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SUBMITTED BY THE SUSTAINABLE COMMUNITY PROJECT

(Two gems in the crown of the Gem City)



Wright Cycle Exchange 1892 (1st bicycle shop) 1005 West Third Street – The Wright Cycle Exchange was in the left bay.

WHAT IS THE SUSTAINABLE COMMUNITY PROJECT?

The Sustainable Community Project is a grass roots effort designed to assist municipalities and neighborhoods engage in economic development strategies which directly contribute to the municipality's economic base, facilitates, neighborhood cohesiveness, ensures sustainability, and increases quality of life.

Organizational strategies and purpose;

1. To contribute to the city of Dayton, Montgomery County and the State of Ohio's tax base through property tax assessments, sales tax revenue on items produced and goods sold and increased personal income tax revenues associated with job creation.
2. To operate in part as a business incubator whose purpose is to assist entrepreneurs in the establishment of their own businesses by providing infrastructure, education, shared utilities and a communal back office.
3. To acquire and restore historic structures and other key properties which can be used as cornerstone sites to spur neighborhood economic development, endeavors, and to build a sense of community.
4. To advocate the use of "Mixed Use Zoning" and "Planned Unit Developments" when engaging in economic development strategies
5. To engage in philanthropic endeavors, partnerships with existing entities and to participate in and facilitate a variety of community outreach programs.

6. To develop ecologically friendly light manufacturing facilities at key locations throughout the city of Dayton. It is the intention of the Sustainable Community Project to operate the production facilities as ESOPS wherein the profit of the company is split evenly between each member and where each member shall also contribute to the company's retirement plan, health insurance plan, and the Sustainable Community Project as an entity.
7. To obtain residential properties, renovate those properties and market those properties to members of the Sustainable Community Project at a nominal cost.
8. To obtain residential properties under TSCP which shall be used as 4-5 person retirement properties in order to provide for the needs of TSCP members as they require additional assistance as they age or experience an injury. Properties shall have any required in home healthcare staff, a van with wheel chair lift and room enough to incorporate their belongings into their new lifestyle.
9. To act as an entity which educates, assists, mobilizes neighborhoods to address their own needs.
10. To engage in trade, the sharing of information and coordination with satellite TSCP locations, community groups, outreach programs etc.

WHY DOES THE SUSTAINABLE COMMUNITY PROJECT HAVE AN INTEREST IN THE GEM CITY ICE CREAM PROPERTY?

The Gem City Ice Cream Property is an amazing property and an amazing opportunity for TSCP, the Wright-Dunbar historic district, the city of Dayton, the state of OHIO and all the peoples of the world.

First and foremost, The Gem City Ice Cream Building Complex was the home of the first Wright Brothers Bicycle Shop AND the second Wright Brothers Bicycle Shop. The site of the second Wright Brothers Cycle Exchange is now a lot, however, the first Wright Brothers Cycle Exchange still stands. The building may have changed somewhat with the addition of a concrete and reinforced steel structure which surrounds the original building on two sides and a new façade over its southern face BUT the original first Wright Brothers Bicycle Shop building is still there and has been patiently waiting for someone to come along who recognizes the significance of the property, possesses a solid plan and has the resources in place to see the project through.

It is the position of TSCP and an overwhelming majority of those who have become familiar with the project that this building must be saved at all costs in order to preserve what amounts to one of a few original Wright Brothers sites left in Dayton, Ohio. Only three of the original eight Wright Brothers buildings remain standing in the Wright-Dunbar Historic District (Orville and Wilbur's neighborhood). They are; the Hoover Block building (Wright Brothers printing operations with Dunbar), The Gem City Ice Cream building (home of their first bicycle shop) and the Wright Brothers Bicycle Shop on Williams street. It is important to note that the Williams street Bicycle Shop (the 4th) was also once slated for demolition. The chance discovery of a photograph just prior to the demolition identified the structure as one of the Wright Brothers Bicycle Shops, a handful of people mobilized AND the building is now restored and part of the National Park Service Wright Brothers museum complex. TSCP is intent on seeing history repeat itself.

