

# Springboro Economic Development Update



# CITYNotes

A PUBLICATION FOR THE CITIZENS OF SPRINGBORO

SUMMER 2024

## City Council Approves Purchase of 60 Acres of Easton Farm

### Seeks to partner with Springboro Schools on land swap for potential new school building

Springboro City Council voted 5-0 at the July 18, 2024, council meeting to enter into a purchase agreement with Easton Farm Partners, LLC, for the acquisition of approximately 60 acres of land (orange portion below). This strategic purchase involves the area situated between the proposed commercial area fronting St. Rt. 741 (North Main Street) and the existing homestead of the Easton Farm.

The property was the subject of a lawsuit settled in November 2022, resulting in a court order that set in place a new PUD-MU zoning and general plan, but with no financial damages to City taxpayers.

"When the developers recently reached out to the City with an opportunity to purchase a portion of land at Easton Farm, we inquired about purchasing the entire property," says City Manager Chris Pozzuto. "Unfortunately, some sections, like the multi-family portion, were already under sales contracts, but we successfully secured the remaining area."

**The front section of the property will remain earmarked for commercial development including retail stores, restaurants and service businesses, in addition to the multi-family component.**

These plans align with the court-ordered zoning requirements.

**The land purchase enables the City to reduce the overall development density, decreasing the number of previously planned single-family owner-occupied houses by 80 percent.** Additionally, the City will preserve open space by connecting North Park

with Gardner Park to create a buffer zone for the existing neighborhoods. Furthermore, a plan to collaborate with Springboro Schools could offer long-term benefits for the entire Springboro community.

The City and Schools are discussing a memorandum of understanding (MOU) that involves a land swap. **Approximately 20 acres of the Easton Farm could be exchanged for Springboro Schools' properties at Jonathan Wright, Clearcreek Elementary and Wade Field. According to the agreement, Springboro Schools would explore the potential to use the 20 acres to build a new school to replace aging facilities.**

Specific plans for the exchange are still under development. Pending Springboro Schools' Board of Education approval, Springboro Schools would hire an architectural firm to assess the 20-acre parcel as well as the outlooks on the district's current facilities. If the site assessment at Easton Farm is positive, an interagency operating agreement for actual land transfers will be considered by both the district and the City at a later date.

"This land purchase provides a golden opportunity for the City to optimize the future uses of Easton Farm," says Mayor John Agenbroad. "Our community has voiced concerns about housing density, the

need for more open space and a desire for additional commercial areas. By acquiring this land, we can address all these concerns. We are also excited that this land purchase could benefit our schools in numerous ways by providing a site for a new building and potentially alleviating school traffic on the two-lane South Main Street."

For ongoing updates on this project, please visit the City's website at [www.ci.springboro.oh.us](http://www.ci.springboro.oh.us) and follow our social media pages.



# MYTH BUSTERS

## Economic/Business Development

Every mid to large-sized city, including Springboro, has some form of economic development department or employee whose job is to help attract and retain businesses. To better understand how economic development works, here are a few myth busters:

### MYTH #1 The City decides what businesses come into a community.

**MYTH BUSTER** This is one of the biggest myths! The City has more control over WHERE a new business can be located than WHAT businesses can locate in the community. The City has zoning authority which determines where businesses, homes and other structures can be situated. If an area is zoned for business, any business permitted in that classification can locate there, provided it meets other standards such as building type, setbacks and parking requirements. For example, the Historic District is zoned as Central Business District, which allows small restaurants, financial planning businesses, and photography studios but not car dealerships.

WHAT businesses come into a community is dictated by the free market. Business owners consider factors like population, median income, labor force availability, location and highway access. If a business chooses a location that is correctly zoned, it will likely be approved.

We often hear, "Why is the City putting in another [insert business type] here? We already have too many!" It's important to understand that the City isn't placing these businesses—business owners are making that decision based on their business and operational needs.

### MYTH #2 The City needs to incentivize certain businesses to locate in town.

**MYTH BUSTER** While financial incentives are often thought to be the main lure for businesses, studies show they rank 6th or 7th in importance. Factors like labor availability, tax structure, property location and proximity to highways and households are more crucial. For instance, Chick-fil-A has very specific criteria for their locations. If a community doesn't meet these criteria, no amount of financial incentives will persuade them to set up shop there.

### MYTH #3 Why is the City allowing "X" business to build on that vacant land when there is a vacant building right next door?

**MYTH BUSTER** The City cannot force a business to locate in a specific area, including vacant buildings. Building owners control who leases their properties, and there are various reasons some buildings remain vacant, which the City cannot control.

