	6.2%	5.9%	6.3%
10 - 14	6.6%	6.5%	7.0%
15 - 24	13.8%	13.6%	13.5%
25 - 34	13.2%	12.9%	12.5%
35 - 44	13.1%	13.6%	13.9%
45 - 54	13.9%	14.1%	14.6%
55 - 64	11.4%	11.8%	11.7%
65 - 74	7.5%	7.5%	7.0%
75 - 84	4.9%	5.0%	4.5%
85+	2.4%	2.5%	2.0%
18+	76.0%	76.8%	75.3%
2000 Population by Sex			
Males	48.0%	48.5%	48.9%
Females	52.0%	51.5%	51.1%
2004 Population by Sex			
Males	48.2%	48.8%	49.1%
Females	51.8%	51.2%	50.9%
2009 Population by Sex			
Males	48.5%	49.0%	49.2%
Females	51.5%	51.0%	50.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004 and 2009.

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Latitude: 40.1487 Longitude: -84.2396	piqua, OH Drive Time: 5 minutes	piqua, OH Drive Time: 10 minutes	piqua, OH Drive Time: 15 minutes
2000 Population by Race/Ethnicity			
Total	22,333	40,898	90,245
White Alone	94.6%	93.9%	94.5%
Black Alone	3.1%	3.4%	2.7%
American Indian Alone	0.3%	0.2%	0.2%
Asian or Pacific Islander Alone	0.4%	0.9%	1.0%
Some Other Race Alone	0.3%	0.3%	0.3%
Two or More Races	1.3%	1.2%	1.2%
Hispanic Origin	0.7%	0.7%	0.8%
Diversity Index	11.7	12.9	12.1
2004 Population by Race/Ethnicity			
Total	22,071	40,674	90,248
White Alone	94.0%	93.3%	93.8%
Black Alone	3.4%	3.7%	2.9%
American Indian Alone	0.3%	0.3%	0.2%
Asian or Pacific Islander Alone	0.6%	1.2%	1.4%
Some Other Race Alone	0.3%	0.3%	0.3%
Two or More Races	1.4%	1.3%	1.3%
Hispanic Origin	0.8%	0.8%	0.9%
Diversity Index	12.8	14.1	13.4
2009 Population by Race/Ethnicity			
Total	21,993	40,651	90,453
White Alone	93.4%	92.4%	92.9%
Black Alone	3.7%	4.0%	3.1%
American Indian Alone	0.3%	0.3%	0.2%
Asian or Pacific Islander Alone	0.8%	1.6%	1.9%
Some Other Race Alone	0.3%	0.3%	0.3%
Two or More Races	1.6%	1.4%	1.5%
Hispanic Origin	0.9%	0.8%	1.0%
Diversity Index	14.1	15.8	15.2
2000 Population 3+ by School Enrollment			
Total	21,394	39,349	86,372
Enrolled in Nursery/Preschool	1.4%	1.6%	1.9%
Enrolled in Kindergarten	1.4%	1.4%	1.5%
Enrolled in Grade 1-8	12.9%	12.0%	12.7%
Enrolled in Grade 9-12	5.7%	5.8%	6.2%
Enrolled in College	3.0%	3.2%	2.8%
Enrolled in Grad/Prof School	0.4%	0.5%	0.5%
Not Enrolled in School	75.1%	75.5%	74.4%
2000 Population 25+ by Educational Attainment			
Total	14,686	27,327	58,903
Less than 9th Grade	6.1%	5.5%	5.0%
9th - 12th Grade, No Diploma	18.8%	16.2%	14.8%
High School Graduate	41.3%	40.3%	40.7%
Some College, No Degree	18.3%	18.8%	18.8%
Associate Degree	5.3%	5.7%	6.0%
Bachelor's Degree	6.7%	9.0%	9.8%
Master's/Prof/Doctorate Degree	3.6%	4.7%	4.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004 and 2009.

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2000 Population 15+ by Sex and Marital Status			
Total	17,557	32,555	70,408
Females	52.8%	52.4%	52.1%
Never Married	9.8%	9.4%	9.5%
Married, not Separated	27.1%	28.0%	29.0%
Married, Separated	0.8%	0.8%	0.8%
Widowed	7.1%	6.7%	6.0%
Divorced	8.0%	7.5%	6.8%
Males	47.2%	47.6%	47.9%
Never Married	12.3%	11.8%	11.5%
Married, not Separated	27.6%	29.0%	29.7%
Married, Separated	0.8%	0.6%	0.6%
Widowed	1.2%	1.3%	1.3%
Divorced	5.3%	4.9%	4.9%
2000 Population 16+ by Employment Status			
Total	17,198	31,876	68,881
In Labor Force	66.9%	66.8%	68.1%
Civilian Employed	64.1%	64.3%	65.6%
Civilian Unemployed	2.8%	2.5%	2.4%
In Armed Forces	0.0%	0.0%	0.1%
Not in Labor Force	33.1%	33.2%	31.9%
2004 Civilian Population 16+ in Labor Force			
Civilian Employed	91.3%	92.3%	93.2%
Civilian Unemployed	8.7%	7.7%	6.8%
2009 Civilian Population 16+ in Labor Force			
Civilian Employed	92.2%	93.2%	94.0%
Civilian Unemployed	7.8%	6.8%	6.0%
2000 Females 16+ by Employment Status and Age of Children			
Total	9,123	16,769	36,014
Own Children < 6 Only	8.6%	8.3%	8.1%
Employed/in Armed Forces	5.7%	5.6%	5.7%
Unemployed	0.3%	0.3%	0.4%
Not in Labor Force	2.6%	2.3%	2.0%
Own Children <6 and 6-17	6.1%	5.9%	6.9%
Employed/in Armed Forces	4.4%	4.2%	4.6%
Unemployed	0.2%	0.1%	0.2%
Not in Labor Force	1.6%	1.6%	2.1%
Own Children 6-17 Only	16.2%	16.0%	17.2%
Employed/in Armed Forces	12.6%	12.8%	13.4%
Unemployed	0.6%	0.5%	0.4%
Not in Labor Force	3.0%	2.7%	3.4%
No Own Children <18	69.1%	69.8%	67.8%
Employed/in Armed Forces	34.3%	35.5%	35.5%
Unemployed	1.3%	1.2%	1.4%
Not in Labor Force	33.5%	33.1%	31.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004 and 2009.

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Latitude: 40.1487 Longitude: -84.2396	piqua, OH Drive Time: 5 minutes	piqua, OH Drive Time: 10 minutes	piqua, OH Drive Time: 15 minutes
2004 Employed Population 16+ by Industry			
Total	11,131	20,641	45,973
Agriculture/Mining	0.4%	0.7%	0.8%
Construction	4.9%	4.9%	4.9%
Manufacturing	30.0%	29.7%	31.9%
Wholesale Trade	3.9%	3.2%	3.1%
Retail Trade	13.4%	11.5%	10.3%
Transportation/Utilities	3.6%	4.0%	3.9%
Information	0.8%	1.1%	1.3%
Finance/Insurance/Real Estate	4.4%	4.4%	3.8%
Services	35.6%	36.9%	36.2%
Public Administration	2.9%	3.8%	3.9%
2004 Employed Population 16+ by Occupation			
Total	11,130	20,641	45,970
White Collar	48.2%	52.7%	51.4%
Management/Business/Financial	9.6%	11.6%	11.5%
Professional	11.8%	15.4%	15.5%
Sales	11.8%	10.3%	9.5%
Administrative Support	15.0%	15.4%	14.9%
Services	15.7%	14.5%	14.8%
Blue Collar	36.1%	32.8%	33.9%
Farming/Forestry/Fishing	0.3%	0.3%	0.4%
Construction/Extraction	3.6%	3.5%	3.8%
Installation/Maintenance/Repair	4.0%	3.4%	3.3%
Production	19.4%	17.8%	18.5%
Transportation/Material Moving	8.8%	7.9%	7.9%
2000 Workers 16+ by Means of Transportation to Work			
Total	10,799	20,137	44,467
Drove Alone - Car, Truck, or Van	82.7%	85.0%	86.1%
Carpooled - Car, Truck, or Van	10.6%	9.1%	8.3%
Public Transportation	1.2%	0.8%	0.6%
Walked	2.3%	2.2%	1.8%
Other Means	0.9%	0.8%	0.9%
Worked at Home	2.4%	2.1%	2.4%
2000 Workers 16+ by Travel Time to Work			
Total	10,798	20,137	44,469
Did not Work at Home	97.6%	97.9%	97.6%
Less than 5 minutes	3.9%	4.2%	4.2%
5 to 9 minutes	21.2%	20.3%	19.6%
10 to 19 minutes	39.4%	38.4%	38.0%
20 to 24 minutes	12.7%	12.4%	12.4%
25 to 34 minutes	11.6%	12.8%	13.4%
35 to 44 minutes	2.4%	3.4%	3.5%
45 to 59 minutes	3.8%	3.7%	3.6%
60 to 89 minutes	1.7%	1.8%	1.8%
90 or more minutes	0.8%	0.8%	1.1%
Worked at Home	2.4%	2.1%	2.4%
Average Travel Time to Work (in min)	17.4	17.8	18.2
2000 Households by Vehicles Available			
Total	8,875	16,296	34,996
None	7.0%	6.6%	5.6%
1	37.7%	35.5%	32.7%
2	39.4%	39.7%	41.2%
3	12.8%	13.5%	14.9%
4	2.2%	3.2%	4.2%
5+	1.0%	1.4%	1.4%
Average Number of Vehicles Available	1.7	1.8	1.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004.

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Longitude: -84.2396

	piqua, OH Drive Time: 5 minutes	piqua, OH Drive Time: 10 minutes	piqua, OH Drive Time: 15 minutes
2000 Households by Type			
Total	8,866	16,281	35,031
Family Households	68.8%	68.2%	71.0%
Married-couple Family	52.4%	53.4%	56.2%
With Related Children	23.2%	23.1%	25.6%
Other Family (No Spouse)	16.3%	14.8%	14.8%
With Related Children	11.6%	10.3%	10.3%
Nonfamily Households	31.2%	31.8%	29.0%
Householder Living Alone	26.3%	27.2%	24.5%
Householder Not Living Alone	4.9%	4.6%	4.5%
Households with Related Children	34.7%	33.4%	35.9%
Households with Persons 65+	24.8%	24.7%	23.0%
2000 Households by Size			
Total	8,866	16,281	35,031
1 Person Household	26.3%	27.2%	24.5%
2 Person Household	34.9%	35.2%	35.0%
3 Person Household	16.3%	15.7%	16.5%
4 Person Household	13.4%	13.5%	14.8%
5 Person Household	6.3%	5.9%	6.4%
6 Person Household	1.9%	1.8%	2.0%
7+ Person Household	0.8%	0.7%	0.8%
2000 Households by Year Householder Moved In			
Total	8,873	16,299	34,996
Moved in 1999 to March 2000	19.6%	19.7%	18.5%
Moved in 1995 to 1998	28.2%	29.0%	28.5%
Moved in 1990 to 1994	14.3%	15.1%	15.6%
Moved in 1980 to 1989	12.6%	13.5%	14.8%
Moved in 1970 to 1979	11.1%	9.9%	10.3%
Moved in 1969 or Earlier	14.3%	12.8%	12.2%
Median Year Householder Moved In	1994	1995	1994
2000 Housing Units by Units in Structure			
Total	9,517	17,415	37,150
1, Detached	73.7%	71.4%	74.8%
1, Attached	2.5%	2.7%	2.6%
2	7.8%	6.9%	7.1%
3 or 4	7.1%	8.2%	6.4%
5 to 9	2.4%	3.6%	3.3%
10 to 19	1.8%	2.3%	1.6%
20+	3.1%	3.0%	2.1%
Mobile Home	1.6%	1.9%	2.2%
Other	0.0%	0.0%	0.0%
2000 Housing Units by Year Structure Built			
Total	9,510	17,415	37,160
1999 to March 2000	1.7%	2.2%	2.0%
1995 to 1998	4.5%	7.3%	7.5%
1990 to 1994	2.6%	4.3%	5.5%
1980 to 1989	3.5%	5.1%	6.0%
1970 to 1979	11.3%	13.2%	14.9%
1969 or Earlier	76.4%	67.8%	64.1%
Median Year Structure Built	1952	1957	1960

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

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- Census 2000
- 1990-2000 Comparison
- Consumer Expenditure
- Market Potential
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- Business
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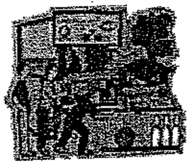
- Maps

ZIP Code Lookup: Results

Post Office: **Piqua, OH**

Top Tapestry Segments

Segment 32 Rustbelt Traditions



Rustbelt Traditions neighborhoods are the backbone of older, industrial cities in states bordering the Great Lakes. The majority of employed residents work in the service, manufacturing, and retail trade industries. Most residents live in modest single-family homes they own, with a median value of $97,000. Households are primarily a mix of married-couple families, single-parent families, and singles, living alone. The median age is 35.9 years and the median household income is $45,300. Residents prefer to use a credit union and invest in certificates of deposit. They use coupons regularly, especially at Sam's Club, work on home remodeling or improvement projects, and buy domestic vehicles. Favorite leisure activities include hunting, bowling, fishing, and attending auto races, country music shows, and ice hockey games (in addition to listening to games on the radio).

Segment 53 Home Town

These low-density, settled neighborhoods, located chiefly in the Midwest and South, rarely change. Home Town residents stay close to their home base. Although they may move from one house to another, they rarely cross the county line. Households are a mix of singles and families. The median age is 33.7 years. Single-family homes predominate in this market. Home ownership is at 61 percent and the median home value is $61,800. The manufacturing, retail trade, and service industries are the primary sources of employment. Residents enjoy fishing and playing baseball, as well as playing bingo, backgammon, and video games. Favorite cable TV stations include CMT, Nick at Nite, Game Show Network, and TV Land. When shopping, Belk and Wal-Mart are favorite stops, but residents also purchase items from Avon sales reps.

Segment 25 Salt of the Earth

A rural or small town lifestyle best describes the Salt of the Earth market. The median age is 40.4 years. Labor force participation is higher than the U.S. level and unemployment is lower. Above average proportions of employed residents can be found in the manufacturing, construction, mining, and agricultural industries. The median household income is $48,800. Households are dominated by married-couple families living in single-family dwellings. Home ownership is at 86 percent, and 28 percent of households own three or more vehicles. Residents are settled, hardworking, and self-reliant, taking on small home projects, as well as vehicle maintenance. Most homes own a truck, and many own a motorcycle. Families often own two or more pets, usually dogs or cats. Residents enjoy fishing, hunting, target shooting, attending country music concerts and auto races, and just flying a kite.

2006 Summary	**ZIP 45356**	**National**
Total Population	25,494	303,582,361
Total Households	10,320	114,049,635
2006 Population by Race		
White Alone	94.4%	73.0%
Black Alone	3.1%	12.6%
American Indian Alone	0.3%	0.9%
Asian or Pacific Islander Alone	0.6%	4.3%
Some Other Race Alone	0.3%	6.4%
Two or More Races	1.4%	2.8%
Hispanic Origin	0.8%	14.8%
2006 Population by Sex		
Male	48.6%	49.2%
Female	51.4%	50.8%
2006 Households by Income		
Median Household Income	$45,334	$51,546
HH Income Under $50K	54.7%	48.4%
HH Income $50K-$100K	32.9%	31.8%
HH Income Over $100K	12.4%	19.8%
2006 Average Home Value	**ZIP 45356**	**National**
	$136,699	$264,327

The Community Tapestry segmentation system divides U.S. residential areas into 65 segments based on demographic variables and consumer behavior characteristics to provide an accurate and detailed description of America's neighborhoods. Learn more about this Free ZIP Lookup, Community Tapestry and the Tapestry Area Profile.

For more information, please call 800-292-2224.

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Top 3 Tapestry Segments

	5 minutes	10 minutes	15 minutes
1.	Rustbelt Traditions	Rustbelt Traditions	Rustbelt Traditions
2.	Great Expectations	Salt of the Earth	Salt of the Earth
3.	Home Town	Great Expectations	Green Acres

2004 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

	5 minutes	10 minutes	15 minutes
Apparel & Services: Total $	$20,004,181	$38,245,131	$86,200,383
Average Spent	$2,226.65	$2,307.12	$2,404.00
Spending Potential Index	82	85	89
Computers & Accessories: Total $	$1,977,111	$3,801,155	$8,582,678
Average Spent	$220.07	$229.30	$239.36
Spending Potential Index	81	84	88
Education: Total $	$8,033,694	$15,206,168	$33,990,021
Average Spent	$894.22	$917.31	$947.93
Spending Potential Index	86	88	91
Entertainment/Recreation: Total $	$22,323,266	$42,979,770	$97,413,817
Average Spent	$2,484.78	$2,592.74	$2,716.73
Spending Potential Index	81	85	89
Food at Home: Total $	$33,835,382	$64,812,819	$146,002,184
Average Spent	$3,766.18	$3,909.80	$4,071.79
Spending Potential Index	81	84	87
Food Away from Home: Total $	$22,892,181	$43,802,780	$98,679,754
Average Spent	$2,548.11	$2,642.38	$2,752.04
Spending Potential Index	82	85	88
Health Care: Total $	$25,432,917	$48,588,350	$110,206,879
Average Spent	$2,830.91	$2,931.07	$3,073.51
Spending Potential Index	83	86	90
HH Furnishings & Equipment: Total $	$14,997,336	$28,923,417	$65,726,145
Average Spent	$1,669.34	$1,744.79	$1,833.01
Spending Potential Index	80	84	88
Investments: Total $	$57,007,326	$109,911,840	$248,327,641
Average Spent	$6,345.43	$6,630.38	$6,925.50
Spending Potential Index	77	81	84
Retail Goods: Total $	$179,222,726	$344,407,512	$779,146,163
Average Spent	$19,949.10	$20,776.23	$21,729.26
Spending Potential Index	81	84	88
Shelter: Total $	$95,871,899	$184,906,934	$417,357,843
Average Spent	$10,671.40	$11,154.43	$11,639.51
Spending Potential Index	79	82	86
TV/Video/Sound Equipment:Total $	$7,477,675	$14,295,882	$32,182,341
Average Spent	$832.33	$862.39	$897.52
Spending Potential Index	82	85	89
Travel: Total $	$13,062,918	$25,080,194	$56,907,566
Average Spent	$1,454.02	$1,512.95	$1,587.07
Spending Potential Index	82	85	89
Vehicle Maintenance & Repairs: Total $	$7,236,218	$13,993,257	$31,588,752
Average Spent	$805.46	$844.14	$880.96
Spending Potential Index	79	83	86

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Expenditure data are derived from the 2000, 2001 and 2002 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI BIS forecasts for 2004 and 2009.