A PICTORIAL TOUR OF THE WRIGHT BROTHERS HISTORICAL SITES LOCATED IN THE WRIGHT DUNBAR HISTORIC DISTRICT AS WELL AS THEIR PRESENT STATE

Today, vacant lots stand where most of our rich history once stood. TWO structures including the Wright Brothers Home at 7 Hawthorne and the bicycle shop where the 1903 airplane was constructed are now located at the Henry Ford museum in Dearborn, Michigan (We OSU fans do not appreciate that). Lorin Wright's home on Horace Street has been demolished and is a vacant lot. The Wright Brothers XX Bicycle shop located on XXXX has been demolished and is now a vacant lot. Orville's laboratory at the corner of Third and Williams has been demolished and facade and statue has been placed there. Below is a pictorial showing the current status of the properties associated with the Wright Brothers in the Wright Dunbar historic district.



Hoover Block building (printing operations w/Dunbar 1890-1895)



Hoover Block building (printing operations) – 3rd St. and Williams

Below 4th Bicycle shop 22 S. Williams - 1895-1897 (a second branch store was also operated at 23 West Second Street is the fifth)



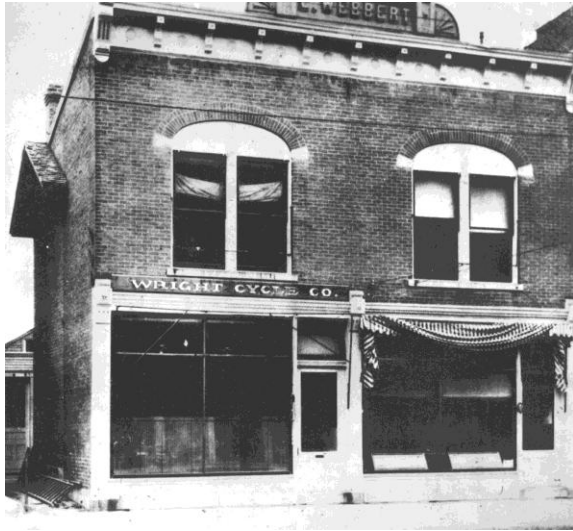
Above. Saved from eminent destruction by the discovery of a single photograph and a plan



Above Orville's laboratory today - 15 North Broadway 1916-1948



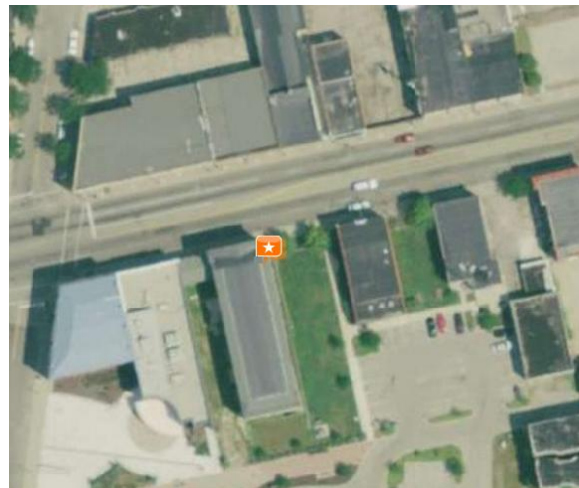
Orville's laboratory intact in the early 1900's



1127 W. 3rd St. - 1897-1908 (6th and most famous bicycle shop) The site is now a vacant lot - The original building is located in Dearborn, MI



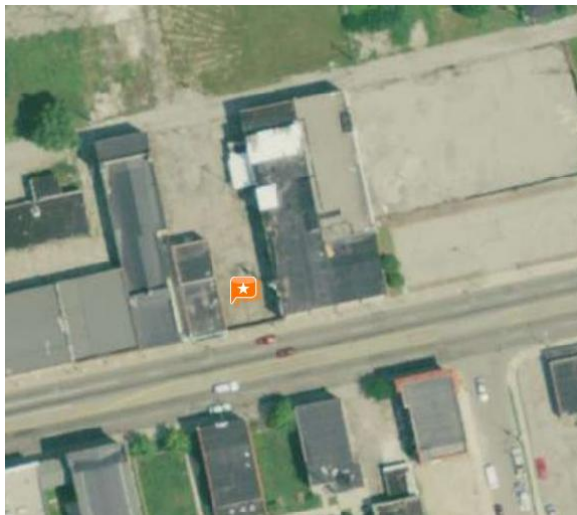
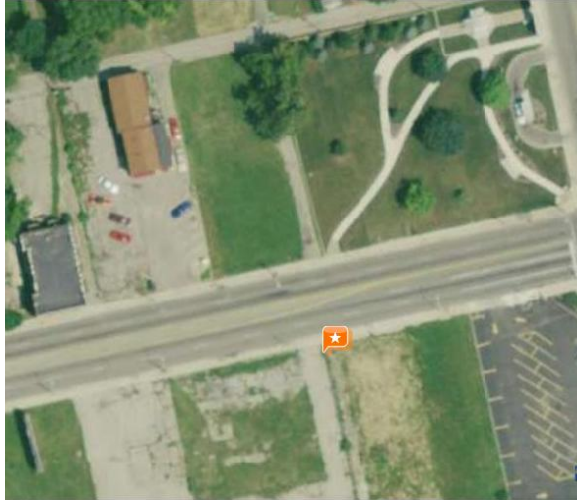
The Wright Family Home at 7 Hawthorne Occupied twice (1871-1878 & 1885-1914) The Family Home is now located in Dearborn, MI



