

# Tipppecanews



## Shaping the Future of Uptown Tipp City

*Exciting Progress Underway in the City's Redevelopment Efforts*

The City continues to reinvest in and revitalize our uptown area, with two major redevelopment projects leading the way: the transformation of the Tipp Plaza and the acquisition of the 60-acre Long Property at the corner of County Road 25A and State Route 571.

**Tipp Plaza: Laying the Groundwork for Revitalization**  
 Visible improvements have already begun at the Tipp Plaza property. The former Burger King building has been demolished, and the entire parking lot has been resealed and restriped, offering a cleaner, more welcoming appearance for this key uptown location. These changes mark the first steps in a long-term redevelopment vision.

The City has partnered with Woodard Development to plan the future of the site. Woodard Development will provide a Concept Plan by mid-2025 and a Master Development Plan by the end of 2026. In the meantime, they'll work with the City on phased development plans to guide both public and private improvements.

**Long Property: A Gateway to Opportunity**  
 Earlier this year, Council authorized the City to purchase the 60-acre Long Property from Woodard Development.

Located at one of Tipp City's most visible intersections, this property offers significant potential to enhance our community's economic and aesthetic presence along the I-75 corridor.

### Behind-the-Scenes Work: TIF & NCA Processes

While physical construction may not be immediately visible, much is happening behind the scenes. The City is actively working with the Tipp City Exempted Schools to establish a Tax Increment Financing (TIF) district on both the Tipp Plaza and Long Property sites. Once the TIF is in place, the City plans to establish a New Community Authority (NCA) to support infrastructure improvements and development efforts in these areas without raising taxes.

### Looking Ahead

These efforts are part of Tipp City's long-range strategy to attract quality development, improve infrastructure, and create vibrant community spaces. Residents may not see daily construction activity just yet, but important administrative and legislative groundwork is being laid that will shape Tipp City's future for decades to come.

We're excited about the possibilities and will continue to keep the community updated as progress continues. Thank you for your support as we work together to create an even more welcoming and thriving Tipp City.

## Memorial Trees

In 1992, the Tipp City Tree Board established the Memorial Tree Program, setting aside a section of the Thomas B. Kyle, Sr. Memorial Park for the plantings. Since this time many trees have been planted, either in memory of or in honor of a loved one. Donors to the program may select from 4 different species of trees. Plantings will take place in either the spring or fall, depending on the time of the donation. The donated tree will be planted by and cared for by the City Parks Department. An engraved stone bearing the person's name whose memory or honor the donation was made is implanted beside the tree. Cost for a Memorial Tree is \$425.00. Forms can be found on Tipp City's website or by stopping at the Engineering/Planning & Zoning window in the Government Center.

## Yard Waste Disposal

Reminder... The City has entered into an agreement with the City of Troy to accept Tipp City residents' yard waste at no cost for residents who resides within Tipp City's corporate limits. Please note, proof of residency may be required.

The Dye Mill Road Compost Facility (1200 Dye Mill Road; Troy) will accept yard waste in the form of grass, leaves, garden refuse and rock.

The facility is open Tuesday, Wednesday and Thursday 10:00 am – 6:00 pm; Friday 10:00 am – 5:00 pm and Saturday 9:00 am – 3:00 pm. The facility is closed on Sunday and Monday.

## Mosquito Fogging Dates

The City will be performing mosquito fogging applications throughout the City on July 7<sup>th</sup> with a rain date of July 8<sup>th</sup> including City and Kyle Parks. Fogging in the residential and Downtown areas will be performed over the City streets. Additional applications will be performed on the following dates:

July 21<sup>st</sup> with a rain date of July 22<sup>nd</sup>

August 4<sup>th</sup> with a rain date of August 5<sup>th</sup>

The mosquito fogging will begin at 9:00 pm and will conclude by 3:00 am on the dates stated. Beginning on the western side of the City and progressing easterly fogging the entire community.

Residents are advised to avoid direct contact with the fogging mist and to close home and automobile windows. If rain or wind conditions prevent fogging, the City will reschedule applications. Additional fogging may occur later if needed. Any questions can be directed to the Municipal Services Department at 937-667-6305.



## Memorial Bricks

Memorial Bricks are installed in Veterans Memorial Park. The tan bricks are available in two sizes:

-4" by 8" brick with 3 lines of print – 20 characters per line including spaces (\$53.25).

-8" by 8" brick with 6 lines of print – 20 characters per line including spaces (\$213.00).

Applicants/honoree must have a connection to Tipp City/Monroe Township. Applications are available at the Tipp City Government Center, Tipp City's website, and Tipp Monroe Community Services. Checks are to be made payable to: City of Tipp City and received by September 1. The pavers will be ordered in September and will be installed by Veterans Day, November 11. For additional information, please contact the Municipal Services Department at 937-667-6305.

## Pet Memorial Pavers

The City of Tipp City is currently accepting orders for pet memorial stones. Bricks will be installed in the Kyle Park Dog Park. Stones can be purchased for dogs, cats, fish, snakes, rabbits, hamsters or any other beloved pet.