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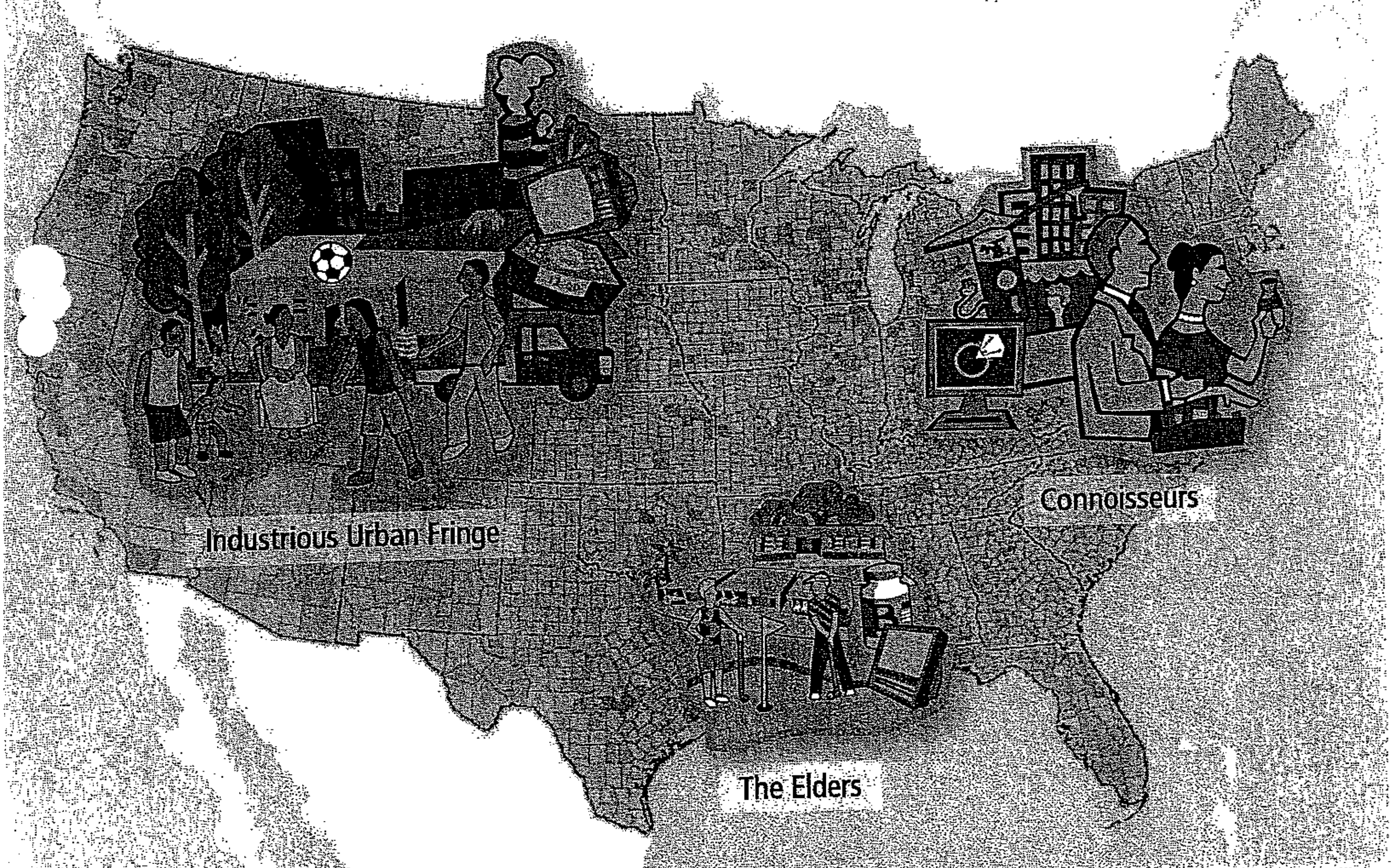
Community™ Tapestry™

The Fabric of America's Neighborhoods



The Community™ Tapestry™ segmentation system from ESRI provides an accurate, detailed description of America's neighborhoods. Using proven segmentation methodology introduced more than 30 years ago, Community Tapestry classifies U.S. neighborhoods based on their socioeconomic and demographic composition.

- 65 segments
- 12 LifeMode summary groups
- 11 Urbanization summary groups

Use Community Tapestry to

Profile customers.
Reveal untapped markets.
Target direct mail.
Analyze sites.
Evaluate store performance.

Community Data

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- What's New in 9.2

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  - How to Buy
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- Consumer Spending Data
- Market Potential Data
- Retail MarketPlace Data
- BranchInfo Data
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- Cable Boundary Data
- Shopping Center Data
- Business Data
- Traffic Counts Data
- 1990 Data in 2000 Geography
- Census 2000 Data
- CommunityInfo Data
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- About StreetMap Data

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- Overview

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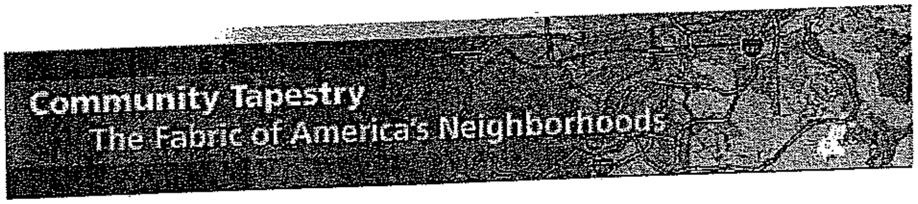

Community Tapestry, ESRI's market segmentation system, classifies U.S. neighborhoods into 65 segments based on their socioeconomic and demographic composition. Segmentation explains customer diversity, describes lifestyles and life-stages, and incorporates a wide range of data such as demographic, business, and market potential data.

Built by ESRI's data development team, Community Tapestry represents the fourth generation of market segmentation systems that began 30 years ago. Data used to build Community Tapestry includes Census 2000, ESRI's current-year demographic data, Acxiom Corporation's InfoBase consumer database, consumer survey data from Mediamark Research Inc. Doublebase 2004, and other sources.

With Community Tapestry, you can

- Profile your customers.
- Determine who your most profitable customers are.
- Define your merchandise mix.
- Raise your direct mail response rates.
- Reveal underserved markets.

The Community Tapestry segmentation system provides an accurate, detailed description of U.S. neighborhoods. These residential areas are divided into 65 segments [PDF-1.97 MB, 3 pages] based on demographic variables such as age, income, home value, occupation, household type, education, and other consumer behavior characteristics.

To increase the versatility and analytical value of Community Tapestry, segments are organized into 12 LifeMode Summary Groups [PDF-1.97 MB, 3 pages] with similar demographics and consumer patterns and 11 Urbanization Summary Groups [PDF-1.97 MB, 3 pages] with similar levels of density. Neighborhoods with the most similar characteristics are grouped together, and neighborhoods showing divergent characteristics are separated.

Request a Community Tapestry CD and Poster

Request CD >

ZIP Lookup Tool

Enter ZIP Code:

Find

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- Subscribe to *BusinessGeoInfo* to learn how GIS brings the geographic advantage to businesses worldwide. It's free.

- Geographic Data Portals
- Support

GIS Web Services

- ArcWeb Services
- Business Analyst Online

Why Use Community Tapestry?

Segmentation systems operate on the theory that people with similar tastes, lifestyles, and behaviors seek others with the same tastes—hence the adage "like seeks like." These behaviors can be measured, predicted, and targeted. Community Tapestry combines the "who" of lifestyle demography with the "where" of local neighborhood geography to create a model of various lifestyle classifications, or segments, of actual neighborhoods with addresses—distinct behavioral market segments.

Last Updated: Wednesday, January 17, 2007.

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Community Data

- Main
- What's New in 9.2

About Community Data

- Overview
- Community Tapestry
  - Key Features
  - Who Uses Community Tapestry?
  - **Methodology**
  - Data Variables
  - How to Buy
- ESRI Demographic Data
- Consumer Spending Data
- Market Potential Data
- Retail MarketPlace Data
- BranchInfo Data
- MarketBank Data
- Cable Boundary Data
- Shopping Center Data
- Business Data
- Traffic Counts Data
- 1990 Data in 2000 Geography
- Census 2000 Data
- CommunityInfo Data
- Community Sourcebooks

StreetMap Data

- About StreetMap Data

Data and Maps

- Overview

Resources

- Literature
- Case Studies
- Working with Data and Reports
- Data Analysis Services
- Data Acquisition Program

Methodology

How Is Community Tapestry Built?

The foundation for Community Tapestry is a proven segmentation methodology introduced more than 30 years ago. Community Tapestry combines the traditional statistical methodology of cluster analysis with ESRI's latest data-mining techniques to provide a robust and compelling segmentation of U.S. neighborhoods. These techniques complement and strengthen traditional methods to work with a large geodemographic database.

What Attributes Are Used?

U.S. consumer markets are multidimensional and diverse. Using a large array of attributes captures this diversity with the most descriptive and detailed data available. Data sources include

- Census 2000
- ESRI's current-year demographic updates
- Acxiom Corporation's InfoBase consumer database
- National consumer survey data from Mediamark Research Inc. Doublebase 2004
- Additional data sources

Read the Community Tapestry Methodology Statement [PDF-81.4 KB, 1 page] and the 2006 Community Tapestry at the Block Group Geography Level Methodology Statement [PDF-110 KB, 2 pages].

U.S. Census Bureau
American FactFinder

2002 Survey of Business Owners

Release Date: 9/14/2006

Sector 00: Survey of Business Owners (SBO): Geographic Area Series: Economy-Wide Estimates of Business Ownership by Gender, Hispanic or Latino Origin, and Race: 2002

[NOTE. Includes firms with paid employees and firms with no paid employees. The U.S. totals are based on the 2002 Economic Census, whereas the gender, Hispanic or Latino origin, and race estimates are based on the 2002 Survey of Business Owners. Detail may not add to total because a Hispanic or Latino firm may be of any race. Moreover, each owner had the option of selecting more than one race and therefore is included in each race selected. Firms with more than one domestic establishment are counted in each industry and geographic area in which they operate. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Introductory Text.]

Geographic Area Name	2002 NAICS code	Meaning of 2002 NAICS code	Meaning of SBO Group	Meaning of Gender	Number of firms	Rcpts ($1,000)	Number of employer firms	Rcpts for employers ($1,000)	Number of employees	Annual payroll ($1,000)
Piqua city, OH	00	Total for all sectors	All firms	All firms	1,483	1,420,518	521	1,385,881	9,244	246,450
Piqua city, OH	00	Total for all sectors	All firms	Female-owned	499	98,217	S	S	S	S

= 33.6%

Created: February 6, 2007

U.S. Census Bureau
American FactFinder

2002 Economic Census
Release Date: 8/15/2005

Sector 72: Accommodation and Food Services: Geographic Area Series: Summary Statistics: 2002

[NOTE. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology. Data in this table represent those available when this report was created; data may not be available for all NAICS industries or geographies. Data in this table may be subject to employment- and/or sales-size minimums that vary by industry.]

Geographic Area Name	2002 NAICS code	Meaning of 2002 NAICS code	Number of establishments	Sales ($1,000)	Annual payroll ($1,000)	Number of employees
Piqua city, OH	72	Accommodation & food services	57	35,941	10,711	1,154
Piqua city, OH	721	Accommodation	5	D	D	b
Piqua city, OH	722	Food services & drinking places	52	D	D	g
Piqua city, OH	7222	Limited-service eating places	34	19,449	5,348	614
Piqua city, OH	72221	Limited-service eating places	34	19,449	5,348	614
Piqua city, OH	722212	Cafeterias, buffets, & grill buffets	3	D	D	b

Created: February 6, 2007

U.S. Census Bureau
American FactFinder

2002 Economic Census
Release Date: 9/1/2005

Sector 54: Professional, Scientific, and Technical Services: Geographic Area Series: Summary Statistics: 2002

[NOTE. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology. Data in this table represent those available when this report was created; data may not be available for all NAICS industries or geographies. Data in this table may be subject to employment- and/or sales-size minimums that vary by industry.]

Geographic Area Name	2002 NAICS code	Meaning of 2002 NAICS code	Number of establishments	Receipts/revenue ($1,000)	Annual payroll ($1,000)	Number of employees
Piqua city, OH	54	Professional, scientific, & technical services	23	6,933	3,374	99
Piqua city, OH	541	Professional, scientific, & technical services	23	6,933	3,374	99
Piqua city, OH	5412	Accounting, tax preparation, bookkeeping, & payroll services	5	D	D	b
Piqua city, OH	54121	Accounting, tax preparation, bookkeeping, & payroll services	5	D	D	b
Piqua city, OH	54	Professional, scientific, & technical services	23	6,933	3,374	99
Piqua city, OH	541	Professional, scientific, & technical services	23	6,933	3,374	99
Piqua city, OH	5412	Accounting, tax preparation, bookkeeping, & payroll services	5	D	D	b
Piqua city, OH	54121	Accounting, tax preparation, bookkeeping, & payroll services	5	D	D	b

Created: February 6, 2007

Piqua city, OH

Find an Economic Fact Sheet for a **specific industry**.

Selected Statistics from the 2002 Economic Census
2002 Economic Sectors

	2002 NAICS sector	Number of establishments	Sales, shipments, receipts ($1,000)	Annual payroll ($1,000)	Number of employees
31-33	Manufacturing	65	797,264	147,184	3,977more »
44-45	Retail trade	136	307,690	31,085	1,790more »
51	Information	6	N	2,612	105more »
53	Real estate & rental & leasing	22	4,757	907	59more »
54	Professional, scientific, & technical services	23	6,933	3,374	99more »
56	Administrative & support & waste management & remediation service	17	19,862	8,284	286more »
61	Educational services	3	D	D	amore »
62	Health care & social assistance	47	44,222	17,815	826more »
71	Arts, entertainment, & recreation	9	2,049	535	45more »
72	Accommodation & food services	57	35,941	10,711	1,154more »
81	Other services (except public administration)	51	14,426	3,985	256more »

Source: U.S. Bureau of the Census, 2002 Economic Census

U.S. Census Bureau
American FactFinder

2002 Economic Census
Release Date: 8/18/2005

Sector 44: Retail Trade: Geographic Area Series: Summary Statistics: 2002

[NOTE. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology. Data in this table represent those available when this report was created; data may not be available for all NAICS industries or geographies. Data in this table may be subject to employment- and/or sales-size minimums that vary by industry.]

