UNIVERSITY OF DAYTON ADDS SIGNATURE LANDMARK TO CAMPUS
ONE HUNDRED AND TWENTY-FIVE YEARS AFTER THE MARIANISTS HELPED THE FOUNDERS OF NCR CORPORATION BUILD THEIR BUSINESS, THE UNIVERSITY OF DAYTON HAS PURCHASED NCR'S 115-ACRE WORLD HEADQUARTERS.

The 455,000-square-foot, five-story building facing the Great Miami River is among the most prominent and beautiful office buildings in the city of Dayton, with the remnants of the great river surrounding it like a moat. The parkland provided a respite to generations of factory workers, the wetlands a home to thousands of Canada geese, the building the brainpower of the global technology giant.

Continued on Page 2.
Under new ownership, the former world headquarters will be a signature landmark for an international Catholic research university actively engaged in the future of this region and our world.

**Exceptional opportunity**

Board of trustees chair Jack Proud ’70 ’04 announced the transaction at a Dec. 21, 2009, news conference before faculty, staff, elected officials and community leaders.

“This will truly change the face of campus and propel economic development in the region,” he said.

The property at 1700 S. Patterson Blvd. gives campus a new southwestern boundary, with the historical campus to its east and the Arena Sports Complex across the river to its west. With this acquisition and the 2005 purchase of 50 acres of former NCR factory land, campus now encompasses 373 acres.

The former world headquarters features furnished offices, classrooms, an auditorium, a multimedia room, a cafeteria, an outdoor patio and 1,600 parking spaces. The building’s upper floors offer sweeping vistas of the Dayton skyline, Carillon Historical Park, UD Arena and the river. The land includes athletics fields, Old River Park and expansive greenspace.

The property is valued by the Montgomery County auditor’s office at $31.1 million. The University purchased the property for $18 million.

“This is an exceptional opportunity for the University of Dayton to invest in our future — and this region’s destiny,” President Daniel J. Curran said. “This striking facility offers a tremendous venue for education, research and National Alumni Association programs. It’s a real statement about the forward-thinking nature of the University of Dayton.”

The red-tiled building will provide a prominent home for a proposed alumni center, as well as for graduate classes, executive development programs and conferences. Above all, the facility will build on UD’s momentum in research growth. When the expanding University of Dayton Research Institute moves into the building, the vacant space in Kettering Laboratories will allow the School of Engineering to expand and provide space for the Ohio Research Scholars; the ETHOS program that sends students to developing countries to provide technical know-how; and, potentially, a STEM center.

Two centuries ago in France, the Marianists started out as small faith communities bringing together men and women from diverse stations in life. They grew to embrace people worldwide. The University of Dayton began as a small school for boys. Its impact over the years stretched beyond Dayton and Ohio and even the country. Today, it’s an international force.

But the University remains, in the Marianist tradition, formed in faith, dedicated to excellence and striving to build community. And in educating to transform the world, UD recognizes — as did Blessed William Joseph Chaminade centuries ago in France — that new times call for new methods.

Communities today go beyond the dinner table, beyond the classroom, beyond the laboratory. The University of Dayton is the No. 1 Catholic university in the nation for sponsored engineering research and development. Its impact in many ways is distinctive — and large.

And so, too, is its method. As a Catholic, Marianist institution, the University is experienced in building community, in asking questions and in working together to meet the world’s challenges. In the early 20th century, captains of industry — like NCR’s John H. Patterson after the devastating 1913 Dayton flood — led their communities in transforming themselves. In the early 21st century, new times again have called for new methods.

In reporting on the University’s acquisition of NCR’s former base, The New York Times puts the purchase in the context of recent actions of other universities, “including the University of Michigan’s acquisition of Pfizer’s abandoned complex adjacent to campus and Yale University’s acquisition of a former Bayer property.”

After the flood, NCR’s chief led the community in rebuilding itself, and Dayton boomed as a manufacturing center. After the recent recession, that future may well belong to the University of Dayton and its partners to build.
This single purchase allows the University to address multiple needs in its master plan, including the proposed STEM center, alumni center and a multimillion dollar parking complex. For years the Research Institute has been evaluating options for growth, including constructing a new facility. The world headquarters will fulfill UDRI’s current needs and give it space to grow.

