

Tippecanews



Investing in the Future of Uptown Tipp City

The City continues taking important steps toward revitalizing our uptown district and ensuring it remains the vibrant entrance to the community for generations to come. Over the past several months, City Council and Staff have been working closely with Woodard Development to explore opportunities.

Moving Forward With the Right Tools: The remainder of this year, the City will be working through the legislative process establishing a **New Community Authority (NCA)** and a **Tax Increment Financing District (TIF)**. These proven economic development tools are designed to ensure the properties can be developed without placing a tax burden on current residents. By structuring the projects this way, Tipp City will be able to recover the public dollars already invested and continue to move forward in a fiscally responsible manner.

Engaging the Community: This fall, the City hosted a well-attended Uptown Open House at the Government Center. Residents had the opportunity to review conceptual drawings, ask questions and learn more about the vision for these properties. While these renderings are only conceptual, they provide a look at what's possible as we bring new life to this imp

ortant part of the City.

Making the Numbers Work: For these projects to succeed, they must work financially. A key part of the plan includes a proposed apartment building, which represents a significant piece of the overall financial puzzle. By including a mixed-use component like housing, Tipp City can generate the revenue necessary to support high-quality development while meeting community needs.

Additionally, Woodard Development, and the City both believe that high-end luxury apartments are something currently missing in Tipp City. These units would help attract young professionals who are not ready or able to purchase a home, but who want to live in a vibrant, walkable community. Similar projects in other communities around the Dayton region have proven very successful, and we believe Tipp City is well positioned to see the same positive results.

Staying True to Our Goals: The City's original goal, especially with the Tipp Plaza redevelopment, was clear: **to clean up a blighted property at the front door of our community and to do so responsibly.** This project works. It delivers on that goal and sets the stage for positive growth without unnecessary risk to taxpayers.

(Uptown Development Continued)

Retail and Market Realities: We often hear from residents about what types of retail establishments they'd like to see in Tipp City. While the City works to connect with potential retailers, it's important to understand that many companies have minimum requirements, such as traffic counts and the number of households within a certain distance, before they will consider a new location. These requirements can be challenging but we are encouraged by the many productive conversations already underway. Ultimately, it will be the private market, not the City, that determines which retailers locate here.

A Partnership for the Future: This project has also been made possible through strong collaboration between the City and the Tipp City School District. Both entities have worked together to craft a solution that supports long-term growth while benefiting students, residents, and businesses alike. We are confident these developments will strengthen both the City and the schools for years to come.

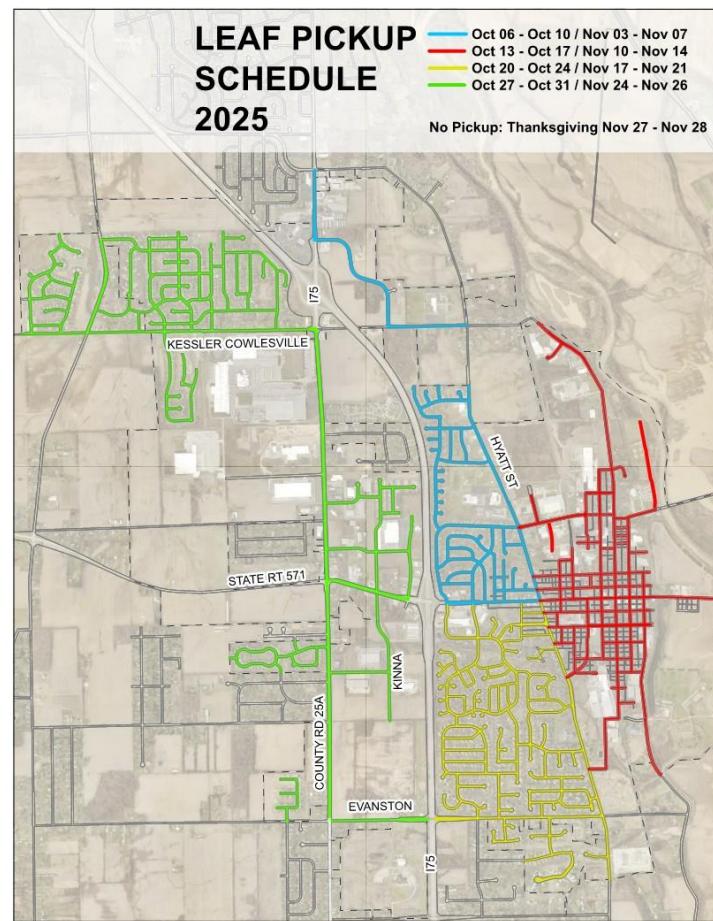
Halloween Spooktacular Parade

Tipp Monroe Community Services will host its Annual Halloween Parade and Costume Judging on Monday, October 20.

All ghosts, goblins, superheroes, and princesses should gather at 5:30 pm at Broadway Elementary School on the Dow Street side. At 6:00 pm sharp the parade will step off with the Tippecanoe High School band leading the way. The spirited procession will march to the Zion Lutheran Church parking lot. Ranger Vic will join the parade and will wow the kids with balloon animals, flowers and more! Costumes will be judged by age group, so everyone has a chance to shine! Children of all ages are welcome to join the Halloween fun!