Geographic Area Name	2002 NAICS code	Meaning of 2002 NAICS code	Number of establishments	Sales ($1,000)	Annual payroll ($1,000)	Number of employees
Piqua city, OH	44-45	Retail trade	136	307,690	31,085	1,790
Piqua city, OH	441	Motor vehicle & parts dealers	16	97,818	6,726	249
Piqua city, OH	4411	Automobile dealers	7	D	D	c
Piqua city, OH	44112	Used car dealers	5	D	D	b
Piqua city, OH	441120	Used car dealers	5	D	D	b
Piqua city, OH	4412	Other motor vehicle dealers	1	D	D	a
Piqua city, OH	44122	Motorcycle, boat, & other motor vehicle dealers	1	D	D	a
Piqua city, OH	441221	Motorcycle dealers	1	D	D	a
Piqua city, OH	4413	Automotive parts, accessories, & tire stores	8	D	D	b
Piqua city, OH	44131	Automotive parts & accessories stores	7	6,928	1,296	57
Piqua city, OH	441310	Automotive parts & accessories stores	7	6,928	1,296	57
Piqua city, OH	442	Furniture & home furnishings stores	9	4,233	845	42
Piqua city, OH	4421	Furniture stores	3	D	D	b
Piqua city, OH	44211	Furniture stores	3	D	D	b
Piqua city, OH	442110	Furniture stores	3	D	D	b
Piqua city, OH	443	Electronics & appliance stores	10	8,725	857	28
Piqua city, OH	4431	Electronics & appliance stores	10	8,725	857	28
Piqua city, OH	44311	Appliance, television, & other electronics stores	8	D	D	a
Piqua city, OH	443111	Household appliance stores	4	D	D	a
Piqua city, OH	443112	Radio, television, & other electronics stores	4	D	D	a
Piqua city, OH	444	Building material & garden equipment & supplies dealers	12	31,202	4,498	217
Piqua city, OH	4441	Building material & supplies dealers	11	D	D	c
Piqua city, OH	44411	Home centers	1	D	D	b
Piqua city, OH	444110	Home centers	1	D	D	b
Piqua city, OH	44419	Other building material dealers	4	11,188	1,740	64
Piqua city, OH	444190	Other building material dealers	4	11,188	1,740	64
Piqua city, OH	445	Food & beverage stores	13	46,917	4,926	348
Piqua city, OH	4451	Grocery stores	9	42,115	4,076	253
Piqua city, OH	4452	Specialty food stores	1	D	D	b
Piqua city, OH	446	Health & personal care stores	10	12,847	1,299	71
Piqua city, OH	4461	Health & personal care stores	10	12,847	1,299	71
Piqua city, OH	44612	Cosmetics, beauty supplies, & perfume stores	1	D	D	a
Piqua city, OH	446120	Cosmetics, beauty supplies, & perfume stores	1	D	D	a
Piqua city, OH	447	Gasoline stations	8	17,977	800	67
Piqua city, OH	44711	Gasoline stations with convenience stores	7	D	D	b
Piqua city, OH	447110	Gasoline stations with convenience stores	7	D	D	b
Piqua city, OH	448	Clothing & clothing accessories stores	23	24,504	3,052	246
Piqua city, OH	4481	Clothing stores	11	16,644	2,009	161
Piqua city, OH	4482105	Athletic footwear stores	3	D	D	b

Geographic Area Name	2002 NAICS code	Meaning of 2002 NAICS code	Number of establishments	Sales ($1,000)	Annual payroll ($1,000)	Number of employees
Piqua city, OH	4483	Jewelry, luggage, & leather goods stores	6	4,593	666	38
Piqua city, OH	44831	Jewelry stores	6	4,593	666	38
Piqua city, OH	448310	Jewelry stores	6	4,593	666	38
Piqua city, OH	451	Sporting goods, hobby, book, & music stores	8	5,037	670	56
Piqua city, OH	4511	Sporting goods, hobby, & musical instrument stores	5	D	D	b
Piqua city, OH	45113	Sewing, needlework, & piece goods stores	1	D	D	a
Piqua city, OH	451130	Sewing, needlework, & piece goods stores	1	D	D	a
Piqua city, OH	4512	Book, periodical, & music stores	3	D	D	b
Piqua city, OH	452	General merchandise stores	4	28,870	3,292	272
Piqua city, OH	452111	Department stores (expt discount dept stores)	2	D	D	c
Piqua city, OH	45299	All other general merchandise stores	2	D	D	b
Piqua city, OH	452990	All other general merchandise stores	2	D	D	b
Piqua city, OH	4529904	Miscellaneous general merchandise stores	1	D	D	b
Piqua city, OH	453	Miscellaneous store retailers	16	D	D	b
Piqua city, OH	4532	Office supplies, stationery, & gift stores	7	4,290	603	46
Piqua city, OH	45321	Office supplies & stationery stores	1	D	D	a
Piqua city, OH	453210	Office supplies & stationery stores	1	D	D	a
Piqua city, OH	4539	Other miscellaneous store retailers	5	D	D	a
Piqua city, OH	45399	All other miscellaneous store retailers	4	D	D	a
Piqua city, OH	454	Nonstore retailers	7	D	D	c
Piqua city, OH	4541	Electronic shopping & mail-order houses	3	D	D	b
Piqua city, OH	45411	Electronic shopping & mail-order houses	3	D	D	b

Created: February 6, 2007

Appendix

DOWNTOWN PIQUA BUILDING/BUSINESS OWNERS

Instructions: Answer questions as they relate to you. For most answers, check the boxes most applicable to you or fill in the blanks.

Please provide the following (* - required):

Business Owner *
Business Name *
Mailing Address *
Physical Address *
City *
State *
Zip Code *
Phone *
Fax
E-mail
Web Address
NAICS Code (if known)

SECTION 1

1. How long has this business been in operation?
(Select only one)

○ Under 1 Year
○ 1-5 years
○ 6 -10 years
○ 11- 20 years
○ Over 20 years

2. If you know the date this business was established, please list it here:

3. How long have you been the owner of this business?
(Select only one.)

○ Under 1 year
○ 1 - 5 years
○ 6 - 10 years
○ 11 - 20 years
○ Over 20 years

4. Does this business own or rent the space in which it is located?
(Select only one.)

○ Own
○ Rent
○ Rent, and considering purchase

5. How many total square feet are devoted to this business?
(Select only one.)

○ Less than 5,000 square feet
○ 5,000 to 10,000 square feet
○ 10,000 to 25,000 square feet
○ More than 25,000 square feet

6. How satisfied are you with the present location of this business?
(Select only one.)

○ Very satisfied
○ Satisfied
○ Neutral
○ Unsatisfied
○ Very Unsatisfied

○ Plan to move (Please Explain)

7. What are your business hours?

Monday
Tuesday
Wednesday
Thursday
Friday
Saturday
Sunday

8. How many customers/clients visit this business per week?
(In other words, what is your average weekly foot traffic?)
(Select only one.)

○ None, all business via phone, Internet, etc.
○ Less than 50
○ 50 - 100
○ 100 - 500
○ 500 - 1000
○ Over 1000

9. What is the busiest day of the week for this business?
(Select only one.)

○ Sunday
○ Monday
○ Tuesday
○ Wednesday
○ Thursday
○ Friday
○ Saturday
○ No special day

10. What are the 2 busiest times of the day for this business Monday - Friday?

	Busiest	Second Busiest
Before 8:00 a.m.	○	○
8:00 - 11:00 a.m.	○	○
11:00 a.m. - 1:00 p.m.	○	○
2:00 - 4:00 p.m.	○	○
4:00 - 6:00 p.m.	○	○

Later than 6:00 p.m.	○	○

11. What are the 2 busiest times of the day for this business on Saturday?

	Busiest	Second Busiest
Before 8:00 a.m.	○	○
8:00 - 11:00 a.m.	○	○
11:00 a.m. - 1:00 p.m.	○	○
2:00 - 4:00 p.m.	○	○
4:00 - 6:00 p.m.	○	○
Later than 6:00 p.m.	○	○

12. What are the three busiest months of the year for this business?

	Busiest	Second Busiest	Third Busiest
January	○	○	○
February	○	○	○
March	○	○	○
April	○	○	○
May	○	○	○
June	○	○	○
July	○	○	○
August	○	○	○
September	○	○	○
October	○	○	○
November	○	○	○
December	○	○	○

13. In what month do you typically plan major sales/specials for this business?
(Select all that apply.)

☐ January
☐ February
☐ March
☐ April
☐ May
☐ June
☐ July
☐ August
☐ September
☐ October
☐ November
☐ December

14. Which of the following events increased foot traffic or sales volume for this business?
(Select all that apply.)

☐ Taste of the Arts
☐ Downtown Brown Bag Series
☐ Sidewalk Sales
☐ Dancing in the Country Moonlight
☐ National Night Out Against Crime
☐ Dancing in the Moonlight
☐ Christmas on the Green
☐ Downtown Piqua Holiday Parade
☐ Victorian Christmas

15. The gender of most of my customers is:
(Select only one.)

○ Male
○ Female
○ Equal mix of male and female

16. The age of most of my customers is:
(Select only one.)

○ Under 18
○ 18 - 24
○ 25 - 44
○ 45 - 54
○ 55 - 64
○ Over 64
○ N/A

17. What are the top communities from which this business draws customers?

18. Please list the three products and/or services that best differentiate this business from the competition.

19. Who are your major competitors?

20. What is the main competitive edge of this business versus the competitors listed above?
(Select only one.)

○ Location
○ Hours
○ Service
○ Name Brands
○ Quality
○ Selection
○ Price
○ Other (Please Explain):

21. What three downtown businesses complement your business the most?

22. Relative to other businesses in your category, what price point do you target?
(Select only one.)

○ Low-end
○ Average
○ High-end

23. If you own or rent parking, how many spaces do you have?
(Select only one.)

○ Less than 2

- ○ 2 - 5
- ○ Over 5

24. Where do customers typically park?
(Select only one.)

- ○ On the street right in front
- ○ On the street within 1 block
- ○ On the street more than 1 block
- ○ In a municipal/public parking lot
- ○ Other (Please Explain) ____________

25. Where do you and employees typically park?
(Select only one.)

- ○ On the street right in front
- ○ On the street within 1 block
- ○ On the street more than 1 block
- ○ In a municipal/public parking lot
- ○ Other (Please Explain) ____________

26. On average over the last year, how many full time positions did your business support?
(Select only one.)

- ○ Less than 2
- ○ 2 - 5
- ○ 5 - 10
- ○ More than 10

27. On average over the last year, how many part time positions did your business support?
(Select only one.)

- ○ Less than 2
- ○ 2 - 5
- ○ 5 - 10
- ○ More than 10

28. What benefits do you offer your employees?
(Select all that apply.)

- ☐ Child care
- ☐ Insurance
- ☐ Pension
- ☐ Flexible hours
- ☐ Merit-based bonuses
- ☐ Paid vacation
- ☐ Paid training
- ☐ Part ownership
- ☐ Potential to advance
- ☐ Profit sharing
- ☐ Other: ____________

What percentage of the annual advertising budget for this business is spent with each of the following media? (Total should = 100%)

29. Print media (newspaper, magazines, flyers, catalogs, etc.)
0 %

30. Radio
0 %

31. Television
0 %

32. Displays (billboards, window displays, etc.)
0 %

33. Internet (websites and emails)
0 %

34. Name the types of businesses you would like to see come to downtown?

35. Do you have plans to expand or reduce operations for this business in the foreseeable future?
(Select all that apply.)

- ☐ I plan to expand products/services or square footage downtown.
- ☐ I plan to expand products/services or square footage at a location outside the downtown.
- ☐ I plan to reduce products/services or square footage downtown.
- ☐ I do not plan to reduce or expand operations.

36. If changes are planned, would you like help from Mainstreet Piqua?
(Select only one.)

- ○ Yes
- ○ No

37. What are the major challenges facing your business?

Section 2

38. What is Downtown Piqua's greatest assets?

39. How can Mainstreet Piqua assist you with the growth of your business?

Section 3

40. What (if any) of the following challenges are you facing as a business manager?
(Select all that apply.)

- ☐ Financing
- ☐ Personnel Costs
- ☐ Utility Costs
- ☐ Product Costs

☐ Shipping/Transportation Costs
☐ Health Insurance Costs
☐ Other Insurance Costs
☐ Employee Recruitment
☐ Employee Retention
☐ Local Competition
☐ Shop Lifting/Theft
☐ Vandalism
☐ No Challenges
☐ Other: ____________________

Have you utilized any of the following incentives/business programs?

41. Community Development Block Grant program
(Select only one.)

○ Yes
○ No

42. Free Design Assistance from Main Street Program
(Select only one.)

○ Yes
○ No

43. Free Business Assistance from Main Street Program
(Select only one.)

○ Yes
○ No

44. Free Business Assistance from Small Business Development Center (SBDC)
(Select only one.)

○ Yes
○ No

Would you like more information on any of the following incentives/business assistance programs?

45. Community Development Block Grant program
(Select only one.)

○ Yes
○ No

46. Free Design Assistance from Main Street Program
(Select only one.)

○ Yes
○ No

47. Free Business Assistance from Main Street Program
(Select only one.)

○ Yes
○ No

48. Free Business Assistance from Small Business Development Center (SBDC)
(Select only one.)

○ Yes

○ No

How likely are you or an employee to attend the following business training workshops if held locally and at an affordable cost?

49. Business Planning
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

50. Financial Management
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

51. Inventory Management
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

52. Advertising/Marketing
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

53. Employee Training/Hiring
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

54. Customer Service
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

55. Hospitality Training
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

56. Window Displays/Interior Store Design
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

57. Business Market Analysis
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

58. Internet/E-Commerce
(Select only one.)

○ Definitely Attend
○ Probably Attend
○ Unsure
○ Probably Skip
○ Definitely Skip

If these incentives were available to you, which would you use?

59. Low Interest Business Loan Program
(Select only one.)

○ Definitely Use
○ Probably Use
○ Unsure
○ Probably Not Use
○ Definitely Not Use

60. Low Interest Building Improvement Loan
(Select only one.)

○ Definitely Use
○ Probably Use
○ Unsure
○ Probably Not Use
○ Definitely Not Use

61. Low Interest Facade Loan
(Select only one.)

○ Definitely Use
○ Probably Use
○ Unsure
○ Probably Not Use

○ Definitely Not Use

62. Signage Grant
(Select only one.)

○ Definitely Use
○ Probably Use
○ Unsure
○ Probably Not Use
○ Definitely Not Use

63. Mainstreet Piqua is in the process of putting together an electronic newsletter. Would you like to be included in the distribution list?
(Select only one.)

○ Yes
○ No
○ Maybe

Enter any additional comments in the space provided below:

Submit Comments Clear Form

Appendix

Downtown Piqua Business Surveys Results - 2007

1. How long has this business been in operation?

1: Under 1	1	1	3.33%
2: 1-5 Year	2	3	10.00%
3: 6-10 Ye	3	2	6.67%
4:11-20 Ye	4	5	16.67%
5: Over 20	5	19	63.33%
0: No Resp	0	0	0.00%
Total		30	100.00%

3. How long have you been the owner of this business? (Ed. Note: When Were surveys taken, etc?)

1: Under 1	1	2	6.67%
2: 1-5 Year	2	5	16.67%
3: 6-10 Ye	3	8	26.67%
4:11-20 Ye	4	5	16.67%
5: Over 20	5	10	33.33%
0: No Resp	0	0	0.00%
Total		30	100.00%

4. Does this business own or rent the space in which it is located?

1: Own	1	21	70.00%
2: Rent	2	9	30.00%
3: Rent an	3	0	0.00%
0: No Resp	0	0	0.00%
Total		30	100.00%

5. How many total square feet are devoted to this business?

1: Less tha	1	18	60.00%
2: 5,000 to	2	8	26.67%
3: 10,000 t	3	2	6.67%
4: More tha	4	1	3.33%
0: No Resp	0	1	3.33%
Total		30	100.00%

6. How satisfied are you with the present location of this business?

1: Very Sat	1	15	50.00%
2: Satisfied	2	10	33.33%
3: Neutral	3	1	3.33%
4: Unsatisfi	4	1	3.33%
5: Very Un	5	0	0.00%
6: Plan to	6	1	3.33%
0: No Resp	0	2	6.67%
Total		30	100.00%

8. How many customers/clients visit this business per week? (In other words, what is your average weekly foot traffic?)

1: None, al	1	0	0
2: Less tha	2	21	0.7
3: 100-500	3	5	0.166667
4: 500-100	4	1	0.033333
5: Over 10	5	3	0.1
0: No Resp	0	0	0
Total		30	1

9. What is the busines day of the week for this business?

1: Sunday	1	1	0.033333
2: Monday	2	7	0.233333
3: Tuesday	3	1	0.033333
4: Wednes	4	1	0.033333
5: Thursda	5	1	0.033333
6: Friday	6	4	0.133333
7: Saturda	7	1	0.033333
8: No Spec	8	10	0.333333
0: No Resp	0	4	0.133333
Total		30	1

7. What are your business hours?

A: Monday	B: Tuesday	C: Wednesday	D: Thursday	E: Friday	F: Saturday	G: Sunday
0	12-8.3	12-8.3	12-8.3	12-8.3	12-8.3	2-8.3
8-5:00	8-5:00	8-5:00	8-5:00	8-5:00 by appt only		0
9-5:00	9-5:00	9-5:00	12-6:00	9-5:00	0	0
9-5.3	9-5.3	9-5.3	9-5.0	9-5.3	9-12.0	0
10.3-5.3	10.3-5.3	10.3-5.3	10.3-5.3	10.3-5.3	10.3-4	0
9-6.0	9-6.0	9-6.0	9-6.0	9-6.0	Appt. Only	Appt. Only
9.3-5.3	9.3-5.3	9.3-5.3	9.3-8.0	9.3-5.3	seasonally	0
10-11.0	10-11.0	10-11.0	10-1a	10-1a	10-1a	10-11p
8-5.0	8-5.0	8-5.0	8-5.0	8-5.0	9-1.0	0
8-5.0	8-5.0	8-5.0	8-5.0	8-5.0	0	0
8.3-6	8.3-6	8.3-6	8.3-6	8.3-6	8.3-2	8.3-2
1	1	1	1	1	0	0
9-3.0	9-3.0	9-3.0	9-3.0	9-3.0	9-3.0	0
8.3-5	8.3-5	8.3-5	8.3-5	8.3-5	8.3-5	8.3-5
12-6.0	12-6.0	12-6.0	12-6.0	12-6.0	10-4.0	0.00
9-1.0	9-1.0	9-1.0	9-1.0	9-1.0	0	0
8.0-5.3	8.0-5.3	8.0-5.3	8.0-5.3	8.0-5.3	8-1.3	0
5.3-3	5.3-7	5.3-7	5.3-7	5.3-8	6.0-3.0	7.0-2.0
8.3-5	8.3-5	8.3-5	8.3-5	8.3-5	0	0
9.0-8.3	9.0-8.3	9.0-8.3	9.0-8.3	9.0-5.3	9.0-5.3	0
8.0-5	8.0-5	8.0-5	8.0-5	8.0-5	0	0
9-5.3	9-5.3	9-5.3	9-5.3	9-5.3	by Apt.	0
10-1.0	10-5.3	10-5.3	10-5.3	10-3.0	10-3.0	Appt. Only
9.0-6	9.0-6	9.0-6	9.0-6	9.0-6	9.0-3	8
9-7.0	9-7.0	9-7.0	9-7.0	9-7.0	8-.0	0
8-5.3	8-5.3	8-5.3	8-5.3	8-5.3	9-5.0	0
apt. only	9-9.0	9-9.0	9-9.0	9-6.0	9-close	closed
0	0	0	0	0	0	0
0	0	0	0	0	0	0
9.3-6	9.3-6	9.3-6	9.3-6	9.3-8	9.3-5	closed