Bricks are 6" by 6" and are \$20 per paver and may contain up to 3 lines of text, 20 characters per line, including spaces.

# City Infrastructure & Improvement Projects Update

## Summer 2025

### Sanitary Sewer Upgrades

Kinnison Excavating is making steady progress on the new sanitary sewer main installation to support Abbott Nutrition's facility upgrades. Work along SR 571 is wrapping up, with asphalt repairs slated to begin mid-June. Construction will then move north along the east side of CR 25A. This important infrastructure project is expected to continue through early fall.

### Public Works Expansion

Construction of the City's new Public Works buildings is set to begin. Grand Lake Building Company will break ground on the new Public Works facility starting June 3rd. The Electric and Water Department buildings will follow shortly after, further enhancing the efficiency and capacity of our municipal operations.

### Upcoming Projects in Design

Choice One Engineering is currently designing several key utility projects, with bidding anticipated in early 2026:

- Replacement of the aging 4-inch watermain on Amokee Place, part of the City's ongoing efforts to modernize its water infrastructure.
- Relocation of sanitary sewer laterals in the North Third Street, Walnut Street, and Plum Street area to improve long-term service reliability.
- Extension of a new watermain along CR 25A to connect with the NAWA line, strengthening the water supply for Curry Branch, North Branch Pass, and future developments to the west.

### Interchange Beautification

Double Jay Construction has completed concrete work in the northeast corner of the interchange and is currently installing decorative brick pavers. Plantings have been finalized along both sections of the southbound side. The final phase of concrete work is scheduled to begin June 9th.

### Windmere Park Enhancements

Bid documents are being finalized for the extension of the walking path around the perimeter of Windmere Park. The project is expected to go out for advertisement on June 25th.

### ADA Curb Ramp Improvements

City-wide ADA curb ramp installations are nearly complete. One final ramp remains at the Lesher Woods walking path, and additional restoration work—such as asphalt patching and topsoil—will be completed at all ramp locations to ensure accessibility and visual appeal.

### Pickleball Courts Coming Soon

Submittals have been approved for the new Pickleball Courts in Kyle Park. Outdoor Enterprise anticipates beginning construction by mid-June. Once completed, the courts will provide a fun and accessible activity for residents of all ages.



# Tipp City Mum Festival

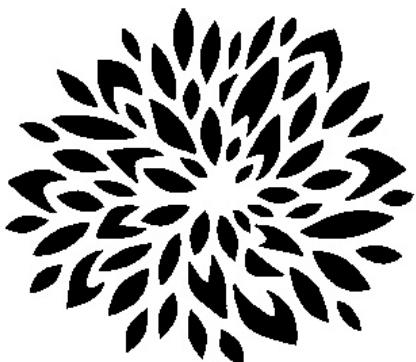
**Cruise-In:** Friday, September 26<sup>th</sup> - 4:00 pm – 10:00 pm

**Run for the Mums 5K Run:** Saturday, September 27<sup>th</sup>, Registration 6:30 – 7:30 am  
(Roundhouse at Tipp City Park) Run begins at 8:00 am

**Tipp City Mum Festival Parade:** Saturday, September 27<sup>th</sup> - Parade begins at 10:00 am

**Craft hours:** Saturday, September 27<sup>th</sup>, 10:00 am – 7:00 pm  
Sunday, September 28<sup>th</sup>, 10:00 am – 5:00 pm

**Mum Motorcycle Ride:** Saturday, August 23, 2025 (Rain Date September 6, 2025)



## Tipp City Mum Festival

### Adopt a Mum

Boy Scouts of America Troop 586 are once again offering everyone the opportunity to join in the celebration of the festival by adopting a mum. The Boy Scouts will be painting mums on the sidewalks and driveways of those wishing to adopt a mum. Cost of a mum is \$15\*. Mums are approximately 3'x3' and can be painted in your choice of red, white, yellow or a combination. Order forms are located on the official mum festival website. \*Note: Online orders require \$1 fee per mum for processing. [www.tippcitymumfestival.org](http://www.tippcitymumfestival.org).

### Upcoming Events:

**July 4 – Tipp City 4<sup>th</sup> – Kyle Park**

**July 11 – August 8 – TMCS School Supply Drive**

**Sept. 26 – Cruise-In**

**Sept. 27 & 28 – Tipp City Mum Festival**

**October 20 – TMCS Halloween Costume Parade**

**October 31 – Trick-or-Treat – City Wide**

Tipp Monroe Community Services is launching its annual School Supplies for Kids drive. This fundraiser ensures that all Tipp City and Monroe Township children have the necessary supplies for a successful school year.

Donations can be dropped off at TMCS Offices, Monroe Federal, Tipp City Public Library, Zack Jacobs – State Farm

For a complete list of requested items, please visit [tmcomservices.org](http://tmcomservices.org).

### My Tipp City Mobile App

The City has stepped into the future of citizen engagement with our brand new mobile app!

The app is a great source of information for news, events, service interruptions and updates. Staff can communicate important information to residents in more efficient ways.

Scan the QR Code below to get started!