(above) 3rd bicycle shop 1034 West Third Street (1893-1894)

WCEC and later WCC - 1034 W. 3rd St. Today (a vacant lot)

(Below) 1210 W. Third Street (first Wright Brothers printing shop (spring of 1889 until fall 1890). The site is now a parking lot.



(above) 1015 W. 3rd Wright Cycle Exchange (1893) – The 2nd bicycle shop (now a vacant lot)

Lorin Wright Home site(vacant lot)

THE GEM CITY ICE CREAM BUILDING COMPLEX RESTOTATION PLAN WILL BE COMPLETED IN APPROXIMATELY FIVE STAGES

PHASE ONE: TSCP will thoroughly clean the property, landscape the property, secure the property, remove graffiti, refinish exterior and interior surfaces, weatherize the property, establish temporary utilities, repair fencing and address any structural issues requiring immediate attention. TSCP's plan for phase one also includes the placement of a large professional looking mural on the east face of the original building dedicated to the Wright Brothers. The mural will act as the public's introduction to the Wright Brothers' neighborhood, attractions and businesses located on or near W. Third Street.

PHASE TWO: TSCP will utilize exterior portions of the property as well as portions located on the first floor of the addition in order to generate revenue and establish a work shop for use in the restoration of the complex. TSCP's initial usage plan includes the establishment of a farmers market at the site which will operate either five or seven days per week and offers extended business hours in order to facilitate after work shopping. The farmers market will likely also include items for sale which are non food related. Examples will likely include Green Products and Equipment, turn of the century antiques and equipment, reclaimed and refinished home restoration items i.e. stained glass windows, locally

manufactured goods, outdoor food vendors, aviation related items, and Art. The property on the east side of the addition will be the face of the farmers market and will be developed into a “park like” space in order to greatly enhance the curb appeal of the property, provide shade, help to reduce the urban heat island effect, and give the newly established farmers market a unique and inviting feel.

PHASE THREE: During phase 3 TSCP will begin restoration the structure which housed the original Wright Brothers Bicycle Shop returning it to its original state. The left bay (site of the Wright Cycle Exchange in 1892) shall become a Wright Brothers museum resembling (as closely as humanly possible) the original interior of the building. The museum will also provide educational materials, interactive displays, artifacts and a tribute to flight featuring autographed photos of famous airmen and astronauts. TSCP believes that the proposed museum will be fundamental in adding to the context of the neighborhood and the Wright Brothers story. TSCP will operate the adjacent store front in the original building as an old fashioned ice cream parlor which sells, coffees, candies, specialty drinks, ice cream and has both a lunch and dinner menu.

PHASE FOUR: TSCP will begin restoration of the concrete and steel reinforced addition. TSCP plans include several additional store fronts on the first floor of the structure. Among these are; a butcher/deli, a bakery, a sandwich/take out shop (all of which will sell locally produced agricultural ingredients while available (Off season and exotic produce will be secured from other organic sources), an Eco Supply Store, (2) business incubator sites, a specialty restaurant aimed at foodies and a clothing store.

PHASE FIVE: Phase 5 will begin the restoration of the additions second floor. The second floor will be used for the new TSCP office, a business incubator back office and board/meeting room, TSCP shop, retail storage and possibly a residential loft.



1005 West Third Street (1st bicycle shop) Wright Cycle Exchange (1892)



Gem City Ice Cream Company Addition

ACQUIRING THE GEM CITY BUILDING FROM THE CITY OF DAYTON AND HOW IT WILL AFFECT THE SUSTAINABLE COMMUNITY PROJECTS DEBT AND ABILITY TO QUICKLY MOVE FORWARD WITH THE PROJECT.