10: What are the 2 busies times of the day for this business Monday-Friday?							
10a. Rank 1				10b. Rank 2			
1: Before 8	1	1	3.33%	1: Before 8	1	0	0.00%
2: 8:00-11:	2	4	13.33%	2: 8:00-11:	2	2	6.67%
3:11:00-1:	3	5	16.67%	3:11:00-1:	3	3	10.00%
4:2:00-4:0	4	2	6.67%	4:2:00-4:0	4	9	30.00%
5: 4:00-6:0	5	4	13.33%	5: 4:00-6:0	5	0	0.00%
6: Later tha	6	1	3.33%	6: Later tha	6	2	6.67%
0: No Resp	0	13	43.33%	0: No Resp	0	14	46.67%
Total		30	100.00%	Total		30	100.00%

11: What are the 2 busies times of the day for this business on Saturday?							
11a. Rank 1				11b. Rank 2			
1: Before 8	1	0	0.00%	1: Before 8	1	1	3.33%
2: 8:00-11:	2	6	20.00%	2: 8:00-11:	2	4	13.33%
3:11:00-1:	3	4	13.33%	3:11:00-1:	3	5	16.67%
4:2:00-4:0	4	2	6.67%	4:2:00-4:0	4	1	3.33%
5: 4:00-6:0	5	1	3.33%	5: 4:00-6:0	5	0	0.00%
6: Later tha	6	0	0.00%	6: Later tha	6	2	6.67%
0: No Resp	0	17	56.67%	0: No Resp	0	17	56.67%
Total		30	100.00%	Total		30	100.00%

12 What are the three busiest months of the year for this business?

	12a Rank 1			
7	**1: January**	1	0	0.00%
3	**2: February**	2	0	0.00%
6	**3: March**	3	1	3.33%
5	**4: April**	4	1	3.33%
12	**5: May**	5	2	6.67%
6	**6: June**	6	3	10.00%
12	**7: July**	7	2	6.67%
6	**8: August**	8	0	0.00%
4	**9: September**	9	0	0.00%
0	**10: October**	10	1	3.33%
0	**11: November**	11	0	0.00%
0	**12: December**	12	6	20.00%
0	**0: NoResponse**	0	14	46.67%
0	**Total**		30	100.00%

12
0
7
0
0
5
0
0
10
0
12
0
12
0
0
12

	12b Rank 2			
6	**1: January**	1	0	0.00%
5	**2: February**	2	0	0.00%
7	**3: March**	3	1	3.33%
4	**4: April**	4	1	3.33%
11	**5: May**	5	4	13.33%
5	**6: June**	6	2	6.67%
11	**7: July**	7	2	6.67%
7	**8: August**	8	0	0.00%
5	**9: September**	9	1	3.33%
0	**10: October**	10	1	3.33%
0	**11: November**	11	4	13.33%
0	**12: December**	12	0	0.00%
0	**0: NoResponse**	0	14	46.67%
0	**Total**		30	100.00%

3
0
10
0
0
9
0
0
6
0
5
0
11
0
0
11

5
10
8
10
5
3
4
8
6
0
0
0
0
0
4
0
6
0
0
10
0
0
5
0
9
0
5
0
0
10

12c. Rank 3			
1: January	1	0	0.00%
2: February	2	0	0.00%
3: March	3	1	3.33%
4: April	4	2	6.67%
5: May	5	4	13.33%
6: June	6	2	6.67%
7: July	7	0	0.00%
8: August	8	2	6.67%
9: September	9	1	3.33%
10: October	10	4	13.33%
11: November	11	0	0.00%
12: December	12	0	0.00%
0: NoResponse	0	14	46.67%
Total		30	100.00%

SUM	5	6	4	5	6	4	7	3	6	6	3	10	
	13. In what month do you typically plan major sales/specials for this business?												
	a. January	b. February	c. March	d. April	e. May	f. June	g. July	h. August	i. September	j. October	k. November	l. December	
	0	0	0	1	0	0	0	0	0	0	0	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	1	0	0	0	2
	0	0	0	0	0	0	1	0	0	1	0	1	3
	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	1	1	1	1	1	1	1	1	1	1	1	12
	0	1	0	0	0	0	1	0	0	0	0	1	3
	0	1	0	0	0	0	0	0	0	1	0	0	2
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	1	0	0	0	1
	1	1	1	1	1	1	1	1	1	1	1	1	12
	1	0	0	0	0	0	0	0	0	0	0	1	2
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	1	0	0	0	0	1	0	0	2
	0	0	0	0	1	0	0	0	0	0	0	0	1
	0	0	0	0	0	0	0	0	0	0	0	0	0
	1	0	1	0	0	1	0	0	1	0	0	1	5
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	1	0	1	0	0	0	0	0	0	0	1	3
	1	1	1	1	1	1	1	1	1	1	1	1	12
	0	0	0	0	0	0	1	0	0	0	0	1	2
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	1	1
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	1	0	0	0	0	0	1
Total 65	5	6	4	5	6	4	7	3	6	6	3	10	65
	7.69%	9.23%	6.15%	7.69%	9.23%	6.15%	10.77%	4.62%	9.23%	9.23%	4.62%	15.38%	

14. Which of the following events increased foot traffic or sales volume for this business?

	14a. Taste of the Arts	14b. Downtown Brown Bag Series	14c. Sidewalk sales	14d. Dancing in the Country Moonlight	14e. National Night out Against Crime	14f. Dancing in the Moonlight	14g. Christmas on the Green	14h. Downtown Piqua Holiday Parade	14i. Victorian Christmas	SUM	
	1	1	1	1	0	1	1	0	0	6	23.08%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	1	0	0	1	3.85%
	0	0	0	0	0	0	0	0	0	0	0.00%
	1	0	0	0	0	0	1	0	1	3	11.54%
	0	0	0	0	0	0	0	0	0	0	0.00%
	1	0	1	0	0	0	1	0	0	3	11.54%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	1	0	0	1	0	1	1	1	0	5	19.23%
	0	0	0	0	0	0	0	0	0	0	0.00%
	1	0	0	0	0	0	1	1	0	3	11.54%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	1	1	0	0	0	0	0	0	2	7.69%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	0	0	0	0	0	0	0	0	0	0	0.00%
	1	0	1	0	0	0	1	0	0	3	11.54%
SUM	6	2	4	2	0	2	7	2	1	26	100.00%
	23.08%	7.69%	15.38%	7.69%	0.00%	7.69%	26.92%	7.69%	3.85%	100.00%	

15. The gender of most of my				
3		1	2	6.67%
3		2	6	20.00%
3		3	21	70.00%
2		0	1	3.33%
2	Total		30	100.00%
3				
3				
3				
3				
3				
1				
1				
3				
3				
2				
3				
3				
3				
3				
3				
3				
3				
2				
3				
2				
3				
3				
0				
3				
2				

16. The age of most of my				
4		1	0	0.00%
6		2	1	3.33%
3		3	6	20.00%
4		4	8	26.67%
4		5	4	13.33%
4		6	1	3.33%
0		7	6	20.00%
3		0	4	13.33%
5	Total		30	100.00%
3				
7				
7				
3				
3				
7				
7				
5				
5				
7				
2				
4				
0				
4				
5				
4				
4				
7				
0				
0				
3				

20. What is the main competitiv				
8: indoor ea		1	2	6.67%
3		2	0	0.00%
8: Friendly s		3	10	33.33%
5		4	1	3.33%
7		5	3	10.00%
7		6	1	3.33%
3		7	4	13.33%
1		0	7	23.33%
6	Total		28	93.33%
3	8: indoor eating area			
0	8: Friendly service along with innovative sign solutions desi			
3				
7				
3				
3				
0				
4				
7				
5				
1				
3				
5				
3				
3				
0				
3				
0				
0				
0				
0				

22. Relative to other				
2		1	1	3.33%
3		2	17	56.67%
2		3	5	16.67%
3		0	7	23.33%
3	Total		30	100.00%
2				
3				
2				
2				
2				
2				
0				
2				
2				
0				
0				
3				
0				
2				
1				
0				
2				
2				
2				
2				
2				
2				
0				
0				
2				

17. What are the top communities from which this business	18. Please list the three products and/or servicse that best differentiate this business from the competition		
	18a.	18b.	18c.
schools, churches, community events	hand-dipped and piqua ice cream	homemade waffle cones	homemade soups and sandwiches
piqua, troy, sidney, tipp city, dayton	personalized customer service	fee based financial advising	divorce financial advising
piqua, troy, Sidney, surrounding areas	friendly customer service	quick turnaround	quality materials and expert sign layout and design
sidney, piqua	quality flooring	quality furnishing	quality service
versailles, sidney, tipp city, all places out of state	antiques	year-round holiday collectibles	fast service on shipping
miami-shelby counties	commission structure	longevity in business	referrals
troy, sidney, piqua, tipp city, versailles, greenville, dayton	service, period.	quality products	selection
Piqua	Sunday liquor sales	hours of operation	lottery
piqua, troy, sidney	Largest indoor showroom in Miami and contiguous counties	Est. 1882	Can Serve All Cemetery and Memorial Needs
0	0	0	0
Piqua	male Barber shop	0	0
piqua	0	0	0

19. Who are your major competitors?	20. What is the main competitive edge of this business versus the competitors listed above?	21. What three downtown businesses complement your business the most?		
		21a.	21b.	21c.
soft-serve ice cream places in summer	8: indoor eating area	Zender's	Uniforms Plus	Javawocky
consumerism	3	bueckers	barclay's	thoma and sons (high end business)
any sign shop: piqua sign, champion sign, sign pro of sidney, TMG signs, Fred's Signs	[illegible]	Quality quick print	Eagle printing	Francis office supply
none	5	barclay's	0	0
daisy valley, down a country lane, andy's garden	7	Hallmark	pat and bob's lamp shop	0
shively realty, mcVety Realty	7	0	0	0
dept. stores	3	Thoma and Son's	Stillwell Thoma's	Second Story
kwik-n-cold, speedway, ulrich's supermarket/citgo station	1	0	0	0
Nickel's Monument, Dodd's monuments	6	0	0	0
0	3	0	0	0
Everyone in the hair business	0	Barclay's	Joe Thoma's Shop	0
American Heart Society, American Cancer Society	3	Chamber	Mainstreet Piqua	0
Irwin auto sales, Ary's Anything on Wheels	7	unity bank	Lew's Detail Shop	Francis office supply
preferred printing-sidney, most out of area printers	3	Piqua Sign Business	Eagle Printing	0
JoAnn's on Floss	3	0	0	0
0	0	People's bank	Unity Bank	Fifth Third
Sherwin Williams Lowes Home Depot, Wal-Mart Ace Hardware	4	0	0	0
Bob Evans, Cracker barrle	7	Glamar on Mane	Apple Tree Gallery	Knobby's
other law firms	5	FOS	0	0
other public libraries	1	Lorna Swisher	YWCA	Hallmark
0	3	0	0	0
0	5	0	0	0
0	3	Linda's So-and Sew	Tapestry Angel	Apple Valley Gifts
none except the internet	3	Main St.	Chamber	0
glamour on mane, salon march, hair salons	0	PJ's vitamins and herbs	glamour on mane, hair only	Dobo's
retail florists/box stores	3	Winan's	Dobo's	0
Salon March	0	Hallmark	Javawocky	Dobo's
0	0	0	0	0
0	0	chamber of commerce	0	0
p.k photo gallery -troy, C&R gallery sidney	0	Barclay's	Stillwell Thoma's	Joe Thoma Jewelers

15. The gender of most of my customers is:		
1	2	6.67%
2	6	20.00%
3	21	70.00%
0	1	3.33%
Total	30	100.00%

16. The age of must of my customers is:		
1	0	0.00%
2	1	3.33%
3	6	20.00%
4	8	26.67%
5	4	13.33%
6	1	3.33%
7	6	20.00%
0	4	13.33%
Total	30	100.00%

20. What is the main competitive edge of this business versus the competitors listed above?		
1	2	6.67%
2	0	0.00%
3	10	33.33%
4	1	3.33%
5	3	10.00%
6	1	3.33%
7	4	13.33%
0	7	23.33%
Total	28	93.33%

22. Relative to other businesses in your category, what price point do you target?		
1	1	3.33%
2	17	56.67%
3	5	16.67%
0	7	23.33%
Total	30	100.00%

24. Where do customers typically park?		
1	13	43.33%
2	8	26.67%
3	1	3.33%
4	0	0.00%
5	7	23.33%
0	1	3.33%
Total	30	100.00%
5="our lot"		

8: indoor eating area

8: Friendly service along with innovative sign solutions designed to build your business

23. If you own or rent parking, how many spaces do you have?		
1	5	16.67%
2	4	13.33%
3	4	13.33%
0	17	56.67%
Total	30	100.00%

27. On average over the last year, how many part time positions did your business		
1	15	50.00%
2	8	26.67%
3	4	13.33%
0	3	10.00%
Total	30	100.00%

25. Where do you and employees typically park?		
1	1	3.33%
2	6	20.00%
3	0	0.00%
4	9	30.00%
5	7	23.33%
6	1	3.33%
7	1	3.33%
8	1	3.33%
9	4	13.33%
0	0	0.00%
Total	30	100.00%

5=our lot
6=garage/side street
7=on premesis
8=Canal Place Parking
9=behind business

26. On average over the last year, how many full time positions did your business support?		
1	12	40.00%
2	10	33.33%
3	7	23.33%
0	1	3.33%
Total	30	100.00%

PIQUA CONSUMER SURVEY- 2006

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1. **Why are you downtown today?** a. post office 43% b. shopping 19% c. medical or other professional visit <1% d. restaurant 16% e. library 22% f. city business 18% h. event 10%
i. other (list)__________________

2. **How often do you visit Piqua's downtown?**
39%_____ Daily
22%_____ More than 2 X per week
19%_____ 1 – 2 X per week
10%_____ 1 – 2 X per month
6%_____ Less than 12 X per year, but more than 3 X per year
0_____ Less than 3 X per year

3. **What 3 TV stations do you most regularly watch?** Whio59%____ch 2 24%_____hgtv 19%__ FOX 18% ESPN & WDTN 16% EACH __________ ___________

4. **What 3 radio stations do you most regularly listen to?** _WPTW & WLQT @25% EA WLW 19% Z93 % 107.7 @ 12 % EA NPR 10%________ __________ ____________

5. **Which 2 newspapers do you regularly read?** _PIQUA DAILY CALL 78% DAYTON DAILY NEWS 69% NONE 19%____________________ _________________

6. **Which businesses do you regularly patronize in Piqua's downtown?**

55% a Sit down Restaurants
29% b Bakery
16% c Insurance services
47% d City business
19% e Apparel
45% f Gifts, arts & collectible
43% g Personal services (hair etc)
4% h Electronics & communications devices
I 25% i Church or Club activities
16% j Recreation activities
2% k Instructional
39% l Pizza or carry out
18% m Medical, dental & optical services
76% n Banking & Finance
86% o Postal
22% p Printing
0 -q Music services & supplies
6% r Hobby supplies
2% s Home furnishings
41% t Volunteer activities
37% u Dry cleaning/ laundry
37% v Library or museum

7. **How long have you lived in your current home?**
a. Less than 5 years-14% b. More than 5 but less than 10 years-25% c. More than 10 but less than 15 years-8%
d. More than 15 but less than 20 years-18% e. More than 20 years-35%

8. **Are any adults in your household are employed in the following occupations?**
a. none, retired-25% b. none, unemployed-2% c. health care-10% d. other professional-39%
e. industry-12% f. sales-19%
g. government -16% h. agriculture-0 No Answer- 20% (Select up to 3)

9. **Does anyone in your household work in Piqua's downtown?** Y – 43% / N -53%
#17 total reported- most did not_____

10. Does anyone in your household work outside the downtown, but in Piqua? Y-43% / N -53%
#15 total reported, most did not_____

11. Does anyone in your household work outside Piqua? Y -45% / N-55%
#18 total reported, most did not_____

12. What was your estimated travel time to downtown today?
a. 0-10 minutes- 65% b. 10-20 minutes-14% c. 20-30 minutes-2% d. 30-45 minutes-0 e. 45 or more-0

13. Age of respondent: a. 18 – 25 years-0 b. 26-35 years-2% c. 36-45 years-10% d.46-55 years-29%
e. 56-65 years-14% f. 66-85 years-22% g. 85+ years-0

14. Number of persons in household: a. 1-6% b. 2-67% c.3-10% d. 4-8% e. 5-10%
f. 6-0 g. 7-0 h. 8 or more-0

15. Do you rent or own your home? a. Rent-2% b. Own-98%

16. If you do not live in Piqua, which town or township & zip code do you live in?_lack of response_____
45356 – 2 45373 – 4 45318-1 45371-1 45152-1 Springcreek-1 Washington 1

17. If you live in Piqua, do you live:
a. East of River, & North of Rt. 36?-4% b. East of River, & South of 36?-6%
c. West of River & North of Rt. 36?-14% d. West of River & South of Rt. 36?-6% e. In Historic District?8% no answer 29%

