



# Chamber Connection

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To make payment: — <https://tinyurl.com/28su7r5c>

This has been a great year for Trotwood Chamber of Commerce. It was great because of our members, benefit providers and all those that are not members but supported our Chamber this year! We sincerely thank all of you for your support.

As we prepare for the New Year, we want to celebrate you! If you are celebrating an anniversary, achieved special recognition or received other special recognition, please let us know and we will spotlight your business in our newsletter. Our newsletter is issued every month; email to [mbattle@trotwoodchamber.org](mailto:mbattle@trotwoodchamber.org).

We are in the process of completing our events calendar for 2026. If you have suggestions for seminars, workshops or other events you would like to have presented, we want to know. Call the Chamber at 937-837-1484. Office hours are 8 a.m. until noon Monday thru Friday.

The Chamber office will be closed December 24, 25 and 26. We will return to the office Monday, December 29.

*From Trotwood Chamber of Commerce to all of you,  
may you have a Happy Holiday Season and a Prosperous  
New Year!*

*Marie Battle, Executive Director*

Holiday Suggestions: “To your enemy, forgiveness; to an opponent, tolerance; to a friend your heart. To a child, love and to yourself, respect.”  
Oren Arnold

## **988 Suicide & Crisis Lifeline**

With the Holidays Upon Us, remember help is just 3 digits away. Dial 988 — the Suicide & Crisis Lifeline. The holiday season can bring joy, but also stress, loneliness, and emotional overwhelm. If you or someone you know is struggling, 988 offers free, confidential support 24/7.

- Call or Text 988
- Chat at [988lifeline.org](http://988lifeline.org)
- Support for mental health, substance use, and suicidal crisis
- Available nationwide, anytime — including holidays

You are not alone. Support is always within reach.

## **December 2025**

### **Officers**

#### **President**

Sean Freeman  
Sean Freeman Enterprises

#### **Vice-President**

Marlon Howard  
TM Schools

#### **Secretary**

Mindy M. Shelley  
Miami Valley North/  
Premier Health

#### **Treasurer**

Sandra Monaghan  
Retired

### **Board of Directors**

LaWanda Harvey  
MVCDC

Zach Logan  
Empowering to Elevate

Yvette Page  
City of Trotwood

### **Executive Director**

Marie Battle, CAP

### **Membership Renew 2025**

Premier Health/MVH

### **Membership Renewals 2026**

AMS

Gill Mart

Korreck Inc.

MVCTC

Stryver Manufacturing

TCIC

Yancey Insurance

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## INFORMATIONAL PAGE

Tuesday, December 16, Governor Mike DeWine, Lt. Governor Jim Tressel, and the Ohio Department of Development announced awards for the 35th Round of the Ohio Historic Preservation Tax Credit Program. As part of this announcement, TCIC's Sears, Roebuck & Company Redevelopment Project was awarded an additional \$1 million in Historic Preservation Tax Credits, bringing the project's total state historic tax credit award to \$3.55 million.

### **Context on Why TCIC Applied for a Second Round**

During the **Spring Round 34**, TCIC initially applied for and was awarded **\$2,550,000** in Ohio Historic Preservation Tax Credits. That application **received the highest score in the State of Ohio**.

The Round 34 application was intentionally **conservative and strategically structured**. By carefully managing project scope, assumptions, and credit request size, TCIC maximized its competitiveness and scoring, ensuring a strong initial award and statewide recognition of the project's merit. Following that award, TCIC evaluated the project's full capital needs and long-term objectives. Given the strength of the initial score and the continued eligibility of the project, TCIC determined it was both appropriate and responsible to **reapply in a subsequent round**, understanding that requesting additional credits would likely reduce the project's score — but still remain competitive. This second-round strategy proved successful and resulted in **an additional \$1 million in state historic tax credits**, increasing the total award to **\$3.55 million**.

### **Why the Additional \$1 Million Matters**

The increased historic tax credit allocation meaningfully strengthens the project and delivers tangible benefits:

- **Improves overall project feasibility and financial stability**
- **Reduces financing gaps and reliance on higher-cost capital**
- **Supports higher-quality construction, preservation, and long-term durability**
- **Improves TCIC's ability to attract and secure a strong development partner**
- **Allows for more cost-effective lease rates**, particularly for **small and local businesses** that will ultimately occupy the space

In practical terms, this additional funding allows the project to be delivered **at a higher quality and with greater financial efficiency**, directly supporting TCIC's mission to foster inclusive economic development and ensure the Sears redevelopment serves as a long-term asset for the community.

### **Project Overview**

**Project:** Sears, Roebuck & Company (Montgomery County)

**Address:** 5200 Salem Avenue, Trotwood

**Total Project Cost:** \$25,364,227

**Total Ohio Historic Preservation Tax Credits Awarded:** \$3,550,000

If any business is interested in learning about participating in the project or interested in potentially becoming a tenant, call Chad Downing, Executive Director, Trotwood Community Improvement Corporation (TCIC), phone number 937-854-7214.

***Our sincere congratulations to Chad and his team!***



## What is the SOCA Benefit Plan?

The SOCA Benefit Plan administered by Anthem is a multiple employer welfare arrangement (MEWA) that allows small businesses and sole proprietors to join together in a self-funded group to access health benefits typically reserved for large employers.

Members share in the overall claims risk—helping to keep rates more stable and affordable. As part of a large, self-funded pool, you'll also get the peace of mind that comes with Anthem's stop-loss coverage, which protects the group financially if claims are higher than expected.

For more information, call 937-837-1484 or email [mbattle@trotwoodchamber.org](mailto:mbattle@trotwoodchamber.org)

### **Bureau of Workers' Compensation – Employer Service Specialist**

Did you know that most employers are assigned a dedicated **Employer Service Specialist (ESS)**? Think of your ESS as your personal insurance advisor - someone who brings expertise in workers' compensation and technical support.

Your ESS can help you:

- Navigate billing, coverage, and compliance issues
  - Explore cost-saving opportunities through proven risk and claims management strategies
- Understand and enroll in various cost-control programs

To find the contact information for your assigned ESS, simply sign on to our website and visit your **My Policy** page.

## **Scams**

### ***Signs of a Scam***

- *Being asked to wire money to a stranger or friend in need*
- *Being selected for a mystery shopping job, especially if you never applied*
- *Pressure to "act now!"*
- *Being asked to buy a prepaid money card*
- *Sending money in advance to secure or insure a loan*
- *Winning a contest you've never heard of or entered*
- *Having to pay a fee to receive your "prize"*
- *Requests for your personal information*
- *Requests for a large down-payment*
- *A company that refuses to provide written information*

*Think you've been scammed, targeted by scammers, or spotted something suspicious?*

You can protect yourself—and help others—by reporting it to the Ohio Attorney General's Office.

- Reports can be filed online.
- You don't have to give your name if you don't want to.
- If you gave money or personal information to a scammer, or if you feel unsafe:
- Call your local police department right away, or Dial 9-1-1 in an emergency.

If you get an email, text, or phone call that claims to be from a State of Ohio agency:

- Don't respond right away.
- Contact the agency directly using their [official contacts](#) to confirm if it's real.

*Special Thanks to Our  
Wonderful Sponsors*

**E2E**



**Foundation**

**EPIX**  
tube

**SOCA**  
SOUTHERN OHIO CHAMBER ALLIANCE



Your sponsorship makes a difference, again, thank you so very much!