“Combined, we’re saving tens of millions of dollars on capital projects outlined in the master plan,” Curran said. “After we looked at the possibility carefully and performed our due diligence, the purchase of NCR’s former world headquarters became something we absolutely had to do. It also allowed us to slow down and ask a different set of questions and to create a land bank for the future.”

Space and options allow for imagination and problem solving, providing opportunity to react to the needs of our region and the global community. As Curran says, it’s about asking the big questions and having the resources to find the answers.

The University is financing the purchase price over a number of years, an opportunity made available through a history of wise financial stewardship, prudent cost-cutting measures including energy reduction, and enrollment numbers that have belied the recent recession.

“Embodying economic development”

As you approach the smoke-gray windows fronting the former headquarters, 29 flags snap in the wind, greeting visitors. The semicircle of flags will stay, a symbol of the University’s international influence and the global reach of its education and research.

“The University and NCR have enjoyed a 125-year relationship. Legacy of innovation

The University and NCR have enjoyed a 125-year relationship. According to historical accounts, Julia Patterson told her sons, John and Frank, that she would allow them to invest the small family fortune to start a cash register business only if Brother Maximin Zehler, S.M., endorsed the business proposition. Zehler, principal of the school that would eventually become the University of Dayton, recognized the potential of the cash register and even arranged to purchase some of the family’s land, providing the nascent business with needed capital and the school with land for expansion.

Jack Proud said the transaction is another example of the wonderful relationship between UD and NCR. “We’ll miss NCR as our neighbor, but we intend to continue to honor the legacy of John Patterson with our plans to help foster innovative growth in Dayton, our region and all of Ohio.”

The University’s payroll, benefits, operating, capital and other direct expenditures totaled $399.7 million in 2009. Fold in the ripple effect, and UD’s regional economic impact soars to $697.2 million.

“I would argue that the University of Dayton is much like a Fortune 500 company itself,” said (Ohio) state Sen. Jon Husted, R-Kettering. “It brings in a lot of resources in terms of research dollars, student tuition from outside the state and across the state. It helps drive both the Dayton area and this state’s economy.”

The University continues to be a community partner intimately tied to the success of the region, based on the Marianist tradition of formation in faith and educating for transformation in community.

The University continues to be a good steward helping the community thrive. Evan Dobelle, author of the Savoirs of Our Cities survey, said of the purchase, “It once more shows the leadership of the University of Dayton in its efforts to not only keep stable but improve the economy of Dayton by stepping up to the plate when it’s most needed.”

“Our alumni across the country and across the world make up the faces of the University of Dayton. This building makes a great statement. It demonstrates their importance to their alma mater.”

LINDA BERNING ’82 ’87
PRESIDENT OF THE UNIVERSITY OF DAYTON NATIONAL ALUMNI ASSOCIATION

“OUR alumni across the country and across the world make up the faces of the University of Dayton. This building makes a great statement. It demonstrates their importance to their alma mater.”

LINDA BERNING ’82 ’87
PRESIDENT OF THE UNIVERSITY OF DAYTON NATIONAL ALUMNI ASSOCIATION

Continued on Page 10.
1850
Father Leo Meyer, S.M., buys Dewberry Farm from John Stuart and opens St. Mary’s School for Boys.

1870
Father Joseph Zehler, S.M., builds the five-story St. Mary Hall, the tallest building in Dayton.

1883
Isaac Zehlers Patterson family establishes business and purchases the Stone Hill Farm to provide capital for the company.

1891
University of Dayton is chartered by the state, officially becomes a university.

1912
Zheimer Hall is dedicated.

1920
University of Dayton is accredited by the North Central Association.

1969
First basketball game is played at the new University of Dayton Arena as UD expands west of the Great Miami River to I-75.

1970
Kettering Laboratories is completed on the site of old Stone Mill Farm to house School of Engineering and the UD Research Institute.

1970s
University begins purchasing land in the north and south neighborhoods, which will become home for generations of students.