23. Please indicate your total household income as in one of the following ranges:

a.	< $ 15,000	0%
b.	$ 15,000 - $ 24,999	6%
c.	$ 25,000 - $ 34,999	4%
d.	$ 35,000 - $ 49,999	10%
e.	$ 50,000 - $74,999	10%
f.	$75,000- $ 99,999	16%
g.	$100,000-$149,999	16%
h.	$150,000-$200,000	18%

Not reported – 8%

19. Overall, do you believe that Piqua's Downtown is:
a. Improving – 78% b. Declining – 2% c. Remaining the same – 18%

20. When do you do most of your shopping for consumer goods? (Circle up to 2)
a. Weekday mornings -29% b. Weekday afternoons -35% c. Weekday evenings -25% d. Weekend mornings -27% 43% reported only 1 time

e. Weekend afternoons - 22% f. Weekend evenings – 12%

21. When do you do most of your dining out? (Circle up to 2)
a. Weekday mornings -4% b. Weekday afternoons -37% c. Weekday evenings -47% d. Weekend mornings 0 e. Weekend afternoons – 5% f. Weekend evenings – 35% One or less selected 31%

22. When do you do most of your grocery shopping & other errands? (Circle up to 2)
a. Weekday mornings -24% b. Weekday afternoons -27% c. Weekday evenings-31% d. Weekend mornings-29% e. Weekend afternoons- 16% f. Weekend evenings – 12% One time only selected 45%

23. How would you rank Piqua's downtown for the following characteristics? (Check only one box per line)

	Excellent 5	*Good* 4	*Fair* 3	*Poor* 1	*Don't Know* 0
a. Pedestrian comfort/ access	31%	53%	12%	0	0
b. Snow removal	10%	55%	20%	12%	2%
c. Convenience of parking	6%	53%	25%	12%	0
d. Prices	8%	53%	25%	2%	4%
e. Special sale events	10%	39%	35%	6%	2%
f. Store hours	8%	51%	27%	4%	6%
g. Attention from sales associates	12%	49%	10%	0	4%
h. Traffic Congestion	18%	57%	18%	2%	2%
i. Personal safety	37%	51%	10%	0	0
j. Appearance of buildings	18%	49%	29%	2%	0
k. Appearance of signs	22%	51%	25%	0	0
l. Cleanliness	22%	65%	12%	2%	0
m. Retail & service mix	10%	33%	37%	16%	2%
n. Places to gather with friends or business associates	6%	35%	37%	20%	0

24. In your opinion, which items need improved in downtown Piqua?

a. Exterior building appearances	20%
b. General surroundings	14%
c. Window displays	25%
d. Prices	10%
e. Variety of merchandise	33%
f. Variety of stores	67%
g. Store interiors	2%
h. Salesmanship	2%
i. Store hours	14%
j. Advertising	6%
k. Other:	8%

25. Are good quality loft style apartments a good idea in the downtown? Y-57% / N- 4% / Unsure-39%

PARKING SOMETIMES CITED AS THE ISSUE

26. If new businesses were opened, which of the following would you likely patronize? (Pick 3 and assign priority, with "3" as highest priority, "2" as second priority, "1" as third priority)
All listed as %s with ranked as 3, 2,1 respectively

a. Apparel 18,16,8	J. Hardware 0,4,6
b. Specialty apparel 6,6,4	k. Hobbies 6, 2,10,
c. Shoes 0,4,2	l. Professional services 0,0,0,
d. Grocery 2,0,,4	m. Financial services 0,0,2
e. Sit down restaurant 49,12,18	n. Specialty goods 4,6,8
f. Coffee shop/ café 0,8,4	o. Book stores 4,18, 12
g. Furniture 0,0,0,	p. Sundry stores 2,2,2
h. Appliances & Electronics 0,6,0	n. Other___2,0,0_______________
i. Drugstore 2,6,8	

27. What improvements or changes would be needed to increase the frequency of your patronizing the downtown? (up to 2) 1.__More & better variety of stores_ 34% of those responding to the question__

2.___Upscale Special Restaurant 21%________________________________

16% Need more parking

8% Mentioned better maintenance / store interiors

8% Praised work of Chamber and Mainstreet Piqua Inc.

2.5% each, hours, entertainment, benches too close to c

Thank you for participating!! Please return as soon as possible

Please return to your business proprietor, or to Mainstreet Piqua, Inc.

RESOLUTION NO. R-60-08

A RESOLUTION ADOPTING THE 2008 PIQUA DOWNTOWN DEVELOPMENT REVITALIZATION PLAN

WHEREAS, the City of Piqua is eligible to apply for funding from the Ohio Department of Development through their Tier Two Downtown Revitalization Program; and

WHEREAS, the City of Piqua will submit a pre-application for the Tier Two Downtown Revitalization Program; and

WHEREAS, the Ohio Department of Development requires all applicants to adopt a downtown development revitalization plan completed within the last five years as a condition to submit a pre-application.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, all members elected thereto concurring, that:

SEC. 1: The City Manager hereby adopts the 2008 Piqua Downtown Development Revitalization Plan.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

____
THOMAS D. HUDSON, MAYOR

PASSED: ______________________

ATTEST: ______________________
REBECCA J. COOL
CLERK OF COMMISSION

DEVELOPMENT OFFICE
William Lutz – Development Program Manager
201 West Water Street • Piqua, Ohio 45356
(937) 778-2062 • FAX (937) 778-0809
E-Mail: blutz@piquaoh.org
Web: http://www.piquaoh.org

To: Fred Enderle, City Manager

From: Bill Lutz, Development Program Manager

CC: Harry Bumgarner, Economic Development Director

Date: May 13, 2008

Subj.: Tier Two Downtown Revitalization Program

Fred:

Attached please find two resolution that need adopted at the May 19th City Commission meeting along with all appurtenant information. These resolutions are necessary in order for the City of Piqua to submit a Pre-Application to the Ohio Department of Development for Tier Two Downtown Revitalization Program Funding. Both resolutions deal with the adoption of two specific documents by the City Commission to demonstrate that the community has specific needs and goals in order to be eligible to apply for funding later this October from the Tier Two Downtown Revitalization Program.

The first resolution adopts a market study that was completed last year by Burns, Bertsch and Harris, Inc. This comprehensive study was forward last year to the Ohio Department of Development in our Tier Two Downtown Revitalization Program Pre-Application. However, the study was not adopted by the City Commission and the City's Pre-Application was not accepted. This year, the community needs to have the market study adopted by the City Commission in order for our Pre-Application to be approved.

The second resolution adopts a new Downtown Development Revitalization Plan. This plan addresses elements that are outlined in the City's newly adopted Comprehensive Plan and was adopted by the Board of Directors of Mainstreet Piqua, Inc. at their May Board Meeting.

At this point, no decisions have been made on what activities will be undertaken using the funding received from the Ohio Department of Development, or what the expected level of funding will be. These elements will be discussed in further detail when the actual application is submitted in October. The actions taken by the City Commission, through these two pieces of legislation, will only allow the community to submit a Pre-Application. Once the Pre-Application is approved, further discussions will take place on the proposed activities and funding levels.

If you need further information, please do not hesitate to contact me.

Regards,

Bill

The Piqua Downtown Development Revitalization Plan - 2008

The City of Piqua's Downtown Redevelopment Revitalization Plan consists of two major parts which will guide the community and other stakeholders in the revitalization of the City of Piqua's Central Business District. The first part of the plan is the City's newly adopted Comprehensive Plan. This plan, entitled "Plan-It-Piqua" deals with the community in totality, however, there are many goals and objectives that deal with the community's downtown. These goals and objectives are described below and Mainstreet Piqua, Inc., will play a pivotal role in helping the City of Piqua achieve the goals outlined in "Plan-It-Piqua".

In addition to the new comprehensive plan, the Board of Mainstreet Piqua, Inc. held an intensive retreat with assistance of Wright State University's Center for Urban and Public Affairs to develop a new strategic plan for the organization. The timing of the strategic plan could not have been better considering that the City of Piqua recently completed their comprehensive plan and the largest downtown development program, the rehabilitation of the Fort Piqua Hotel, is nearing completion to be the home of the new public library. The new strategic plan along with the specific elements of the community's comprehensive plan provides an excellent framework for revitalizing the community's downtown.

Plan-It-Piqua

The City of Piqua has recently adopted a new Comprehensive Plan for the community entitled "Plan-It-Piqua". This plan outlines many goals and objectives related around nine major contexts of the community: land use, redevelopment, housing, transportation, economic development, natural environment, community services and facilities, utilities and implementation. While the goals in the plan do not outline the downtown district in particular, there are certain goals and objectives that will be undertaken by Mainstreet Piqua, Inc. and the City of Piqua working together. These goals and objectives are outlined below.

Goal 1. Preserve Piqua's small town feel through well balanced growth that mixes land uses, retains open space and creates an inviting appearance using landscaping, attractive entrances, and community landmarks.

Objective: Continue to improve land use management and encourage citizen involvement in City efforts.

Action: Encourage development to occur concurrently with the supporting infrastructure to maximize the City's capital investments.

Time Frame: Ongoing

Objective: Encourage redevelopment of underutilized land resources.

Action: Modify development regulations to support redevelopment, especially along or near the Great Miami River in and around the downtown.

Time Frame: 2009-2010

Action: Prepare a marketing program for targeted infill and redevelopment sites.

Time Frame: 2008

Objective: Create and modify land use patterns to support improved transportation choice and efficiency

Action: Incorporate "park once" site design requirements to support mixed-use development.

Time Frame: 2009-2010

Action: Expand the local and regional multi-use path system to connect destinations.

Time Frame: Ongoing

Objective: Support appropriate commercial, office and sustainable industrial development.

Action: Support neighborhood scale commercial development where such uses support neighborhoods, meet local needs, and are located at key crossroads, especially major intersections.

Time Frame: Ongoing

Action: Support office development in existing locations and facilitate corporate offices in the Downtown and adjacent to major freeway interchanges.

Time Frame: Ongoing

Goal 2. Revitalize Piqua through initiatives that encourage redevelopment or reuse of existing structures and implementation of building codes in an effort to contribute to a reduction in building vacancies.

Objective: Redevelop targeted industrial and commercial sites.

Action: Inventory all existing vacant industrial and commercial sites and structures.

Time Frame: 2008

Objective: Work with local and regional groups to redevelop vacant and underutilized properties, and rehabilitate and/or remove deteriorated structures.

Action: Redevelop the Great Miami River riverfront from Lock Nine Park to the East Main Street bridge.

Time Frame: 2009-2010

Goal 4. Develop and maintain an convenient, safe and efficient transportation system that effectively accommodates pedestrians, bicyclists, automobiles and public transportation.

Objective: Improve Traffic Safety

Action: Lessen the impact of semi-trucks through the Central Business District.

Time Frame: 2008

Action: Improve signage in the Central Business District

Time Frame: 2009-2010

Goal 5. Enhance Piqua's location economy through policies and programs that attract progressive new industries, increase the number of high paying jobs with benefits, retain existing small businesses, develop a strong workforce, increase the number of quality of life amenities and contribute to a vibrant downtown.

Objective: Support local business development

Action: Explore opportunities to create working capital loans for small businesses.

Time Frame: 2008

Action: Support small business training assistance.

Time Frame: 2008

Action: Develop office space that can accommodate shared administrative functions.

Time Frame: Ongoing

Action: Work with Edison Community College/Joint Vocational School/Piqua High School in order to develop and expand education and training in entrepreneurial development.

Time Frame: Ongoing

Objective: Initiate and support economic marketing strategies.

Action: Create "Centers of Excellence" and "Industry Hubs"

Time Frame: 2011-2013

Goal 6. Celebrate Piqua's natural amenities by developing the waterfront and enhancing public access to the river corridor and work to create new parks, trails and tree planting initiatives through out the City to further contribute to the community's quality of life.
Objective: Organize recreational activities on the river.

Time Frame: 2009-2010

Objectives: Continue to work with local groups to assist in landscaping and tree planting initiatives.

Goal 7. Support community improvements that build strong family neighborhoods and community pride and maintain high quality community services and facilities, including its school system, public safety services, health care, recreational opportunities, cultural activities, technology and youth and senior services.

Objectives: Celebrate, promote and enhance arts, cultural, historical facilities, events and encourage increased tourism.

Action: Continue to support major cultural events.

Time Frame: Ongoing

Action: Develop a plan for the construction of a modern entertainment and arts/cultural facility.

Time Frame: 2011-2013

Mainstreet Piqua, Inc.
Strategic Plan 2008

(See Attached Sheets)

MAINSTREET PIQUA, INC.
STRATEGIC PLAN 2008

On March 10, 2008, Mainstreet Piqua Inc. convened its Board to develop a strategic plan with a three to five year time horizon. The planning retreat was facilitated by Wright State University. This document presents the results of the retreat, and highlights priority action items to boost Mainstreet Piqua toward the best version of itself. The MPI recognizes its position on the organizational life cycle—seed · start up · growth · established—as being in the *established* stage and seeks to reinvent itself for the next round of its life cycle.

VISION AND MISSION STATEMENT DISCUSSION

Vision

Board members of MPI have a big vision for the community. A snapshot of long range ideas for business development and design enhancements include:

Business Development

- Retaining diverse businesses in the downtown area
    - Entertainment
    - Quaint shops
    - Outdoor cafés
    - Quality specialty stores
- Attracting an artist to open a gallery on Main Street to not only feature their work, but host other artists as well in different mediums.
    - Leasing all available space in the downtown area, seeking 100% occupancy in crucial locations and attracting more retail business in first floor spaces.
- Developing restaurants, shops and an open space plaza with recreation access to the river in the New Riverfront development in the 100 block of S. Main St.
    - Developing a hometown outlet store on Main Street that will attract tour buses from the interstate to come downtown and shop (like an A. M. Leonard)

Design

- Obtaining an overall attractive appearance for Main Street
    - Renovating all building fronts
    - Attractive signage
    - Upper floors renovated and/or clean in appearance, or screened from public view
- Enhancing aesthetics in the downtown area (community gateways and the Canal Place)
- Continuing design review
- Completing streetscape improvements in the downtown area
- Developing a major center feature in Central plaza such as a fountain (like a round-about at Main and High streets).
- Improving parking lots by providing a more aesthetically pleasing appearance
- Improving access to buildings and renovating back entrances to Main Street businesses
- Developing pedestrian walk ways along the old canal

Mission

MPI serves residents and businesses in the downtown and beyond. Its purpose is to create an attractive downtown atmosphere and experience that draws patrons to businesses. MPI raises awareness of the importance of business to the community, and is a collective voice for downtown businesses. The impact of MPI is that today "Main Street" and "Piqua" are synonymous. In other words, the downtown has become the heart and center of the community, pumping life into it.

A potential mission statement for MPI is:
MPI serves Piqua, and beyond, by creating thriving downtown as the heart and center of commerce and community.

ENVIRONMENTAL SCAN (ABBREVIATED)

The next step in the strategic planning process was to review the external environment to inform key areas of focus and/or change for MPI. The MPI board crafted trend statements in four change areas that affect downtown business intermediaries—demographics, economy, and lifestyle changes.

Demographics

Like most Midwest cities, Piqua is aging. Population projections are available for each Ohio county. From 2005 to 2030, **the senior population will increase by almost 50%** (from 13,760 to 20,550). Miami County is expected to add 2,340 children ages 14 years and younger. This is an increase of over 11% from 2005 to 2030. At the same time, Miami County will experience a decline in its working age population (ages 15-64) from 66,660 to 64,570 and this equates to a decline of 3%.

The implications of these demographics is that it makes sense for MPI to continue to focus its entertainment venue on the family, providing something for everyone. Given the demographics, board members also advocate for:

- Targeting the 50+ age group with music venues
- Creating unique arts and culture experiences
- Providing value entertainment (i.e., reasonable cost activities)
- Branding all of its venues with the trademark of quality that has become expected of MPI sponsored activities.

Economy

The economy in the Midwest is in a high state of transformation, with the transition being a generally painful one. Miami County has been affected, too, with a change in its industrial mix from 42% manufacturing to 28% from 1970 to 2000, and the decline has continued since. In many communities, the service industry increased and that is so in Miami County as well, which moved from 16% service sector employment to 24%. Growth in retail trade in the County has been relatively flat, with an increase of 2%. That shift is evident in Piqua's downtown, where the service sector has become more predominant while retail has become less so.

	Miami		
Industry	1970	2000	Change
Agriculture and Mining	1.4%	1.5%	0.1%
Construction	4.2%	5.2%	0.9%
Finance, insurance, and real estate	5.8%	5.3%	-0.5%
Manufacturing	42.0%	28.0%	-14.0%
Retail trade	17.0%	19.3%	2.3%
Services	15.5%	23.8%	8.3%
Transportation and public utilities	2.3%	2.5%	0.2%
Wholesale trade	1.7%	5.2%	3.6%
Government and government enterprises	10.2%	9.3%	-0.9%

The implications of such changes to the industrial mix are:

- Fewer wealth creating jobs exist with the decline in manufacturing which traditionally paid good wages. This affects the discretionary spending capacity of residents.
- Service industries – Financial services and institutions Insurance Personal services – do not create the kind of "foot" traffic that the retail industry does, and so downtowns have an ever greater challenge in attracting patrons.
- Shopping is recreation. Patrons typically expect to visit multiple shops. If service industries are interspersed with retail, this creates breaks in the "chain" of retail shops, and patrons might give up their shopping trip out of frustration or appearance that the trip has ended while another shop may have been around the corner.
- And when MPI sponsors events that require street closures, retail shops benefit but the service industry may not.