The City does maintain an inventory of vacant buildings and tries to steer new businesses to these locations. However, property rights are paramount. If a business prefers to develop vacant land and meets the zoning requirements, it will likely be approved.

For more information about economic development, please contact Greg Shackelford at [ggreg@cityofspringboro.com](mailto:ggreg@cityofspringboro.com) or 937-748-4343.

## Businesses Expanding, Opening Throughout City

**InnoMark Communications** has recently expanded its footprint in Springboro. The visual marketing company on S. Tech Boulevard added more than 96,000 sq. ft. and 15 jobs. Offering design as well as in-house printing, manufacturing and fulfillment capabilities, InnoMark products include digital signage, displays and décor.

Just south of Innomark is Springboro's **Ascent**, the business development on St. Rt. 741 near the Austin Road/I-75 interchange, where **Caesar Creek Software** is expanding its base with a \$9 million investment in a second building. The new building will be the fourth in this thriving area, joining **Mayfield Brain & Spine**, which recently held its grand opening.



**Buckeye Fabricating** on S. Pioneer Blvd. is adding more than 30,000 sq. ft. to its building. This \$6 million investment will add 14 new jobs.

Featuring diverse flavors and wholesome ingredients, **Hummus Mediterranean Food** opened in June on N. Main Street. Other recently opened businesses included **Sheetz**, which held a grand opening for its 6,100 sq. ft.

building with fuel pumps and a drive-thru and **River Valley Credit Union**, which cut the ribbon on a new, state-of-the-art building on W. Central Avenue.



# From Mayor John Agenbroad

Springboro has long been recognized as a business-friendly city, and I am delighted to share this Economic Development update with you. Our city is home to over 500 businesses, ranging from startups and sole proprietorships to established organizations with hundreds of employees.

We're seeing incredible business growth all over Springboro. New shops and restaurants are popping up along North Main Street, the Ascent business park is thriving, our charming Historic Downtown is bustling with small businesses, and Central Avenue is experiencing exciting new developments and revitalization. These successes will further enhance our local economy and improve the quality of life for all residents.

The decision of these businesses to invest in our community shows their confidence in Springboro's strategic location and business-friendly environment. We are grateful that these businesses choose to stay here and grow with us.

As we celebrate these achievements, please accept my sincere gratitude for your continued support and dedication to making Springboro a wonderful place to live and work. Your support and dedication are what make Springboro such a wonderful place to call home.

Thank you for being such an important part of our community's success.



## Breakfast Club Coming to Wright Station

The new building under construction at Wright Station will include **The Breakfast Club Café & Coffee Roastery**. The restaurant will occupy half of the 8,000 sq. ft. building and include an outdoor patio with covering.

This is the sixth building to join Wright Station, a development partnership of Synergy and the City of Springboro. According to John Kopilchack, vice president of Synergy, a sit-down breakfast user had been targeted since the inception of Wright Station. He calls securing The Breakfast Club for the new site at the corner of Main Street and Central Avenue, a "homerun" as Synergy also wanted to attract a local operator for the development. The eatery, owned by Cameron Whipp, is well-established in Lebanon, and ready to grow to this new location. "We're bursting with excitement to serve the Springboro community with fresh, homemade breakfast and lunch, complemented by delicious drinks and freshly roasted coffee," says Whipp. He added the new location will be a welcoming spot for people to gather both indoors and outdoors to enjoy quality time with family, friends and exceptional food.

Springboro City Manager Chris Pozzuto says The Breakfast Club is a perfect fit to energize mornings and early afternoons and complements the other restaurants in the development. In addition, since the restaurant is only open through lunchtime, parking won't conflict with other businesses located at Wright Station.

## Midway Shopping Plaza to Welcome Three New Businesses

The Midway Shopping Plaza on West Central Avenue is preparing to welcome three new businesses. The shopping center is undergoing redevelopment with the addition of **Aldi** and **Planet Fitness**. The grocery store and fitness center are set to share the 44,000 sq. ft. space vacated by GAC Fitness.

**Planet Fitness** plans to use the east side of the building for a 22,000 sq. ft. center. Aldi will use the west side for a 21,000 sq. ft. store in addition to building a 480 sq. ft. rear receiving dock.

**7 Brew** coffee will soon be under construction at 827 W. Central Ave. The drive-thru style concept has more than 250 locations nationwide.