The only debt the project might carry would be the purchase price of the historic property (determined by the City) AND the property tax liability (determined by the county auditor). TSCP is requesting that the city of Dayton convey the structure and adjacent property to TSCP for the sum of one dollar cash in hand. TSCP will then work with the Montgomery County Auditor's Office to re-evaluate the current valuation of the property in order to accurately reflect its true valuation with regard to condition and current real estate markets. At the point we reach a fair valuation, TSCP will seek a tax abatement on the property for a period of TEN YEARS (The standard for a commercial property is at least fifteen years) This five year reduction in the tax abatement incentive puts TSCP's property tax money in the hands of the county five years faster than similar commercial endeavors AND it provides a strong incentive to TSCP to move the development of the property along.

In support of our argument for the purchase price of one dollar cash in hand, The Sustainable Community Project position is that; the city of Dayton acquired the property at a nominal cost. That neither the county nor the city have realized one dollar of revenue from this historic property in many years to the detriment of our regional economic base as well as that of the micro scale economic concerns of the Wright Dunbar Historic District, the 3rd Street business district, Wolf Creek neighborhood and Paul Lawrence Dunbar neighborhood in particular. In fact, since the time the city acquired the property for the first time, the city has been forced to assume all of the responsibilities and liabilities associated with said property. They have had to maintain and secure the structure, insure the structure, attempt to market the structure, retake the structure after a failed venture etc. Vast amounts of public money (in the hundreds of thousands of dollars) will still be required in order to facilitate the planned demolition of the building in 2013 when attempting to “return” the property to a “marketable site”. Post demolition, additional public money and city resources will be required to engage in the marketing of the property during a bad economy while maintain the property during the lengthy marketing process. Finally, the city and county will almost certainly have to provide a lucrative incentive package to the new owner somewhere in the tens of thousands to the hundreds of thousands of dollars range.

The building is city owned and currently scheduled to be demolished by the city of Dayton sometime in 2013. The city of Dayton is not in a position to properly maintain or restore the building due to decreasing revenues, rising costs, attempting to provide basic services during a worldwide recession/depression, the city's obligation to pay prevailing wage when restoring the structure etc. That said, the demolition of the Gem City Ice Cream building will also require a significant expenditure of public money in order to level this national treasure, market the property and provide an acceptable incentive package to the new owner in order to entice them into developing the property. Public expenditures are expected to amount to hundreds of thousands of dollars to destroy and remarket the Wright Brothers 1st Bicycle Shop site and second Wright Brothers Bicycle Shop complex.

While the city has made little to no effort in attempting to preserve the property, TSCP sympathizes with the city of Dayton in that it is impracticable to engage in expenditures which take away from the scarce resources the city uses to maintain a base level of service to its citizens in these very difficult economic times. It is our hope that the city of Dayton will choose to partner with TSCP in order to develop the Gem City Ice Cream Building Complex in order that TSCP can contribute to its neighborhood, contribute to its city and contribute to the preservation of Dayton's very rich history.

TSCP understands that the city may have reservations and concerns with regard to the development of any property within the city. With that in mind, TSCP would like to suggest that the city consider structuring the transfer of the title to the property and structures in such a way as to retain a measure of control over the property in the event of a violation of any performance clause associated with the transfer of the title.

TSCP would like to suggest the following; the city could approach the transfer of the Deed in much the same way as it would a 5 year forgivable loan. A dollar figure could be assigned to the price stated in the contract and each year a portion of the purchase price would be forgiven in exchange for the progress made by TSCP at the Gem City Ice Cream Building complex and an assurance



A view of the property from W. 3rd St.



Plenty of room for bistro tables, benches, plants etc.



2nd street to 3rd Street corridor. Shops along building



North facing store front



East face taken from inside fenced area (Farmers market/park side)



Land of interest



Land of interest (Sweetman & 3rd)



Fenced in area (east side of building) Farmers market/parking



West courtyard (2nd St. to 3rd St. Connection)