If rain puts a spell on the parade, don't worry! The costume judging will still take place at 6:30 pm in the Monroe Township basement at 4 E. Main Street.

2025 Leaf Pick-Up Schedule



Homebound Program

If you or someone you know isn't able to go to the library due to age, illness or mobility challenges, the Tipp City Library offers free Homebound Services. Homebound brings books, audiobooks and movies – personally selected based on interest – right to your door and on a regular schedule. Call 937-667-3826 to learn more or to sign



Halloween Safety Tips

Halloween is a fun and festive holiday, but it also comes with increased fire risks. Decorations, costumes, and candles can quickly turn a celebration into a dangerous situation if proper safety measures aren't taken. Each year, fire departments respond to house fires and accidents that could have been prevented with a few simple precautions.

One of the biggest hazards is open flames. Candles placed inside pumpkins or decorations may look spooky, but they can easily ignite costumes, drapes, or dried leaves. Instead, use battery-operated candles or LED lights to create the same glowing effect without the risk. If you do use real candles, never leave them unattended and keep them away from walkways and flammable objects.

Costumes should also be chosen carefully. Flowing fabrics, masks with fringe, and synthetic materials can catch fire quickly. Look for flame-resistant labels when purchasing costumes, and make sure children know to "stop, drop, and roll" if clothing does catch fire.

Lastly, check that exits and pathways remain clear of decorations in case an evacuation is needed. By being cautious with lighting, costumes, and décor, families can enjoy Halloween safely. A little planning ensures that the holiday stays filled with treats—not emergencies.

STAY SAFE!
Halloween Safety Tips



Theft Prevention Tips from the Tipp City Police Department

Home & Property Theft Prevention

Secure Entry Points

- ✓ Always lock doors and windows – even when home
- ✓ Use deadbolt locks and reinforced door frames
- ✓ Install security bars on basement or vulnerable windows

Install Security Systems

- ✓ Use motion sensor lights outside
- ✓ Install security cameras with remote monitoring
- ✓ Use a monitored alarm system if possible

Make Your Home Look Occupied

- ✓ Use smart lights or timers when you're away
- ✓ Pause mail and newspaper deliveries when you are away
- ✓ Ask a neighbor to check on your home

Limit What you Share

- ✓ Don't announce vacations or purchases on social media
- ✓ Avoid posting pictures that show valuables or your homes layout

Secure Valuables

- ✓ Keep jewelry, cash and documents in a safe
- ✓ Avoid leaving boxes for expensive items (like TVs) on the curb

Vehicle Theft Prevention

Lock Your Vehicle

- ✓ Always lock the doors and windows when unattended
- ✓ Never leave your car running while unattended

Hide Valuables

- ✓ Don't leave electronics, bags or other valuables in plain sight
- ✓ Use the trunk or glove compartment for storage

Use Anti-Theft Devices

- ✓ Steering wheel locks, kill switches, or GPS tracking can deter thieves

Park Smart

- ✓ Park in well-lit, busy areas
- ✓ Use a garage if possible – lock it too!



Santa Claus is Coming to Town!

Santa Claus is making a special stop in Tipp City this holiday season. This visit will be held on Saturday, December 6 from 9:00 am – 11:30 am at Broadway Elementary School. Children will be able to talk with Santa, share their wish lists and take photos.

Admission is a nonperishable food item, or a new unwrapped toy. Cash donations are also accepted. All cash, food and toy donations will be distributed to local families through Needy Basket.



Tipp City Lights – Driving Tour

Grab some cocoa, load up the car and be prepared to be dazzled! TMCS is hosting its 5th Annual Holiday Lights Driving Tour throughout Tipp City and Monroe Township.

The tour runs December 6 – 25 from 6:00 – 9:00 pm. Maps are available at tmcomservices.org or at the TMCS Office December 4 – 21st



Upcoming Events:

October 20 – TMCS Halloween Costume Parade
October 30 – Trick-or-Treat – City Wide
November 7-9 – Yuletide Winter's Gathering (Downtown)
November 22 – Christmas Parade & Tree Lighting
December 5 – Moonlight & Mistletoe After Hours Shopping
December 6 – Tippecanoe & Christmas Too Holiday Home Tour

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!



Yuletide Winter's Gathering

The Downtown Merchants will host the 2025 Yuletide Winter's Gathering on **Friday November 7th – Sunday, November 9th**. This traditional shopkeepers' open house kicks off the holiday shopping season. Visitors will be delighted by the atmosphere complete with sparkling storefronts, carriage rides and pictures with Santa. Visitors will enjoy finding unique gifts, holiday décor and much more from our Downtown merchants!

Safe Zone Exchanges

The Tipp City Police Department offers Safe Zone Exchanges in response to personal safety concerns when making a sale or purchase using an online website. The department provides a monitored parking lot at the Police Department where residents will be able to conduct their transaction at any time, knowing the exchange is being recorded with a City-owned video surveillance camera.