2005
University purchases 50 acres of NCR’s former factory land, linking historic campus with the river and across to the Arena Sports Complex.

2009
University purchases 115 acres and NCR’s former world headquarters, which will become home to the UD Research Institute.
Our View of the River

The NCR property purchase included Old River Park, designed by a landscape architect who helped make New York City’s Central Park. Our Campus Park opened June 3, 2010, and provided momentum and legitimacy to the Institute’s goal of preserving and promoting Old River Park.

“We purchased Old River Park to give the students and faculty a place to think and work together in an effort to build community around the river, protect and preserve local water resources, and tie the river to undergraduate learning and research,” said Leslie King, Institute Coordinator.

Dayton History will continue to manage the park through an operating agreement, and a portion may be used by UD as an environmental lab for students and faculty.

The property is also within a stone’s throw of the Great Miami River and could lead to more attention to the University’s Stones Institute.

The institute hopes students and staff together in an effort to build community around the river, protect and preserve water resources, and tie the river to undergraduate learning and research.

“It has demonstrated one way that universities nationwide are active in high-performance materials development,” said King. “Old River Park has nearly tripled, jumping from $37.1 million to a record $96.5 million in fiscal year 2009.

The University of Dayton Research Institute was born just after World War II during a renaissance in government- funded research. In 1950, the National Science Foundation ranked UD as the No. 1 Catholic university for sponsored engineering research.

The National Science Foundation ranks UD as the No. 1 Catholic University for sponsored engineering research.

The University of Dayton Research Institute has a physical identity that matches the reputation it’s built. Bringing our researchers together under one roof will foster greater innovation, creativity and entrepreneurship.

“THIS is a turning point in the history of the University of Dayton Research Institute,” said Dr. Mickey McCabe. “It places our research activity in a very visible, crucial location in Dayton or establishing a presence in the area often looks for a community of dedicated and innovative people who can support its working.

The University of Dayton and other universities around the nation have become strong partners of business incubation, which accelerate companies through providing them with access to spaces, equipment and expertise. Incubators also help faculty members and students commercialize technologies.

This is vitally important for our competitive edge. Greater innovation, creativity and entrepreneurship.

“THIS is an unparalleled opportunity. This building will provide space for knowledge and high-performance materials for aerospace, transportation and many other commercial markets.

We plan our research facility in a very visible, accessible facility and center our commitment to the community and the region.

Michael Gessel, vice president of government programs for the Dayton Development Coalition, said high-tech companies thinking of locating in Dayton or establishing a presence in the area look for a community of dedicated and innovative people who can support its working.

The more power it will have to support business recruitment, the greater its recognition, the broader its research capability, the more research activity it can do in the area.

UD and UDRI are not just in Dayton. They are an asset to the State of Ohio. They are an asset to the state economy. For example, our NCR building purchase. ‘We don’t have a physical identity on campus that goes along with the space that we’ve placed. More importantly, we don’t have the space to accommodate the growth that we’ve been experiencing.

The University of Dayton Research Institute has built a strong reputation for combining technology development with economic development. This reputation gives the University and its partners, the city of Dayton, Montgomery County, the Dayton Development Coalition and CDTI, the powerful ability to attract and retain high-performance materials research.

The Aerospace Hub is an unparalleled opportunity. This building will provide space for world-class research and development. And among all universities, UD is second in high-performance materials.

The University of Dayton Research Institute has gained $4.6 billion in research and development funds.

The Aerospace Hub is an unparalleled opportunity. This building will provide space for world-class research and development. And among all universities, UD is second in high-performance materials.

The University of Dayton Research Institute has gained $4.6 billion in research and development funds.

The University of Dayton Research Institute has gained $4.6 billion in research and development funds.

The University of Dayton Research Institute has gained $4.6 billion in research and development funds.

The University of Dayton Research Institute has gained $4.6 billion in research and development funds.
UDRI has helped start eight businesses that still operate today. And, even with space constraints, it added 35 workers to its own staff last year.