Grassy area east of the 3rd Street parking lot



French Lane Entrance entry off of Sweetman Street



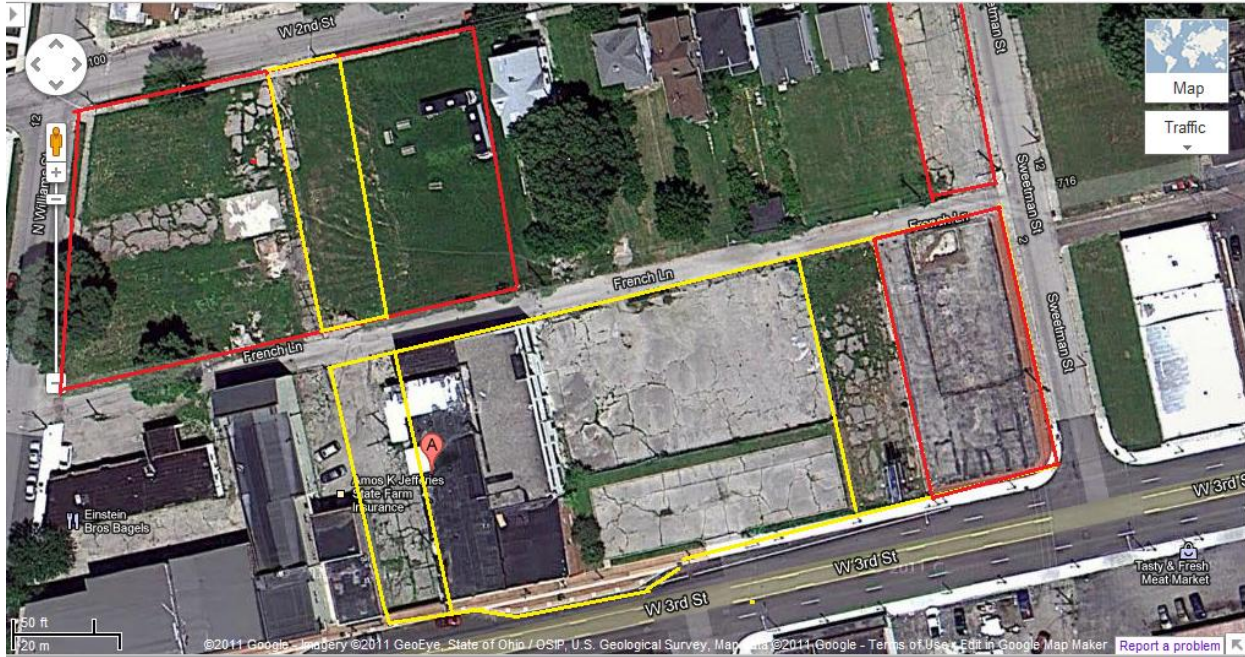
French Lane facing west



Gates and fencing leading to farmers market area



Unknown parcel 3rd and Broadway



YELLOW – Land requested for the project

RED – Land which could easily be incorporated into TSCP’s development plan.

WHAT RESOURCES WILL THE SUSTAINABILITY PROJECT REQUIRE FROM THE CITY OF DAYTON BEYOND THE TRANSFER OF THE TITLE PROPERTY ITSELF

It is the hope of TSCP that the city of Dayton will maintain a perpetual interest in this historic property. TSCP welcomes any and all assistance the city of Dayton is in a position to provide including; assistance in adhering to state and local codes, general technical assistance and inspection, promotion and marketing and assistance with zoning compliance. We would also ask that the city waive any permit fee or any other fees associated with the restoration of the Gem City Ice Cream Building Complex. It is the position of TSCP that the most important partnership we will ever have is a partnership with the City of Dayton. It is our intent to continue to develop this relationship to the benefit of all parties.

HOW WILL THE SUSTAINABLE COMMUNITY PROJECT FUND THE GEM CITY ICE CREAM BUILDING COMPLEX RESTORATION?

TSCP has spent the past 12 months working on this issue and is prepared to move quickly once it secures possession of the property. As stated, the restoration will be completed in multiple phases. This multiphase system allows TSCP to concentrate its efforts and monies in the direction that allows for the quickest acquisition of a sustaining revenue stream (the farmers market).

Sufficient Labor is currently in place to accomplish the goals stated in phase one. Materials have already been sourced (some of which are already in TSCP’s possession) and the majority of the materials which are required are available at a nominal cost through our partners, deeply discounted, creatively sourced, repurposed or will be donated. Our farming partners will provide agricultural goods to the project on consignment. TSCP will market, deliver and consume agricultural products and the profits will be split between the partner grower and TSCP. Non agricultural partners will set up their own areas (during normal business hours) when marketing their goods and services.. Non agricultural partners shall provide a percentage of their daily profits and/or compensation for the rental of space, utilities etc. within the venue.

TSCP will handpick vendors in order to guarantee an exceptionally high quality of agricultural items, goods, services and customer relations. This

Oversight of the restoration project will be performed under the supervision of our partners whose ranks contain skilled tradesman, licensed contractors, architects, and engineers etc. who are in partnership with TSCP. TSCP also looks forward to working in partnership with the city of Dayton and Montgomery County in order that inspection and code enforcement and supporters of TSCP, assistance from historic preservation organizations, the art community, aviation community and aviation related organizations etc. which already exist, through the revenues generated by the farmers market and each additional retail establishment located in the complex and through private financing.