The ideal would be to create a mix of activities to keep a shopper engaged for hours, which includes amenities for leisure time: sidewalk cafes, awnings, coffee shops, etc. (especially given the aging demographic).

Lifestyle Changes

Three key lifestyle changes impact the MPI— the leisure group, the health and fitness group, and the "living green" group. As already mentioned under the demographic section, boomers and aging boomers are increasing in number and will outpace the growth rate of every other age cohort. Regarding the health and fitness group, what was once referred to as a "craze" has become a lifestyle choice. And that group is now substantial in number and so accommodating those lifestyle choices becomes increasingly important. The living green group is up and coming, and addressing their lifestyle expectations can position the downtown well for future growth of that lifestyle group.

Implications to MPI and Piqua's downtown include:

- Connecting health and fitness assets to downtown increases the perception of the downtown as an asset (e.g., The Loop for joggers, bikers, and roller bladers).

  - Literally connecting bike paths to downtown will be a plus; and identifying Piqua as a "Bike city USA" destination would be a draw for this lifestyle group.
  - The Fort Piqua Hotel and its tenants (the library and shops selling memorabilia) are central to the leisure experience.
  - Green living and downtown living lifestyle groups prioritize walkability among other things.

CRITICAL ISSUES

Recognizing the changing demographics, economy, and lifestyle choices of the community, MPI identified five critical issues that will require special attention to help the MPI position itself for maximum impact on behalf of the community. The five critical issues are listed below. Following this list, the SWOT analysis pertaining to the five critical issues is presented.

1. The Organization's Structure: Does the organizational structure of the board enable accomplishment of the range of activities desired? Is the committee structure of the board relevant? Does MPI have the staff necessary to accomplish its mission?
2. Fort Piqua Hotel: What is the role of the MPI as regards the Hotel? How can MPI assist the City in maximizing the role of the hotel as a downtown anchor? How can MPI facilitate a relationship between the hotel and its purpose to downtown merchants?
3. Creating Opportunities for Business Development: What is the plan for implementing the MPI vision for business development (see vision concepts on page 1)? What are the priority business development strategies that MPI should be pursuing?
4. Promotion: How can MPI use technology to further its mission? How progressive can MPI be with technology? (Board members suggested defining common "adventures" that a visitor might pursue, mapping the routes of those adventures, and including pictures and information about landmarks and other key assets.)
5. Financing: How can MPI stabilize its financial resources? Will the MPI pursue a special improvement district (S.I.D.) toward this end?

I. Organizational Structure

- Strengths/resources
  - The executive director-excellent worker
  - Committee chairs
  - Succession planning
  - Strong partnership-with city, Grow Piqua Now, and the Chamber of Commerce.
- Weaknesses
  - The executive director-others depend on her too much
  - Lack of available resources/personnel to delegate tasks
  - Need to do more detailed "committee" assignment to board members

    - Lack of finances

- Opportunities
    - Organization committee-fundraising membership development
    - SID (the Executive Committee has the job of financing, SID reports to Executive Committee)
    - Working board vs. monthly meeting board
    - Committee structure
    - Use the Ohio organization for Main Street programs to help identify money and other benefits

II. Fort Piqua Hotel/Library, Banquet, Conferencing Facility

- Strengths
    - Coffee shop and restaurant
    - Beacon, attraction, destination
    - Technology in library
    - Managing partners will run the organization. Whoever goes into the restaurant becomes the banquet/conferencing facility manager ideally.
    - City is filling the "bottom floor"
- Weaknesses/Challenges
    - Little support from downtown merchants
- Opportunities
    - On opportunity to capitalize on Piqua's heritage
    - Build relationship with manager of banquet/conference facility
    - Have hotel's facility manager on MPI board
    - Show case and sell items (merchandising) with tenants
    - Develop complementary events that showcase the community
    - The CIC has the responsibility to make the building a successful economic impact
    - Develop a marketing brochure for conference attendees—addressing how to spend 1,3,7 days in Piqua
    - Establish a strategic, marketing committee of the economic developments of Piqua, MPI, CoC, and CM. Develop proactive, shared marketing strategy-strategic messaging
    - How does MPI maximize the first 120 days of excitement when the hotel first opens?
    - How will MPI keep the story on the "front page"?
    - How will MPI help the hotel and Piqua's downtown become a known quantity to Montgomery County?

III. Business Development

- Strengths
    - Available locations/sites
    - Bike path wraps around downtown (Lock 9 and Main St.)
    - Updated comprehensive plan—maps out potential strategies for MPI
    - Relationship with Chamber and the Chamber is well run

    - Aesthetic appeal of the downtown
    - Adequate parking
- Weaknesses/challenges
    - Mix of service/retail
    - Lack of control regarding properties
    - Look for overlaps and gaps with Chamber of Commerce, Mainstreet Piqua, Grow Piqua Now
- Opportunities
    - Meeting lifestyle changes
    - Improving design for pedestrians
    - Implementing relevant aspects of the comprehensive plan
    - There is an existing committee of the board which can be re-energized for this purpose called the Economic Development Committee
    - Review ideas from board survey

Design Issues to enhance Business Development

- Finish street scaping action items near Fort Piqua and on Wayne Street
- Canal Street-ice skating type them along a "canal type area"
- Open up behind building store fronts to the water
- Beautification committee could perhaps do more to plant flowers, etc.
- City entrances
- 36 and Spring St.
- Boulevard just before coming into the City

IV. Promotion

- Strengths
    - City website
- Weaknesses
    - MPI website
- Opportunities
    - Being the lead organization in promoting travel and tourism to the community
    - Marketing the City of Piqua across Ohio
        - Destination spot for shopping
        - Touring
    - Developing a more comprehensive brochure of downtown Piqua
    - Marketing a year-long calendar of entertainment and fundraising events
    - Taking the lead in marketing arts and culture facilities in the community with a special emphasis on downtown
    - Taking the lead in marketing and scheduling the Fort Piqua Hotel for conventions and meeting space
    - Developing and marketing supplementary events that showcase the community during a "core" convention or meeting
    - Promoting the importance of downtown areas to receive higher recognition from the community
    - Cross links from CIC, MPI, CoC, etc.
    - Podcast walking tours
    - Videograph a visual tour of downtown Piqua and place in stores

- Pipe music into downtown
- Public art with sculptors
- Murals in downtown-could become a walking map, but tread carefully with this one so as not to induce graffiti.
- Promoting local residents to shop downtown – keep money in Piqua and endorse a "BUY LOCAL" campaign
- Promoting and designing special events that are sponsored by Mainstreet Piqua
  - Taste of the Arts, Brown Bag Lunches, Moonlight bike ride, parades, Victorian Christmas, etc.) are all family oriented events with special activities just for children. Rising economic burdens (costs of gasoline) make it difficult for families to travel for entertainment. They need to know that great opportunities lie right here in the downtown.
- Target marketing
  - Churches, boy scouts and girl scouts and other child-focused organizations are looking for good events for fun, learning and fostering group relations. The Mainstreet events should continue targeting this demographic. We should make a personal contact with the activity coordinator with each of these groups and others. Meeting of the needs of families who utilize first class entertainment and letting them know it's available locally.

Addendum 1: Criteria for Selecting Priority Projects

A common tool applied for discerning priorities is to use a set of criteria related to a Likert Scale. The organization as a group could answer and score the criteria; or each individual could do so, write up or verbally provide rationale for their choices, and then the scores could be combined and discussed.

Decision Making—Guiding Questions	**1**	**2**	**3**	**4**
	NO	**NOT REALLY**	**A LITTLE BIT**	**YES**
Is this issue in line with the vision?				
Is it important for this organization to address this issue? (i.e., there are no other programs or organizations addressing this issue)				
Is this issue a prevalent problem?				
Would not addressing this issue have severe consequences?				
Can we do anything about this issue?				
Do we have the resources to address this issue?				
TOTAL				
GRAND TOTAL				

Appendix 2: Board and Staff Survey Results

Responses are organized according to the four elements of the program: Organization, Promotion, Design and Economic Restructuring

By 2015, my vision for Mainstreet Piqua includes the following key components…

- The goal for the downtown is to create a thriving and vital downtown with a unified theme, strong funding base, high-quality businesses, entertainment and recreation opportunities, and a clean attractive streetscape.

Organization

- Recruiting and retaining a great, active Executive Director for Mainstreet Piqua, Inc.
- Engaging the Board of Trustees to be proactive
- Maintaining a strong involved board
- Developing relationships with leaders in the City of Piqua
- Recruiting and retaining volunteers to lessen reliance on management of Mainstreet Piqua, Inc.
- Securing dependable funding from a variety of sources
- Rewarding employees with pay increases
- Relocating Mainstreet Piqua, Inc. into the Fort Piqua Hotel by 2015

Membership

- Obtaining full membership of downtown merchants
- Developing and maintaining a high level of membership participation by persons/business owners directly connected to the downtown area
- Retaining active members with proven economic success

Downtown Businesses

- Engaging downtown building owners to support our efforts
- Promoting economic development opportunities in Downtown Piqua by offering new facilities and operational programs designed to benefit small businesses
    - Special Improvement District (SID) Program
    - Independent small business loan program exclusively for downtown businesses
- Increasing training and technical assistance to businesses growing in the downtown area
- Providing incubator space for businesses looking to grow

Promotion

- Being the lead organization in promoting travel and tourism to the community
- Marketing the City of Piqua across Ohio
    - Destination spot for shopping
    - Touring
- Developing a more comprehensive brochure of downtown Piqua
- Marketing a year-long calendar of entertainment and fundraising events
- Taking the lead in marketing arts and culture facilities in the community with a special emphasis on downtown
- Taking the lead in marketing and scheduling the Fort Piqua Hotel for conventions and meeting space

- Developing and marketing supplementary events that showcase the community during a "core" convention or meeting
- Promoting the importance of downtown areas to receive higher recognition from the community

Economic Development/Restructuring

- Retaining diverse businesses in the downtown area
    - Entertainment
    - Quaint shops
    - Outdoor cafés
    - Quality specialty stores
- Attracting an artist to open a gallery on Main St. to not only feature their work, but host other artists as well in many different mediums
- Limiting businesses such as tattoo parlors and low-end second hand stores
- Leasing all available space in the downtown area
    - 100% occupancy in the old Orr-Statler Building (sub-lease 3rd floor)
    - Retail business in first floor spaces
- Developing restaurants, shops and an open space plaza with recreation access to the river in the New Riverfront development in the 100 block of S. Main St. (Mo's, Piqua Mill, etc.)
- Developing a hometown outlet store on Main St. that will attract tour buses from the interstate to come downtown and shop
    - Preferably an A. M. Leonard

Design

- Obtaining an overall attractive appearance for Main St.
    - Renovating all building fronts
    - Attractive signage
    - Upper floors renovated and/or clean in appearance, or screened from public view
- Enhancing aesthetics in the downtown area (Gateways, Canal Place)
- Continuing design review
- Completing streetscape improvements in downtown area
- Developing a major center feature in Central plaza such as a fountain (round-about Main St. & High St.)
- Improving parking lots by providing a more aesthetically pleasing appearance
- Improving access to buildings and renovating back entrances to Main St. businesses
- Developing pedestrian walk ways along old canal

By next year, I would like to be able to say that Mainstreet Piqua has accomplished…

Organization

- Serving as a role model Mainstreet organization in the State of Ohio
- Establishing a long-range strategic plan for Mainstreet Piqua, Inc.
- Taking a leadership role in developing a cooperative partnership among business owners in the business district of downtown Piqua
- Receiving outward visible support from the Main St. merchants during the opening of the Fort Piqua Hotel and library
- Obtaining another CDBG Tier II grant
- Maintaining financial resources for 1 consistent year

Promotion

- Developing a key marketing plan
- Developing a more comprehensive brochure of downtown Piqua
- Retaining new memberships from downtown merchants
- Taking the lead in marketing the grand opening and future events schedule of the Fort Piqua Hotel
- Developing a strategy to attract higher end businesses
- Organizing an entertaining fundraiser
- Marketing a concerted effort to youth and families for "Dancing in the Moonlight" and "Christmas on the Green" with measurable results of increased attendance.

Economic Development/Restructuring

- Implementing a special improvement district
- Occupying all store fronts
    - Jacqua building
    - Midwest Maintenance building
- Attracting higher end upstairs dwelling units
- Developing a business plan for Paul's Bar building
- Improving our business retail sales

Design

- Creating a festive ambience downtown (example playing piped music)
- Obtaining a sound system for downtown Piqua
- Developing another "beautiful" parking lot (to maintain the fabric of the commercial district)

Any long range plan for Mainstreet Piqua really must address these issues of critical importance…

Organization

- Stabilizing financial resources
- Re-examining and revising the mission of the organization
- Staffing within the organization
- Managing the organization
- Creating a better synergy between users

Promotion

- Focusing on "What makes us different?"
- Focusing on business retention, expansion, and recruitment in the downtown area – not just people
- Promoting and advertising businesses in the downtown area
- Encouraging tourism in the downtown area
- Promoting local residents to shop downtown – keep money in Piqua and endorse a "BUY LOCAL" campaign
- Promoting and designing special events that are sponsored by Mainstreet Piqua
    - Taste of the Arts, Brown Bag Lunches, Moonlight bike ride, parades, Victorian Christmas, etc.) are all family oriented events with special activities just for children. Rising economic burdens (costs of gasoline) make it difficult for families to travel for entertainment. They need to know that great opportunities lie right here in the downtown.
- Target marketing
    - Churches, boy scouts and girl scouts and other child-focused organizations are looking for good events for fun, learning and fostering group relations. The Mainstreet events should continue targeting this demographic. We should make a personal contact with the activity coordinator with each of these groups and others. Meeting of the needs of families who utilize first class entertainment and letting them know it's available locally.
- How do we use the Fort Piqua Hotel to promote the downtown?
- Will Mainstreet Piqua, Inc. take on the role of marketing the restored Fort Piqua Hotel and Library?
- What can we do to attract new residents to the community?

Economic Development/Restructuring

- Recruiting new businesses to keep downtown the focal center of Piqua
- Retaining existing businesses
- Enhancing quality of shops ("more barclays, less pawn shops")
- Creating opportunities for business development
- What role will the organization play in operating the Fort Piqua Hotel?
- What can we do to increase foot traffic in the downtown area?
- What can we do to improve the economic well-being of the downtown area?

Design

- Maintaining structural/architectural fabric of downtown historic area and surroundings
- Improving and maintaining the appearance of the downtown and highway exits in Piqua

City of Piqua
Downtown District Market Analysis 2007 Update
Final Revisions Completed May 18, 2007

The 2007 Updated Market Analysis was a joint effort coordinated by Lorna Swisher, Executive Director of Mainstreet Piqua, Inc.

Starting in 2006, OSU Extension provided a Market Profile with demographic information, and a GIS based analysis of 5, 10 and 15 minute drive times and the population characteristics within each driving band.

Ms. Swisher distributed and collected the Business Surveys and the Consumer Surveys in early 2007.

Dianne Harris of Burns, Bertsch & Harris, Inc. tabulated and analyzed the information and produced the narrative document for Mainstreet Piqua, Inc. once all the data was collected.

RESOLUTION NO. R-61-08

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE CITY OF TIPP CITY AND THE MIAMI COUNTY BOARD OF COMMISSIONERS FOR THE PURPOSE OF CONDUCTING A GEOGRAPHIC INFORMATION SYSTEM (GIS) ASSESSMENT

WHEREAS, it is the mutual decision of the Miami County Board of Commissioners, City of Piqua and City of Tipp City to undertake an evaluation of existing local GIS-related conditions and the development of a multi-year strategy to implement GIS technology into the operations of the Sanitary Engineering Department of Miami County, Ohio; the Miami County Engineering Department; and the operations of the City of Piqua and the City of Tipp City; and

WHEREAS, as a result of the preliminary conversations with the above named entities, proposal were solicited from several consulting firms; and

WHEREAS, Woolpert Inc. of Dayton Ohio was identified as being the best suited to provide the services desired and the agreement is attached hereto as Exhibit "A"; and

WHEREAS, it is the desire and intention of each of the parties hereto to contribute to the total cost of effecting and completing said evaluation and developing said multi-year strategy with the City of Piqua's contribution being $14,908.57.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, all members elected thereto concurring, that:

SEC. 1: The City Manager is hereby authorized to enter into an agreement with the City of Tipp City and the Miami County Board of Commissioners for the purpose of conducting a Geographic Information System (GIS) Assessment.

SEC. 2: The Finance Director is hereby authorized to draw her warrants from time to time on the appropriate account of the city treasury in payment according to contract terms in the amount not to exceed $14,908.57

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

THOMAS D. HUDSON, MAYOR

PASSED: ______________________

ATTEST: ______________________
REBECCA J. COOL
CLERK OF COMMISSION

PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

May 14, 2008

MEMORANDUM

TO: Frederick E. Enderle, City Manager

Cc: Thomas R. Zechman, Public Works Director
William Sommer, Power System Superintendent

RE: Request for Legislation – Geographic Information System (GIS) Intergovernmental Agreement

Earlier this year Miami County officials invited all of the local governments within the county to join in preliminary discussions concerning a GIS needs assessment project being contemplated. While the Miami County Sanitary Engineer's office originally initiated the project to address their own needs, they realized there may be a cost benefit to all if they open it up to the other jurisdictions within the county. Recognizing the potential value of developing a full featured GIS, both Piqua and Tipp City expressed an interest in the project and have participated in the conversations to date.

