

## **TCW President's Letter**

As we approach the fall season, I cannot help but be amazed at what Troy Community Works! has been able to accomplish in the past six months. With the purchase of our first building located on E. Main Street, we have stepped fully into making a difference in Troy's built environment. Troy Community Works! plans to renovate the old Salvation Army Building and breathe new life into an underutilized building of the recent past.

We have also continued to serve the community during the foreclosure crisis by offering counseling in our Homeowner Center. Our housing counselor, Diane Flora, has been a much needed addition to our staff and has quickly made her enthusiasm and leadership evident to the team. The Homeowner Center is the only organization in Miami County which offers free foreclosure counseling.

We are currently planning our third annual 'Make a Difference Day' campaign and foresee the 2010 endeavor as the most invigorating yet. We will continue with last year's theme of helping out Troy's not-for-profit organizations. TCW have been able to establish relationships with some of Troy's most socially responsible corporations and organizations. We look forward to an exciting turn-out on October 23rd.

The Downtown Neighborhood Analysis, begun in the spring, is being finalized and could not have been achieved without our partnership with Edison Community College and their Service Learning Program. This data and report will be an important factor in facilitating revitalization in Troy's historic core.



## ***Troy Community Works!***

The board has also recently revisited TCW's strategic plan. This was accomplished in August and will prove beneficial for our growth and strategic direction in the next three years.

Our executive director, Martha Harris, continues to do a phenomenal job of leading the organization and staff in the right direction. Along with Martha's efforts, the board continues to amaze me as to what a small group of concerned citizens are able to accomplish in such a relatively short amount of time. Without their dedication, insight and creativity, TCW would be unable to meet the needs we have identified within our community.

I am looking forward to an outstanding finish to 2010 and foresee 2011 as a year of substantial growth and opportunity. As Board President and a founding board member, I continue to be impressed with the amount of work completed by the organization in such a short amount of time. We have been extremely fortunate in receiving support from over six major organizations along with private donations. We have also benefited greatly from volunteers and concerned citizens who have given hundreds of hours of their time to make a difference in their community. I am excited for what the future holds for this young organization and how we can cultivate positive change through collaboration and partnerships within our community.

*Mike Twiss*  
Board President

### ***Troy Community Works! Mission Statement & Focus***

Troy Community Works! serves to enhance the long term well-being and livability of the City of Troy through a collaborative approach to sustainable community development.

### ***Our Focus Area - 3 Pillars of Community Development***

- Strengthen our Downtown Commercial & Residential Building Stock
- Neighborhood Revitalization
- Grassroots Education & Organizing



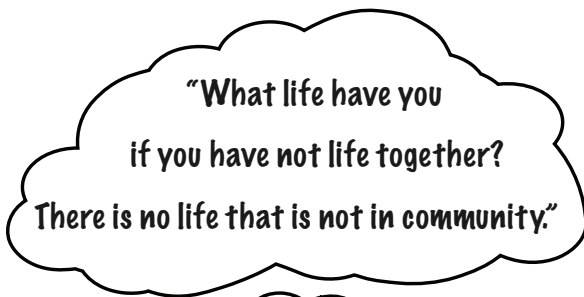
## Troy Community Works!

### HomeOwner Center Update

Our HomeOwner Center continues to assist any individual or family in need of foreclosure assistance in Miami County.

Since the beginning of 2010 we have assisted over 70 families facing foreclosure and continue our partnership with the Miami County Courts in assisting citizens seeking mediation for their foreclosure. In the past few months TCW has formed an advisory committee made up of builders, realtors and bankers to assist the growth of our center. We are currently developing three new courses to assist homeowners across the county.

These courses will focus on first time homebuyers, homeowner maintenance, and the helping landlords and tenants. Our homeowner center is also beginning the process of applying to become a HUD certified counseling agency. In order to apply an organization must have been counseling for a year or more and have a counselor certified in homeowner counseling. Continue to check back with TCW to hear of our progress.



TS Eliot



## TCWs Neighborhood Analysis



Beginning in January, TCW, working in partnership with the City of Troy and Edison Community College began a neighborhood

analysis of our downtown core neighborhoods. The neighborhood analysis was a research project designed to better understand the factors that make up our downtown neighborhoods. Much of the current funding for neighborhood revitalization projects from the state and federal level is based upon targeting or having the ability to pinpoint exactly which streets and blocks in your community are most in need of revitalization funding.

Thanks to great work by not only the Edison students, but also our intern Bethany Brubaker and special thanks to Doug Wenning from the City of Troy, this analysis is almost complete.

The project mapped on Geographic Information Systems (GIS) a physical assessment of the downtown neighborhoods combined with housing code and police violations data. The composite of those three databases gave TCW a map of the downtown with hot spots of where revitalization is most in need of occurring.