Once the property is secure, stabilized, weatherized and basic infrastructure and utilities installed, the open air Farmers Market will become a primary revenue source used for the restoration of the Gem City Building Complex. As each additional phase of the restoration is completed more businesses will be opened, and they will help finance the portion of the restoration yet to be completed.

Once possession has taken place, TSCP will, at last, have the ability to formally accept, warehouse and schedule the donations of materials and labor which have been repeatedly offered over the past 12 months. TSCP will also be in a position to begin its planned fundraising projects in earnest. TSCP has already secured partnerships with several entities that can provide materials, oversight, labor and other services at a nominal cost.

WHAT PARTNERSHIPS WILL THE SUSTAINABLE COMMUNITY PROJECT PURSUE AS PART OF THE GEM CITY ICE CREAM BUILDING PROJECT? (The list is fairly lengthy; please refer to our page at FaceBook.com for a list of partnerships)

WHAT IS THE SUSTAINABLE COMMUNITY PROJECTS MARKETING STRATEGY?

the location, and various methods of internet marketing (dedicated internet website and facebook page)

Large and small advertisements in regional periodicals
Television advertisement
Cable access television
Radio advertisement
Targeted marketing (colleges, downtown employees, neighborhoods, events etc.)
Cooperative marketing between partners
Flyers and handbills
Signage and calendar at the location
Online – FaceBook.com as well as a dedicated website
Press releases
Targeted direct mail campaigns
Word of mouth
Association with homeowner/neighborhood associations, Priority Boards and other community assets already in place
Through association with historical preservation organizations
Through association with philanthropic and community outreach endeavors
Through on site entertainment venues
Through a presence at offsite venues

WHAT IS THE SUSTAINABLE COMMUNITY PROJECTS FUTURE PLANS BEYOND THE RESTORATION OF THE GEM CITY ICE CREAM BUILDING COMPLEX AND PROPERTY?

The acquisition and restoration of historically significant residential properties in transitional neighborhoods
The acquisition of residential properties which shall be used as shared homes for the elderly.
The acquisition of residential properties which shall be acquired by TSCP, restored and marketed to TSCP members at a nominal cost.
The acquisition of historically significant commercial buildings in transitional neighborhoods
The acquisition of viable commercial buildings in transitional neighborhoods
The acquisition and development of light manufacturing facilities in transitional neighborhoods
The acquisition of vacant lots located in transitional neighborhoods for use as communal gardens
The acquisition and restoration of historically significant industrial properties
The acquisition of an appropriate property to be used as a Bed & Breakfast

WHAT IS THE SUSTAINABLE COMMUNITY PROJECTS PLAN WITH REGARD TO ENERGY USAGE, CARBON FOOTPRINT, ENVIRONMENTAL IMPACT AND WILL YOU PURSUE LEED CERTIFICATION AT THE GEM CITY ICE CREAM BUILDING PROJECT?

TSCP believes that a major part of being sustainable involves finding ways to dramatically reduce our dependence on non renewable forms of energy as well as our overall carbon footprint. TSCP will incorporate various technologies into the Gem City Ice Cream Building Project designed to reduce or to eliminate our dependence on fossil fuels. We are planning to approach the restoration from a LEED perspective. Participation in LEED as an entity will be dictated by TSCP's ability to budget for the evaluation and certification fees associated with LEED. Some of the green features TSCP intends on incorporating include;

Solar thermal heating of the building and the buildings potable water along with on-demand point of use water heaters.
The use of natural lighting augmented with compact fluorescent and LED lighting
Photovoltaic panels will be used to generate electricity. (The excess energy will be sold to our utility provider)
Wind powered turbines will be used to generate electricity. (The excess energy will be sold to our utility provider)

Massive rainwater collection system with filtration. Water will be used for landscaping and micro farming water requirements.
Permeable ground surfaces in order to facilitate water absorption into the earth
Passive solar heating of the building
A green roof
Low to Zero VOC finishes will be utilized when possible
The use of reclaimed materials that are repurposed and incorporated into the construction of the complex
Extensive Insulation