As a result of the preliminary conversations, proposals were solicited from several consulting firms capable of performing the task deemed necessary to complete this project. Of the firms interviewed, Woolpert Inc. of Dayton Ohio was identified as being the best suited to provide the services desired. Up until now there was no obligation required to participate in the dialog. However, the discussions are now at a point in the process where each agency will need to commit funding for the securement of the professional services necessary to move the project forward. By doing the project jointly, any redundancies associated with providing the same or very similar services separately to each agency will be eliminated, and each participating jurisdiction will realize a marginal cost savings.

As proposed, Miami County will act as the lead agency and be responsible for executing a contract with Woolpert Inc. to perform the GIS Assessment for Piqua, Tipp City, and the county. The finished study will be single document that includes separate sections with findings and recommendations specific to each participating agency. The findings and recommendations will be further organized and presented as a strategy for the implementation of a full featured GIS. The emphasis in the Piqua portion of the study will be on the water, wastewater, and storm utility systems, and to a lesser extent, the power system and economic development. While these services were not originally included in the 2008 budget, the cost savings opportunity that is being presented, along with the potential of this project to advance the GIS objectives of the organization, make it an investment opportunity well worth pursing at this time. Funding of the project will come from a reallocation of funds from within participating departments. The following table indicates which funds are affected and by what amount.

May 14, 2008

RE: **Request for Legislation – Geographic Information System (GIS) Intergovernmental Agreement**

Fund	Amount
Development	$1,409.57
Power	$2,500.00
Water	$3,500.00
Wastewater	$3,500.00
Streets	$3,500.00

At the end of the day, the real value in developing a full featured GIS is the opportunity it provides to maximize the utilization of existing assets in efforts to enhance the delivery of services, while doing so as efficiently and cost effective as possible.

Included with this memo for the City Commissions' reference in considering this request, please find a copy of the Intergovernmental Agreement and the Professional Services Contract to be entered into upon authorization of this request.

Sincerely,

Chris Schmiesing

Chris Schmiesing
City Planner

Enc.

Exhibit "A"

AGREEMENT

This Agreement made and entered into this ______ day of ______________________, 2008, by and among the Board of Commissioners of Miami County, Ohio, hereinafter referred to as the "County"; the City of Piqua, Ohio, hereinafter referred to as "Piqua"; and the City of Tipp City, Ohio, hereinafter referred to as "Tipp City"; and

WHEREAS, it is the mutual desire and intention of the parties hereto to undertake and to complete through the provision of services by Woolpert, Inc., of Dayton, Ohio, an evaluation of existing, local GIS-related conditions and the development of a multi-year strategy to implement GIS technology into the operations of the Sanitary Engineering Department of Miami County, Ohio; the Miami County Engineering Department; and the operations of Piqua and Tipp City; and

WHEREAS, it is the desire and intention of each of the parties hereto to contribute to the total cost of effecting and completing said evaluation and developing said multi-year strategy; and

WHEREAS, the County has expressed its willingness to act as the lead and contracting entity in relation to said project, and to enter into a contract and agreement with Woolpert, Inc., for the provision of all services incident thereto; and

WHEREAS, the County has expressed its willingness to advance the funds necessary to defray the charges of Woolpert, Inc., incident to said project, as the same become due and payable; and

WHEREAS, each of the other parties hereto has expressed its willingness to contribute to said costs and to reimburse the County as to the same as is set forth hereinbelow, and in a manner consistent with this Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto contact and agree as is set forth hereinbelow:

1. The County will enter into a contract and agreement (see exhibit A) with Woolpert, Inc., of Dayton, Ohio, for the provision of services by the said Woolpert, Inc., in relation to an evaluation of existing, local GIS-related conditions within Miami County, Ohio, and the development of a multi-year strategy to implement GIS technology into the operations of the Miami County Sanitary Engineer; the Miami County Engineering Department; and the operations of Piqua and Tipp City;

2. The County will pay to the said Woolpert, Inc., for services rendered in that regard, out of funds of and available to the County the total amount of $52,180 as said sum or portions of the same become due and payable under the contract entered into by and between the County and the said Woolpert, Inc.;

3. Each of the other parties to this Agreement, no later than the 30 days after County remits final payment to Woolpert, shall reimburse the County for the respective proportionate share of the said total contract price by making payment to the County the sum set forth hereinbelow in relation thereto:

    A. Piqua: $14,908.57;
    B. Tipp City: $14,908.57;

4. The action by each of the parties hereto of entering into this Agreement, of agreeing to make payments hereunder, and of encumbering adequate funds for said purpose shall be authorized by appropriate action of the legislative authority of the same prior to the entry into this Agreement, and each party shall provide to the other parties hereto certified copies of documents of legislative action effecting and approving said ends;

5. The parties hereto agree that each of them will cooperate fully in the completion of the project and task contemplated hereby, and that they, and their officers, employees, and agents will work diligently and cooperatively to effect said end, and will suffer and allow the said Woolpert, Inc., its agents, employees, officers, and subcontractors access to facilities, information, and data as the same may be necessary in the implementation thereof;

6. Each of the parties hereto agrees that, to the extent permitted by law, it shall indemnify and hold the other parties hereto harmless from any claim, charge, or loss arising from the actions or omissions of said party related to the execution and completion of this Agreement;

7. The parties hereto expressly agree that this is the full and complete agreement among the parties related to this matter; and that this Agreement creates no other relationship or creates no delegation or assignment of authority or responsibility except as is set forth expressly herein;

8. This Agreement shall continue in full force and effect until all of the duties and responsibilities imposed upon any and all of the parties hereto have been fully discharged and completed; and

9. This Agreement shall be interpreted under and in compliance with the laws of the State of Ohio.

NOW, THEREFORE, the parties hereto, through their respective representatives, have executed this document.

THE BOARD OF COMMISSIONERS
MIAMI COUNTY, OHIO:

BY:______________________________
COMMISSIONER

BY:______________________________
COMMISSIONER

BY:______________________________
COMMISSIONER

DATE:____________________

Entry into this Agreement, the granting of authority to execute the same, and the encumbrance of funds necessary incident thereto authorized and allowed under Resolution No. __________ of the Board adopted on the _____ day of ____________, 2008.

THE CITY OF PIQUA, OHIO:

BY:__________________
CITY ATTORNEY

BY:______________________________
CITY MANAGER

DATE:__________________

DATE:______________________

Entry into this Agreement, the granting of authority to execute the same, and the encumbrance of funds necessary incident thereto authorized and allowed under Resolution/Ordinance No. ________ of the Commission of the City of Piqua, Ohio, adopted on the _____ day of ________________, 2008.

THE CITY OF TIPP CITY, OHIO:

BY:______________________ BY:____
CITY ATTORNEY CITY MANAGER

DATE:____________________ DATE:______________________________

Entry into this Agreement, the granting of authority to execute the same, and the encumbrance of funds necessary incident thereto authorized and allowed under Resolution/Ordinance No. _______ of the Commission of the City of Tipp City, Ohio, adopted on the _______ day of ____________________, 2008.

PROFESSIONAL SERVICE AGREEMENT BETWEEN WOOLPERT, INC. AND MIAMI COUNTY SANITARY ENGINEERING DEPARTMENT

Section 1. General

THIS AGREEMENT, made and entered into this _____ day of _______, 20 ___, by and between Woolpert, Inc., whose address is 4454 Idea Center Blvd, Dayton, Ohio 45430-1500 (hereinafter referred to as "Woolpert") and the "Client" identified herein, provides for the Professional Services described under Section 3 of this Agreement.

- Client: Miami County Sanitary Engineering Department (SED)
- Address: 2200 N. County Rd. 25-A, Troy, Ohio 45373
- Contact Person: Patrick A. Turnbull, PE
- Phone Number: 937.440.5653
- Fax Number: 937.335.4208
- Project Number:
- Title: GIS Development Strategy

Section 2. General Description of Project and Project Area

The Client's project is described as follows: Based on an evaluation of existing GIS-related conditions, Woolpert will develop a multi-year strategy to implement GIS technology into the operations of Miami County Sanitary Engineering Department, Miami County Engineer's Office, City of Piqua, and Tipp City.

The project area for this Project is described as follows: *The Miami County Sanitary Engineering Department service area, the area of responsibility of the Miami County Engineer's Office, the City of Piqua, OH, and the City of Tipp City, OH*

Section 3. General Description of Professional Services

The Professional Services to be provided by Woolpert are identified below and are more fully described in the "Scope of Services" (Attachment A to this Agreement), which is incorporated by this reference:

Woolpert will develop an implementation plan to assist Miami County SED, Engineer's Office, City of Piqua, and Tipp City in reaching their defined goals for the project. At a minimum, this effort will involve the following tasks:

- **Project Management**. Woolpert develop a project workplan and schedule and will create a project management website that will act as a repository for all project documents, schedules and activities. The website will be password protected and available only to project team members.
- **Needs Assessment**. As part of the implementation plan, Woolpert will interview staff members to identify current workflows relative to GIS data use and sharing in order to understand how these organizations perform their daily operations.
- **Project Vision and Recommendations**. Based on information gained in the Needs Assessment task, Woolpert will work with the project representatives to define what role the GIS will play in the organization, and what data and services will be required to reach these goals.

- **Implementation Plan**. Woolpert will develop an implementation plan that defines the steps necessary to implement GIS technology.

Any services beyond those identified in this Agreement shall be considered Additional Services and shall be authorized in writing by an Addendum to this Agreement executed by both parties

Section 4. Compensation to Be Paid to Woolpert

Compensation to be paid to Woolpert for providing the requested Services shall be as follows:

- A Fee of $52,180, invoiced based on project progress.

Section 5. Date of Commencement and Duration

The Date of Commencement for Services provided pursuant to this Agreement shall be the date on which the Agreement is fully executed. Woolpert shall perform its Services with due and reasonable diligence consistent with sound professional practice. This Agreement shall remain in effect until December 31, 2008, unless terminated as provided herein, or extended by mutual agreement in writing.

Section 6. Terms and Conditions

6.1 Delayed Services: Woolpert's fees have been calculated in anticipation of orderly and continuous progress of the project. If Services are disrupted or delayed for reasons beyond Woolpert's control, the termination date specified in Section 5 of this Agreement shall be modified. If the period of delay exceeds 30 cumulative days, the fees shall be equitably adjusted

6.2 Invoice Procedures and Payment: Woolpert shall submit invoices to the Client for Services rendered during each invoicing period, which shall generally be on a monthly basis. For Services provided on a Lump Sum basis, the amount of each invoice shall be determined on the "percentage of completion method" whereby Woolpert will estimate the percentage of the Lump Sum Services accomplished during the invoicing period For Services provided on a Unit Cost/Hourly basis, invoices shall include, separately listed, any fees for Services for which time charges and/or unit costs apply for the invoicing period. Such invoices shall also separately list reimbursable expenses, if applicable. Such invoices shall be submitted not more frequently than monthly by Woolpert and shall be due and payable by the Client upon receipt.

6.3 Expert Witness Services: It is understood and agreed that Woolpert's Services under this Agreement do not include any participation whatsoever in any litigation. Should such services be required, a Professional Service Agreement Addendum may be negotiated between the Client and Woolpert describing the services desired and providing a basis for compensation to Woolpert.

6.4 Opinion of Cost/Cost Estimates: The Client hereby acknowledges that Woolpert cannot warrant that opinions or estimates of costs provided by Woolpert will not vary from actual costs incurred by the Client.

6.5 Limit of Liability: The limit of liability of Woolpert to the Client for any cause or combination of causes resulting from the Services for each separate Project rendered hereunder shall be the amount allowable by law

6.6 Insurance: Woolpert shall carry, on all operations hereunder, workers compensation insurance, commercial general liability insurance, professional liability insurance, and automobile liability insurance.

6.7 Assignment/Third Parties: Neither the Client nor Woolpert will assign or transfer its interest in this Agreement without the written consent of the other. Woolpert, however, does reserve the right to subcontract any portion of the Services. Nothing in this Agreement shall be construed as creating any rights, benefits, or causes of actions for any third party against either Woolpert or the Client.

6.8 Suspension, Termination, Cancellation, or Abandonment: In the event the Project identified in this Agreement is suspended, canceled, or abandoned by the Client, thereby suspending, delaying, or terminating the Services called for herein, Woolpert shall be given 15 days' prior written notice of such action and shall be compensated for the Services provided and reimbursable expenses incurred up to the date of suspension, cancellation, or abandonment including necessary and reasonable costs incurred thereafter. If the Client delays or suspends Woolpert's Services for more than 90 days, then Woolpert may terminate this Agreement upon giving seven days' written notice. Either party may terminate this Agreement upon the other's filing for bankruptcy, insolvency, or assignment for the benefit of creditors. Except as expressly provided otherwise in Paragraph 6.2, either party may terminate this Agreement for cause upon 30 days' written notice of a substantial failure by the other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. The party receiving such termination notice shall have the right to correct its failure within seven days of receiving said notice, or if it cannot cure the default within seven days, proceeds diligently to cure and does cure within the 30-day notice period. Pursuant to Section 5 of this Agreement, Woolpert shall not be obligated to commence Services until this Agreement is fully executed If the Client fails to execute this Agreement within 30 days of the date it is sent to the Client, Woolpert shall have the right to revise fees or revoke any proposal related to the Services.

6.9 Disputes: If a dispute between the parties arises out of or relates to this Agreement, or the breach thereof, then the parties agree to make a good faith effort to settle the issue through direct discussion between the parties prior to having recourse to a judicial forum. It is further agreed that the parties each waive their right to indirect, special, incidental, consequential, or punitive damages. In the event of any litigation, the prevailing party shall be entitled to recover reasonable attorneys' fees. The Client agrees that Woolpert's officers, partners, agents, and employees will have no personal liability for any damages arising out of or relating to this Agreement

6.10 Standard of Care: Woolpert agrees to perform Services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. **Woolpert makes no other warranties, express or implied, under this Agreement or otherwise, in connection with these Professional Services.**

6.11 Waiver: Any failure by Woolpert to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Woolpert may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

6.12 Relationship: Woolpert is an independent contractor to the Client in performing its Services under this Agreement and is not an employee, agent, joint-venturer, or partner of the Client.

6.13 Client Responsibilities: The Client shall provide Woolpert all pertinent data, criteria, and information including but not limited to design objectives and constraints, space and use requirements, operational information, budgetary limits, flexibility and expandability requirements, and any other available project data. Woolpert shall be entitled to rely on any and all information provided pursuant to this provision. The Client shall review Woolpert's work thoroughly and promptly, provide direction as necessary, and, if the Client at any time becomes aware of any defect, shall give notice of such defect in the work or Services provided. The Client shall provide access to the project site, if required. The Client shall be responsible for payment of any governmental or other similar fees associated with the project. The Client shall be responsible for all costs associated with providing source documents to Woolpert.

6.14 Severability: Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect

6.15 Ownership/Reuse of Deliverables: All deliverables (including databases, programs, or other electronic files or documents) prepared or furnished by Woolpert pursuant to this Agreement are instruments of service. Woolpert shall retain all ownership and property interests therein. Upon final payment, the Client shall be granted an unlimited right to use the deliverables for internal or other purposes disclosed in the proposal. Any reuse will be at the Client's sole risk unless Woolpert, for compensation to be agreed upon, reviews and adapts such deliverables.

During this project, if custom software is developed by Woolpert, subject to the terms of and for the limited purposes set forth in this Agreement, Woolpert may disclose to the Client, as defined by the Scope of Services in Attachment A hereto, a set of documentation relating to all or part of said software, a scope definition including data structure and design constraints, and executable and/or source code format. The Client understands that, in the event of such disclosure, such information or other technologies or other confidential information will be revealed to the Client in strict confidence solely for the purpose set forth in the Scope of Services. The Client agrees not to use, induce, or permit others to use any of the confidential information or technologies (including any program or system architecture, algorithm, code, database, process, procedure, format, and/or program logic embodied therein) for any other purpose whatsoever. The Client is hereby granted a limited license to use such software for internal purposes only. The Client shall not disclose, sell, or otherwise transfer the software to other parties. Woolpert makes no warranties with respect to the capabilities of such software for any particular purpose. The Client shall indemnify and hold Woolpert, its officers, partners, employees, agents, and lower-tier consultants harmless from all claims, damages, losses, and expenses including reasonable attorneys' fees and costs of defense arising out of or resulting from the provisions of this Paragraph 6.15, including any action, suit, or claim by a third party

6.16 Electronic Format: Woolpert deliverables may include database design, electronic computer-aided design and drafting (CADD) files, or other electronic documents or deliverables Unless specifically directed otherwise by the Client prior to execution of this Agreement, databases and electronic files shall be developed based on Woolpert's standard practice and procedure. Woolpert shall not be liable for any erroneous information supplied by the Client or third party that Woolpert relies upon and incorporates into an electronic file, or other documents, plans, and specifications.

6.17 Warranty: With respect to development of GIS files, Woolpert warrants that it will develop the files on its network environment in accordance with the applicable professional standard of care. However, due to the easily alterable nature of electronic media, files, documents, and other deliverables, Woolpert cannot and does not warrant that the files will operate in a computer and network environment different from Woolpert's environment, which may include drivers, viruses, or other software installed or uploaded by the Client or others which Woolpert has not been made aware of. This disclaimer shall not be construed as limiting Woolpert's obligation to develop the underlying required data in accordance with the applicable professional standard of care

6.18 Addendums/Additional Services: Services resulting from changes in the specific scope, extent, or character of the work or in the Client's needs, including but not limited to changes in size, complexity, or schedule; delays or demands by the Client, its agents, or contractors; or revision or rework of previously performed services when such services are due to causes beyond the control of Woolpert, shall be considered Additional Services, and Woolpert shall be entitled to additional compensation. Unless otherwise agreed, such Additional Services shall be performed on a Unit Cost/Hourly Fee basis. Woolpert shall not be obligated to make revisions or perform Additional Services until Woolpert's receipt of a mutually executed Addendum as set forth in Section 3.