The good news is that there weren't that many hot spots in our downtown and the ones that existed were in areas that most people know intuitively need revitalization, but now we have quantitative data to back it up. TCW plans to release the report to the City of Troy in October and it will be posted on our website, but we already have follow up plans for next year. One of the areas most in need was the area East of the downtown.

TCW plans to expand the initial analysis next year by heading east towards S.R. 201 and we plan two "Alley Sweeps" next spring. The alley sweeps will encourage residents of the East side to get rid of all access trash and get out to know their neighbors. Continue to look towards TCW for more information on this topic.

## TCW Buys A Building!

In July of this year TCW purchased 221-223 E. Main Street. The property, more commonly known as the Salvation Army Building, was part of a group of buildings that Mr. Wade Westfall purchased in February 2010 from the Harbor Trust. Mr. Westfall approached TCW and after many discussions he agreed to sell TCW the building. During the spring and summer TCW has been busy preparing this building for renovations. Our vision is to fully renovate the property bringing it back to its former glory by keeping the historic context and apply newer Green techniques and technologies to the renovation. TCW's Development Committee is receiving estimates to stabilize the structure and have released a request for qualifications for an architect.



The building has an interesting history. The property was built in 1867 by Conrad May. It is Vernacular-Italianate in design with a stone foundation and brick walls. The Ohio Historic Inventory Form records the following regarding its' description: "This is a well-preserved building with important features left intact. It is located in a commercial extension of the city core." The original portion of the building is a two-story brick structure that is divided into two main rooms on the first floor. The second floor has several large rooms which appear to have been used as rooming houses or living quarters. It was the location of a grocery and saloon from 1887-1950s and has housed various commercial businesses over the years. Most recently it was a Knights of Columbus hall in the 1970s and then the location of a local Salvation Army branch from 1980 until 2006. It has been vacant since 2006 and TCW expects the renovation to take up to 18 months to complete.

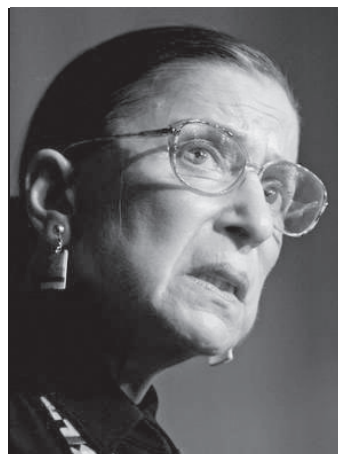


*Troy Community Works!*

## Preparing for Troy Fix It & Make A Difference Day October 23, 2010

Plans are underway for our 3<sup>rd</sup> Annual 2010 Fix It for Make A Difference Day- this wonderful day brings together local non-profits, service clubs, and volunteers to complete small "Fix It" projects. This year we are so happy to have so many partners returning and new partners join us as the day gets bigger and better. This year we have 9 non-profit organizations in need of fix it projects: Brukner Nature Center, GROW, Habitat for Humanity of Miami County, Partners In Hope, St. Joseph's House & St. Patrick's Soup Kitchen, Troy Rec, Troy Community Works!, Troy-Miami County Library, WACO Historic Field.

Thinking of volunteering? We'd love to have you! Make A Difference Day is October 23 this year and our Fix It will be headquartered at the First Place Christian Center. Volunteers will be working in one shift from 8:30-12:30pm and can choose a fix it, a clean & green, or a hospitality project. All volunteers will receive a volunteer gift and lunch prepared by the Altrusa Club. Volunteers can also take advantage of free breakfast from Panera Breads of Troy from 7am-9am. Individuals and families can volunteer or you can volunteer as a group. Our website has the volunteer form, all the projects listed, and our generous sponsors and partners. Check it out at [www.troycommunity.com](http://www.troycommunity.com)!



"Whatever community organization, whether it's a women's organization, or fighting for racial justice ... you will get satisfaction out of doing something to give back to the community that you never get in any other way."

-- Ruth Bader Ginsburg



## Troy Community Works!

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## Troy Community Works!

Has this newsletter piqued your interest in TCW? Are you curious to learn more or get involved in one of our programs? Then check us out online at [www.troycommunity.com](http://www.troycommunity.com). Our website has up to date information on our programs as well as a blog on building community that is full of book recommendations, happenings around town, musings on urban design, and even the occasional recipe. Check it out and check back frequently.

If you are interested in receiving future editions of our newsletter please let us know. If you would like to receive future newsletters in an email format, please let us know that as well.

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### Troy Community Works! Board & Staff

Board Members:	Judy Hartman - Secretary	Staff:
Mike Twiss, President	Ritika Sharma Kurup	Diane Flora - Housing Counselor
Jack Bell, Vice-President	Kurt Wacker	Martha Harris - Executive Director
Allison DeHart- Treasurer	Don Willis	

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