PLANNED EXTERIOR PHYSICAL FEATURES OF THE PROPERTY

A green roof on the addition
A Google map marker on the additions green roof which can be seen from aircraft and satellites
Authentic period feel and thoughtful accurate restoration
Massive realistic mural – East side of original building (A welcome to the Wright Brothers neighborhood)
Heavily “Greened” property with a park like setting with pathways and changes in elevation
An appropriate amount of lighting using period lighting, security lighting and landscape lighting
Secure building with a security system and web based video surveillance system with remote camera control (DPD can view loops online)
Wide cobblestone/paver walkways with inset tiles etc)
A farmers market will be located on the east side of the addition
Attractive period paint scheme in general AND an attractive farmers market paint scheme on the east face of the addition
Retail spaces on the South, West & North sides of building.
A Courtyard providing access from 2nd to 3rd St. (Iron gates to close after hours behind which will be located retail shops, water features, seating and a tribute to the second Wright Brothers Bicycle Exchange)
Period wrought iron fencing
Art installations/sculpture/water features/ plaques
Electric car outlets
Free parking spaces, handicap parking spaces, bicycle and motorcycle parking
Original canvas awnings on building at shop locations
Possible bistro tables, chairs and additional landscaping on 3rd street “widened sidewalk area” at building front

THE SUSTAINABLE COMMUNITY PROJECTS PROPOSED USE OF GEM CITY ICE CREAM BUILDING PROPERTY

Farmers market (local grocery & supply (The goal is to be Open 5-7 days/week as soon as practicable)
Wright Brothers Museum – Wright Cycle Exchange #1
Wright Brothers Tribute – (west courtyard) Site of Wright Cycle Exchange #2 (possible building reconstruction at some point)
Prepared food vendors (in association with the farmers market)
Specialty vendors - antique furniture, antique toys, stoneware, cultural items, antique equipment, (in association with the Farmers Market)
An old fashioned Ice cream parlor (Ice cream, fudge, chocolate, coffees, lunch & dinner menu, specialty drinks etc.)
A butcher/deli featuring high quality locally produced products
A Bakery
A Green Supply and equipment store (AKA Eco store)
Retail sales of restored reclaimed lumber& furniture grade local lumber,
Retail sales of restored Victorian home trim
Retail sales of high quality locally handcrafted items
Back office (business incubator)
One residential loft
An art, history, music & cultural venue
As a Biofuel Coop
As an electric vehicle charging station
As a bicycle repair and distribution philanthropy
The location of a basic shop for use during the restoration of the property

BENEFITS TO COMMUNITY

TSCP will create numerous jobs at the Gem City Ice Cream building complex site. We approximate 10 full time jobs will be created during the initial stages of the restoration process.

When the development of the Gem City Ice Cream building complex is complete, we anticipate we are likely to employ 48 Full time employees and already be well positioned to or currently engaged in opening a manufacturing facility, acquiring additional commercial properties and acquiring additional residential properties.

It is the intention of TSCP to promote the idea of members residing within walking or bicycling distance to the development project in accordance with our “Mixed Use” and “Sustainable” theories of economic development. TSCP firmly believes that a healthy, stable, prosperous nation is a result of a healthy, stable, prosperous neighborhood.

TSCP is committed to providing “Business Incubator” infrastructure including a store front or office space with a back office, educational programs and assistance in finding and securing a final business location. These entrepreneurs shall be reasonably expected to go out on their own, hire more employees and expand their employee base as their business grows.

TSCP will attempt to secure its goods and services from local entities who hire local labor. It is reasonable that TSCP’s projected needs will likely necessitate the hiring of additional labor by TSCP vendors.

TSCP will be a valuable contribution to the Wright Dunbar neighborhood tourism infrastructure based on the rescue of the Gem City Ice Cream Building Complex (1 of 3 remaining intact Wright Brothers occupied properties). The project will provide TSCP with the opportunity to add additional context to the Wright Brothers path to the development of the airplane.

TSCP will act as a model project which others may adapt to their particular location. We will also provide information and training to neighborhoods looking to begin their own project.