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## City Notes

City Notes is a publication of the City of Springboro  
Chris Pozzuto, City Manager

Please direct comments and questions to:  
Maureen Russell Hodgson, 937-748-5774 or  
maureen@cityofspringboro.com

## Mayor and Council

**John Agenbroad** - Mayor ..... 937-748-0842  
1255 South Main Street

**Jack Hanson** - Deputy Mayor  
Council Member - Ward 3 ..... 937-219-1669  
10 Andover Drive

**Stephen Harding**  
Council Member - At Large ..... 937-748-4851  
74 Wheatmore Court

**Becky Iverson**  
Council Member - At Large ..... 937-470-1812  
105 Dalfaber Lane

**Janie Ridd**  
Council Member - Ward 1 ..... 937-748-0370  
440 Queensgate Road

**Dale Brunner**  
Council Member - Ward 2 ..... 937-673-2954  
28 Pinehurst Place

**Jim Chmiel**  
Council Member - Ward 4 ..... 937-748-4356  
1235 South Main Street

**City Council Email**  
council@cityofspringboro.com

**Lori Martin** - Clerk of Council ..... 937-748-4356  
320 West Central Avenue  
Email: lori@cityofspringboro.com

## City Offices

City Manager's Office ..... 937-748-4352  
Police Non-Emergency ..... 937-748-0611  
Public Works ..... 937-748-0020  
Utility Department ..... 937-748-4343  
Tax Department ..... 937-748-9701  
Building & Zoning ..... 937-748-9791

## Welcome, New Businesses!

A warm Springboro welcome to these new businesses that opened in 2024.  
Thank you for supporting local!

**Belair's Salon**, 40 Hiawatha Trail  
**Clay Awhile**, 15 S. Main St. Ste.22  
**Eclat Facial Studio**, 200 S. Main St.  
**Eclectic Gardens**, 337 S. Main St.  
**Edward Jones**, 78 Remick Blvd.  
**Hummus Mediterranean Food**, 75 N. Main St.  
**Jonathan C. Turner Law Office, LLC**,  
405. S. Main St.  
**KinderCare**, 505 N. Main St.  
**Lynn Electronics**, 283 Sharts Rd.  
**Lox Beauty Collective**, 105 W. Central Ave.  
**Mayfield Brain and Spine**, 55 Pinnacle Point Dr.  
**Mr. Vape**, 54 Hiawatha Trail  
**Pathway Holistic Center**, 84 N. Main St.  
**Pedego Electric Bikes**, 720 N. Main St.  
**Playa Bowls**, 734-B N. Main St.  
**Sheetz**, 800 W. Central Ave.  
**Tres Amigos**, 92 Edgebrook Dr.



## Coming Soon

**Aldi**, 827 W. Central Ave.  
**Breakfast Club**, 5 N. Main St.  
**Controlled Environment Systems**,  
105 Advanced Drive  
**Elite Logistics and Fulfillment**, 355 S. Pioneer Blvd.  
**Essential Yoga & Wellness**, 155 S. Main St.  
**Genesis Holistic Health**, second location,  
Pleasant Valley Rd.  
**Heartland Dental**, 15 N. Main St.  
**Hounds Town USA**, 105 Tahlequah Trail  
**MLA Companies**, 35 Commercial Way  
**Planet Fitness**, 827 W. Central Ave.  
**Royal Ha Beauty Lounge and Nail Spa**,  
664 N. Main St.  
**Spirit Talks**, 80 W. Central Ave.  
**7 Brew Coffee**, 785 W. Central Ave.  
**70/70 Social Club**, 140 S. Main St.  
**The Lodge-M & S Flooring and Design Center**,  
110 E. Mill St.  
**Tinnerman Insurance Agency**, 15 S. Main St.



## St. Rt. 741 and Lytle Five Points to Get Upgrade

A Springboro intersection is set to undergo a significant overhaul, thanks to federal funding secured by Congressman Greg Landsman. The City has been awarded \$850,000 for upgrades at the St. Rt. 741 and Lytle Five Points intersection as part of the 2024 Community Project Funding.

With more than 20,000 vehicles passing through this critical intersection each day, the grant will finance essential infrastructure upgrades including new turn lanes and safety features, improved lighting and signage

and better pedestrian access. According to City Manager Chris Pozzuto, the enhancements will reduce congestion and hazards and facilitate new economic development in the surrounding area.

"The safety and security of our residents and motorists is always a priority for us," says Pozzuto. "We are very thankful to Congressman Landsman for supporting this much-needed improvement at one of our busiest intersections."

Design is slated to begin later this year with a construction schedule to be determined later.