The unfolding economic crisis has forced a number of universities to cut back. Financially strong institutions like the University of Dayton and others are taking advantage of significant, vacant commercial property. In 2007, Yale University acquired 136 acres and 20 buildings from a former Bayer HealthCare property at a cost of $108 million. The site now houses 100 faculty, researchers, and support staff. Last year, the University of Michigan spent $108 million for Pfizer’s 30-building, 173-acre complex in Ann Arbor, Mich. The school is turning the site into a research center with up to 3,000 jobs expected over the next 10 years.

Administrators say keeping researchers under one roof will enhance creativity, innovation and the likelihood of making breakthroughs. “When creative people have an idea and they need someone to bounce it off of, it’s been found that the sooner they can do that, the better the chance of them running with that idea and turning it into something,” UDRI’s Leland says. “If they have to make an appointment, get in their car, the idea gets lost before they have a chance to solidify it.”

THE WORLD HEADQUARTERS PURCHASE ITSELF IS ONE SUCH GOOD IDEA — for the University and its mission of educating the whole person, for the economic future of the region, and for the world of solutions that will emerge from the laboratories of researchers and the minds of students. It is more than a building; it is the embodiment of the University’s forward-thinking nature.

And when the familiar NCR sign that crowns the building is replaced by one that says University of Dayton, it will be more than a signpost for a land transaction. It will signify that the University is taking bold steps toward innovation that will benefit communities around the globe.

“The present impact is tremendous; the future impact may be even greater,” Curran said.
A Bold Leap Forward

THE PURCHASE BY THE UNIVERSITY OF DAYTON OF THE NCR PROPERTY garnered significant national and international coverage from The New York Times to CNN Radio to the Catholic News Service. An estimated 1,000 online media outlets, including National Public Radio, picked up the print stories, and The Wall Street Journal and The New York Times used Twitter to share the news with their readers.

Daniel J. Curran, university president, said he hoped the acquisition would help the city, both in terms of economic development and psychologically. “What could have been a symbol of decline becomes a symbol of forward thinking and revitalization,” Mr. Curran said. 

“U. OF DAYTON PURCHASES FORMER BASE OF NCR,” THE NEW YORK TIMES, DEC. 22, 2009

NCR made the deal easy for the university. The company is providing the financing, which Dayton will pay back over seven years out of its annual operating surpluses. And NCR included all the furniture in the five-story, 455,000-square-foot building. “We could move in today,” says Mr. Curran.

“EXPANSION IN MIND, COLLEGES SNAP UP REAL ESTATE IN BUYERS’ MARKET,” THE CHRONICLE OF HIGHER EDUCATION, JAN. 17, 2010

Dayton is looking for its next generation of employers. Starting small still works, as UDRI’s growth demonstrates. The process can be repeated. The key is capitalizing on local assets like a work force with high-tech expertise and a proximity to Wright-Patterson. Success might not come in the form of the next high-tech giant like Google or Microsoft. Instead, it might look more like a collection of small and medium-sized companies that grow and expand. A thriving local economy can be built that way, too.

“UDRI GETS NEW SPACE, RECOGNITION IT DESERVES,” DAYTON DAILY NEWS, DEC. 22, 2009

“Telling Our Story”

THE UNIVERSITY OF DAYTON and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

MICHAEL R. TURNER
U.S. REPRESENTATIVE, 3RD CONGRESSIONAL DISTRICT, OHIO

THE University of Dayton is once again demonstrating the leadership qualities that distinguish a true community partner. This is not only a major investment for UD, it is a major investment for the entire Dayton region.

RHINE MCLIN
FORMER MAYOR, DAYTON

NOT only does this purchase save the University and the state critical resources, it promises to help accelerate the work of the University of Dayton Research Institute, a proven leader in transforming research into successful companies and good jobs. Such progress lays a strong foundation for the economic future of the region and the state of Ohio.

ERIC D. FINGERHUT
CHANCELLOR OF THE OHIO BOARD OF REGENTS

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.

THE University of Dayton and its Research Institute is a national leader in applied research. The acquisition of the NCR property by UD will provide an opportunity to build upon the research and development taking place at UDRI, Wright-Patterson Air Force Base and numerous other companies across the Miami Valley.