6.19 Entirety of Agreement: This Agreement embodies the entire agreement and understanding between the parties, and there are no other agreements and understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby. No alteration, change, or modification of the terms of this Agreement shall be valid unless made in writing and signed by both parties hereto, except that all terms and conditions contained in a Client purchase order or other standard or preprinted work authorization issued by the Client shall be null and void, even if such document is of later date. This Agreement shall be governed by the laws of the state where the Services are performed. This Agreement includes this document and, by this reference, incorporates the following as if fully set forth herein:

- Attachment A: Scope of Services

6.20 Notices: Any notice required hereunder shall be sufficiently given when sent to the signatories hereunder or to the above-named contact person via United States certified mail, return receipt requested, or via overnight courier with receipt verification to the address set forth herein, or by personally delivering such notice to the party to be in receipt thereof.

IN WITNESS WHEREOF, this Agreement, which is subject to the terms and conditions of Sections 1 through 6 and Attachment(s), is accepted as of the date first written above.

Miami County Commissioners	***Woolpert, Inc.***
____________________ Commissioner	____________________ *Firm Principal in Charge*
____________________ Commissioner	4/14/08 Date
____________________ Commissioner	**Approved as to form only** BY: ____________________ Miami Co. Prosecutor's Office

Approved As To Form Only
By: Miami County Prosecutor's Office

ATTACHMENT A: SCOPE OF SERVICES

Woolpert will work with four organizations—Miami County SED, Miami County Engineer's office, the City of Piqua, and the City of Tipp City—to develop a strategy to help each organization meet their GIS and mapping needs. When possible, tasks noted below will be conducted jointly with all organizations involved. When necessary, tasks will be customized to each organization.

Task 1: Plan and manage project

Task 1.1 Establish project plan and schedule

Woolpert will prepare a workplan and schedule showing meetings, workshops, presentations, and deliverables. Woolpert will meet with the Miami County SED project manager to review the proposed workplan and schedule, and will revise as necessary. This single comprehensive workplan will address the tasks needed for all four organizations involved in this project.

Task 1.2 Hold kickoff meeting

We will formally begin the project with a team kickoff meeting, to include all key decision-makers involved in this project, from all organizations. The purpose of this meeting is to bring together all players and to define the common goals for the project. Woolpert will formally introduce itself to all of the participants, discuss the goals of the project and our approach, and give an overview of GIS technology, including its potential benefits. This task marks the formal beginning of the project for the stakeholders who were not previously involved in defining the project.

Task 1.3 Communicate project status

An ongoing task throughout the life of this project will involve communicating with your organizations regarding the status of the project to date—our findings, our analysis, and our next steps. Woolpert proposes to employ a variety of approaches to this task including monthly status reports, regular onsite meetings, and workshops.

Task 2: Perform GIS needs assessment

Task 2.1 Hold onsite interviews

Woolpert will conduct up to five days of onsite interviews with a cross section of potential GIS users from the County and the participating cities to evaluate the conditions that exist for sharing and supplying mapping-related data.

We estimate the onsite time requirements for these interviews to be broken down across the participating organizations as follows:

Table 1. Onsite interview time requirements

Organization	Onsite time
Miami County SED	2 days
Miami County Engineer's Office	1 day
City of Piqua	2 days
City of Tipp City	2 days
Total	**7 days**

This information gathered on existing GIS-related conditions will be used to assess needs and develop recommendations. Woolpert will interview selected staff to confirm not only what information is currently being maintained and used, but also to learn how that information currently flows within the participating organizations. We will use structured interviewing techniques to develop a thorough understanding of both the official and unofficial ways that information is passed and work is performed. Our knowledge of the business processes of local government will assist us in capturing significant issues quickly, minimizing your own staff time to be devoted to this study.

Topics to be discussed can include the following:

- **Data requirements:** An inventory of existing data, data characteristics, data maintenance procedures, and other pertinent information Data cleaning, conversion, and/or migration efforts will be documented in the recommendation task.
- **Standards and quality control procedures:** Policies and procedures related to mapping data.
- **Resources:** Staffing/training, technical support. GIS administration needs including initial training, ongoing system administration requirements, and possible tool development and management.
- **IT hardware and software:** An inventory of hardware, software, peripherals, operating systems, network resources, and database resources currently available, or planned to be implemented, will be documented.
- **Database design and system integration workflows:** How is data stored, and what process is used to maintain the data? How is the data integrated with other data sources?

Task 2.2 Examine and evaluate existing data and information systems

Recognizing the importance of data integrity, Woolpert will evaluate existing data—both hardcopy and digital—that underlay the core information systems. We will gather samples of data such as databases, maps and drawings, and work request forms in order for us to better understand how data flows through the organization.

A key goal of this exercise will be to look for duplicate data repositories that store essentially the same data in disconnected databases, or inefficient flow of data. A goal of this project will be to eliminate or consolidate duplication.

Woolpert will evaluate relevant existing information systems in place, including existing internally developed and off-the-shelf applications, and existing relational databases. We will also evaluate the existing local and wide area networks for their ability to handle the large data files that current GIS technology requires.

Task 2.3 Identify and document existing conditions

Information collected from the onsite interviews and subsequent information gathering tasks will be documented in a brief memo that will be submitted to all organizations for review and feedback. The collected information will be gathered and assembled into a report documenting the existing GIS-related conditions grouped under the following categories:

- Data
- Standards and quality control procedures
- Resources: staffing/training, technical support
- IT hardware and software
- Database design and system integration workflows
- Business processes
- Applications and information systems

It is important that we clearly and unambiguously understand the existing conditions at this stage of the project. Once agreed to by all parties, this picture of the existing GIS-related conditions in each organization will become the foundation upon which needs are assessed and recommendations developed.

Task 2.4 Identify gaps and GIS-related needs

Woolpert will analyze the information gathered in the previous tasks, including information regarding staff skills and capabilities. We will compare the existing situation to industry standards and best practices in key service areas. The resultant gaps in performance will be documented; challenges associated with data development and sharing will also be identified at this stage.

The need for data is a common element of GIS implementation plans. During our interviews we will determine how data is currently created and maintained within each organization. This will likely identify issues of standards and consistent quality control procedures. Other challenges that may be identified include the need for adequate resources to maintain data, training, and computer equipment and applications.

Our goal at this stage is not to resolve these issues, but to identify them, agree on them, and proceed to the next phase of developing approaches to resolving them As with the existing conditions, the GIS-related needs will be documented in a single memo report summarizing the needs of all four organizations. Working with this identification of needs, Woolpert will then proceed to developing a vision of how each organization can best incorporate GIS and mapping technology into their operations.

Task 3: Define project vision and develop recommendations

Task 3.1 Identify recommended solutions

Based on the existing conditions, needs, and objectives identified previously, Woolpert will develop a series of recommendations that are both realistic and practical to allow the Miami County Sanitary Engineering Department, the County Engineer's Office, the City of Tipp City, and the City of Piqua to attain their vision of GIS development. Following the model established in the existing conditions and needs assessment reports, the recommendations will cover the following topics:

- **Data and metadata.** It is estimated that 75 percent of the cost for a GIS is spent on data development. In fact, the core of a GIS is the date. However, the data this is developed must be usable throughout the organization. To ensure that the GIS fulfills its goals, the necessary datasets must be identified, created or converted, and then normalized so that they meet the necessary requirements for both business functions and applications These recommendations will consider the available County mapping data and current water and sewer maps.
- **Standards and quality control procedures.** Data standards are driven by the information that is needed to support an organization's business function. Additionally, data standards are also driven by applications. Standards support data collection and data maintenance efforts in these areas:
  - Minimizing or eliminating data duplication
  - Standardizing names and terms
  - Using common identifiers for assets
  - Defining data update processes
  - Defining user access and update limitations
  - Defining key requirements for commercial off-the-shelf applications
  - Defining integration points between datasets an applications
- **Resources.** Staffing/training, technical support. A GIS will affect staffing and organizational structures. The participating organizations will need to review the resources that they have within the organization to support, maintain, and develop their GIS and develop staff to accommodate those needs.
- **IT hardware and software.** GIS requires changes to an organization's computing infrastructure. Because a GIS is graphic in nature, it generally requires more powerful computers than general business applications would require. Additionally, file and application servers are usually needed to deliver data and applications to users.
- **Database design and system integration workflows.** Conceptual database design is a plan for organizing data. Database design specifies the information that will be collected or converted maintained. A single database should cover all of the different types of spatial and attribute data throughout the affected organizations.
- **Business processes.** Business processes are an interconnected set of functions and roles within an organization that achieve a set of goals. Business processes will be considered during the interviews to identify the most important processes that would either contribute to the GIS or those that would be most affected by the GIS. An essential goal of a GIS is to integrate information across organizational boundaries to improve processes; many business processes and datasets are included in this effort.
- **Applications and information systems.** Applications automate workflow. The long-term goal of a GIS is to become a central information repository to assist with decision-making, communications, and analysis. Where Woolpert sees opportunities to move toward these goals with the development of tools or applications, they will be noted.

Task 3.2 Conduct vision workshop

With the series of recommendations identified, Woolpert will conduct a half-day workshop with the project team from each organization (four workshops) to review the recommendations and begin the process of identifying a vision for GIS development. The process of recommendation development will be discussed—the approach taken to bridge from existing conditions to needs assessment to actual recommendations. Reviewing and adopting these recommendations will create a framework for structuring the effort into a feasible strategy in the subsequent project phase.

General priorities for GIS development will be identified. Our experience has shown that rather than prioritize each recommendation, it is more useful to group and combine recommendations to create an overall strategy for GIS development that will meet current priorities, funding, and resources. Recommendations will be prioritized through a three-tiered manner:

- A recommendation that is prioritized as **high** is mission-critical. This function is necessary to the organization as a whole, or it is a core requirement that supplies a significant value to the organization.
- A recommendation that is prioritized as **medium** is a supportive function. It is not necessary, but it would enhance the overall efficiency of the operation or would provide some time or effort savings.
- A recommendation that is prioritized as **low** is one that may enhance the product but is not necessary to business requirements, or it may be a requirement that would benefit just a few users.

Following the workshops, Woolpert will document the series of recommendations discussed and submit to the teams for review and comment.

Task 4: Develop implementation plan

Task 4.1 Conduct strategy workshop

The result of the previous task will be a series of recommendations that, when implemented, will create the GIS vision defined for County Sanitary Engineering Department and Engineer's Office, Tipp City, and Piqua. Implementing all recommendations immediately is never possible given sequencing, funding, and internal resource issues. The goal for this workshop is to discuss the recommendations developed in the previous task and work with the reality of funding opportunities and other operational constraints to reach a consensus on priorities and sequencing.

Woolpert will conduct four half-day workshops working with an initial draft of an implementation strategy for each organization. This exercise is intended to give each project team an opportunity to provide input to the final implementation plan and to identify issues and constraints related to implementation. General information on budget estimates for each recommended task will be available for this workshop.

Task 4.2 Prepare implementation strategy

Implementing a GIS is a continuous investment in three areas:

- Technology
- Human resources
- Data development

A GIS should be viewed as a program that needs to be addressed in the same way as other annual budgetary line items. Based on this philosophy, Woolpert will prepare a strategy that will provide a foundation to meet key goals of creating current GIS data layers and distributing this data within and across the organizations involved. The strategy will be based on grouping the recommendations into initiatives that are phased over time so that they can be budgeted appropriately

The implementation plan pulls together the discrete the pieces of each of the earlier phases of this project into an integrated plan. It identifies the detailed steps needed to implement the design recommendations and create the GIS. This plan will identify the specific tasks and procedures in a logical order, the responsible parties for each task, recommended start/finish dates for each task, and the budget required for task and each year. Based on discussions from the strategy workshop, tasks will be phased into a multiyear schedule to take into consideration internal organizational goals, budget constraints, and priorities

The strategy will be supported by the partnering of your organizations with experienced outside experts to assist in the subsequent tasks of implementation. Some available internal resources to perform tasks defined in this implementation plan may have been identified during early phases of this project. Keeping this in mind, Woolpert will provide budgetary figures only for recommendations that will need to be outsourced For those initiatives that can be completed in-house, time efforts will be included rather than costs. There will be tasks that could, ultimately, be completed by your own resources, but not until further expertise has been developed in house. In these cases, we recommend that the organization engage a GIS expert consultant to work hands-on with them in their own offices—or to place an employee directly in the consultant's office to learn side-by-side with the technicians developing their data.

All recommendations and their associated costs and levels of effort will be input into a Microsoft Project file. Schedules and sequencing can be manipulated to determine the best distribution of both budget and time requirements across the multi-year implementation period.

Task 4.3 Present final plan and complete implementation plan

The final report will be divided into chapters for each of the participating organizations and will include a summary of both the existing conditions and the needs assessment, as documented in the memo reports submitted over the course of the project. Each complete series of recommendations will be identified and discussed in detail. The implementation strategy will be documented as a series of budgeted and sequenced tasks. This MS Project file will also be submitted electronically for further updating or adjusting by the client organizations, as their GIS development progresses.

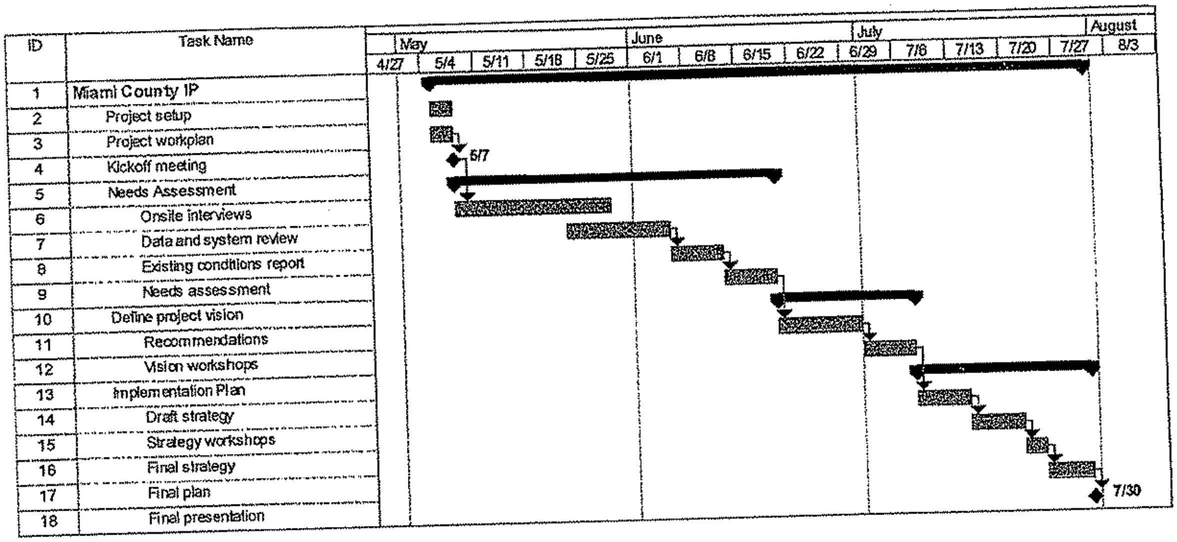
Woolpert will present an executive summary presentation and the final implementation plan to the project managers representing each of the participating organizations. The objective of this meeting will be to highlight the overall plan and recommend the next steps required to move the GIS program to the implementation phase.

Project Deliverables:

- Project workplan
- Kickoff meeting presentation
- Status reports
- Initial conditions memo report
- Needs assessment memo report
- Recommendations for each organization
- Vision workshop materials
- Strategy workshop materials
- Implementation strategy MS Project file
- Final report including
  - Existing conditions report
  - Needs assessment report
  - Recommendations
  - Strategy (hardcopy and digital Project file)

Project Schedule

Woolpert estimates that this project can be completed in two-and-a-half to three months. The project schedule will be affected by the availability of client staff for interviews and workshops; and review and feedback of draft submissions. The projected project schedule, by task is shown below.



ID	Task Name
1	Miami County IP
2	Project setup
3	Project workplan
4	Kickoff meeting
5	Needs Assessment
6	Onsite interviews
7	Data and system review
8	Existing conditions report
9	Needs assessment
10	Define project vision
11	Recommendations
12	Vision workshops
13	Implementation Plan
14	Draft strategy
15	Strategy workshops
16	Final strategy
17	Final plan
18	Final presentation

Project Budget

Woolpert is prepared to provide the services documented in this project scope for a fixed fee of $52,180.

RESOLUTION NO. R-62-08

A RESOLUTION APPOINTING FIVE MEMBERS TO THE COMMUNITY DIVERSITY COMMITTEE

BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: Helen Cuff is hereby appointed as a member of the Community Diversity Committee for a one-year term to expire on March 1, 2009 or until her successor is confirmed and qualified;

SEC. 2: Terry Wright and Nicole K. Burton are hereby appointed as members of the Community Diversity Committee for a two-year term to expire on March 1, 2010 or until their successors are confirmed and qualified;

SEC. 3: Larry Hamilton and Gordon Wise are hereby appointed as members of the Community Diversity Committee for a three-year term to expire on March 1, 2011 or until their successors are confirmed and qualified;

SEC. 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

____
THOMAS D. HUDSON, MAYOR

PASSED: ________________________

ATTEST: ________________________
REBECCA J. COOL
CLERK OF COMMISSION