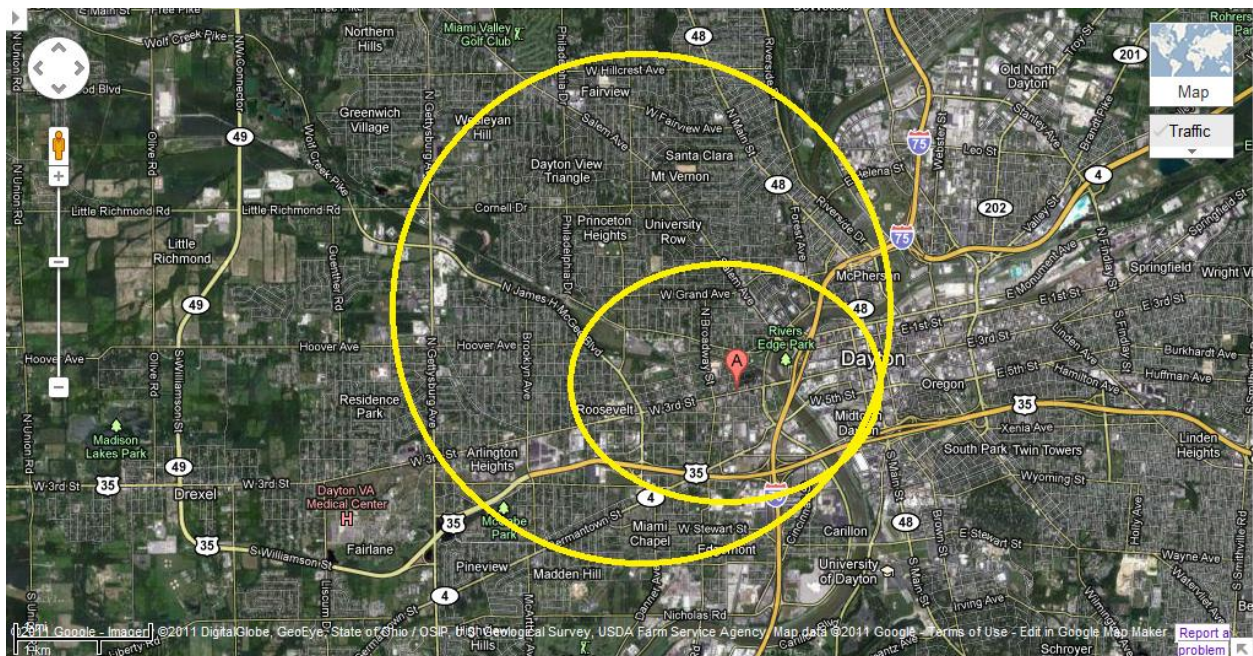
The complex shall serve as a venue and focal point for celebrations, musicians, artists, etc. for the benefit of the neighborhood and community

The complex shall serve the needs of the neighborhood in which it’s located. In this case, the complex will provide employment, retail sales, food venues and locally produced “grocery items.

TSCP intends on using the Gem City Ice Cream Building Project as a springboard to acquire additional neighborhood properties and to engage in other developments which benefit neighborhoods, TSCP members and the people within the city of Dayton

Enriching community interaction, understanding, cooperation, communication, and quality of life in general.

WHO IS THE SUSTAINABLE COMMUNITY PROJECTS CUSTOMER BASE?



1. The adjacent residential areas
2. The Tourist population visiting the Wright Dunbar Historic District (by keeping them in the neighborhood, by giving them things to do and experience, by providing opportunities to rest, by offering easy access to high quality food and retail establishments)
3. Partner organizations
4. Bicycle traffic (bicycle trail)
5. Foodies and those looking for fair priced high quality local food products.
6. Local Restaurants

7. Educational institutions & Students
8. Targeted delivery areas (Government offices, Downtown Businesses, Campus
9. Walk-In traffic
10. Center for Festivals and celebrations
11. Politicians, city leadership, county leadership, municipal employees, the legal community, the medical community, the business community, First Responders, city workers,
12. Larger out of immediate area businesses

In Conclusion

It is in the interest of TSCP to acquire control of the property in a timely manner (if at all) to prevent further damage and deterioration of the structures. TSCP would also need to begin farmers market operations on-site starting in early April 2012 or risk losing one full season of income. TSCP is hoping the city of Dayton can assist us in expediting this process as much as possible

TSCP is requesting access to structure(s) as soon as possible in order to perform an inspection of the exterior and interior of the property at issue. We would appreciate the following entities be present during the inspection; the department of planning, the department of economic development and the city engineer.

TSCP is also requesting an accounting of all the documentation the city has relating to the Gem City Ice Cream Building as well as the other properties identified in this overview. This documentation is of particular interest to TSCP from a historical perspective and will assist with restoration of the property and the historical accuracy of the Wright Cycle Exchange museum. Access to available GIS information in connection with the properties would also be very helpful.

TSCP looks forward to developing and maintaining a progressive relationship with the City of Dayton now and in the future.

The Sustainable Community Project

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