

# BUSINESS

# MATTERS

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## Encore café Springboro Now Open

Spend ten minutes with Chef Paul Sturkey, owner of Springboro's new Encore Cafe, and you can't help but *feel* his passion for food. But after spending over an hour with him, I couldn't help but want to *taste* everything on his unique menu. Paul describes Encore Cafe as "modern American cuisine with a Sturkey Spin."

Paul and his wife and business partner, Pam, have been in the restaurant business for decades and have impressive resumes. Both are graduates of the prestigious Culinary Institute of America (CIA) in Hyde Park New York.

But it's the Sturkey's keen attention to detail and their guest-first approach that really makes their restaurants special -- *The Sturkey Spin.*

"Great service is great service and it shouldn't change in a casual environment. And fresh food and great service in a casual atmosphere is what Encore is all about," said Paul. "It's fresh as far as the food is concerned -- that's all we know how to do. Being trained at CIA, that's all we know."

He demands great service from his employees. He literally breaks bread with his wait staff teaching them how to "dine" rather than to eat. "This is how they learn to anticipate a

*"Great service is great service and it shouldn't change in a casual environment."*

guest's needs. Guests shouldn't have to ask for anything," adds Sturkey.

Paul spends at least a day and a half each week in the Springboro location but gives free reign to his Chef de Cuisine, Dan



*Encore Cafe -- Casual Cafe Cuisine, Defined!*  
At the Marketplace at Settler's Walk, 776 N. Main Street  
Reservations Accepted -- 937-748-8877

Chrzanowski. "It's important for guests to know that I put a real chef in charge of the kitchen who understands fresh food from scratch and can execute it everyday," Paul said. In fact, in addition to soups and daily entrees, Chef Dan has the "culinary flexibility" to prepare a guest's special request, such as lobster tail, with some advance notice.

But Chef Paul insists, "this is just great casual dining for those who want to enjoy themselves." I know I sure did.

### At A Glance...

- great wine list with all selections under \$30 a bottle.
- chef-made entrees from \$8.95 for lunch and \$11.95 for dinner.
- private meeting room with full A/V and wireless internet capabilities.
- full service catering.

### Hours of Operation

M - H	11:00 AM - 9:30 PM
F	11:00 AM - 10:00 PM
Sat.	5:00 PM - 10:30 PM
Sun.	5:00 PM - 9:30 PM
Weekend lunch service to begin in February.	

# Ohio Legislature Passes Tort Reform

*"Senate Bill 80 merely puts that common sense thinking into Ohio law."*

*State Representative  
Tom Raga (R-Mason)*

*To learn more about Senate Bill 80 and civil justice reform in the state of Ohio, please contact State Representative Tom Raga at (614) 644-6027 or via his website at [www.tomraga.org](http://www.tomraga.org).*

Late December 2004 the Ohio Legislature passed sweeping civil justice reform, Senate Bill 80. SB80 attempts to balance the rights of injured parties with the rights of Ohio businesses regarding personal injury lawsuits.

A current ranking released by the United States Chamber of Commerce states that Ohio's civil justice system is ranked 32 out of the 50 states with the competing states of Indiana, Michigan and Pennsylvania ranking higher than Ohio.

"This bill will stabilize the state's legal climate by eliminating frivolous lawsuits," said State Representative Tom Raga

(R-Mason).

The new law generally requires that lawsuits for injuries caused by defective products or construction be filed within 10 years of the time the construction is completed or the product enters the stream of commerce.

The Ohio legislature also placed caps on punitive and non-economic damages -- commonly referred to as "pain and suffering" awards. It caps non-economic and punitive damages at reasonable levels and allows members of a jury to be told about other monetary awards an injured party will receive for the same injury. There is no cap for economic damages.

SB 80 also provides limited immunity to food manufacturers in cases claiming that a food product resulted in the claimant's obesity or obesity-related health problems. This action is a direct result of the increase in frivolous lawsuits being filed. "Common sense dictates that what a person eats, and how much, is a decision determined by each consumer, not the food producers or restaurants," said Raga. "Senate Bill 80 merely puts that common sense thinking into Ohio law."

*For leasing info:  
Contact Norm Khoury,  
Colliers International,  
937-438-5854.*



## Available Building

### 115 S. Pioneer Blvd. -- Springboro

- 36,000 SF Total
- 2.8 Acres
- 32,000 SF Warehouse
- 4,000 SF Office
- 800 Amp/480 Volt/3 phase
- Built in 1987 with additions in '90
- Metal Roof and building
- Air Lines and Bus Lines Throughout
- Abundant Parking

# City to Host Business Appreciation Breakfast



The City of Springboro has just announced plans to host a complimentary networking breakfast to honor its

business constituents on Thursday, April 21 at 7:30 AM at Heatherwoode Golf Club.

"This is a great way for businesses to get to know the city better," said Chris Pozzuto, Assistant City Manager. "It's a perfect opportunity to discuss concerns and solutions with city staff while networking with others

from the Springboro business community"

All Springboro business owners are invited and encouraged to bring literature, product samples, or other promotional pieces to the meeting. Tables will be available for display but **space is limited** --- reservations are required.

Invitations will be mailed in March but mark

your calendar now. You won't want to miss this friendly and informative event. Call Chris Pozzuto for more information at 748-4350.

*"This is a great way for businesses to get to know city staff better."*

## Congress Increases Loan Caps

### SBA 504 Loan Program Is More Attractive Than Ever

Just last month, President George W. Bush signed HR4818 that reauthorized the SBA 504 loan program for 2005 and 2006 *while providing additional enhancements to the program.* The SBA 504 loan program is a small business financing tool that provides long-term, fixed-rate financing for the purchase of land, new and existing buildings, the renovation of existing buildings and machinery & equipment.

A typical 504 financing structure requires 50% of the project to come from a private bank and 10% come from the borrower with the remaining 40% --

*"The SBA's 504 loan program allows small businesses to retain capital in their businesses when they need it most... during a start-up or business expansion."*

up to \$1 million -- to be financed by the SBA. And 504 rates are usually lower than the current market rate.

In addition, these are 20-year fixed rate loans

(10 years on equipment). This long-term rate keeps monthly debt service affordable and consistent for the entire 20 year term (or 10 years on equipment).

And the program's 10% down payment requirement often makes financing possible when conventional financing is not.

With the signing of HR4818, the SBA is able to increase the maximum size of the 504 loan to \$1.5 million while keeping the financing structure intact.

Steve Jacobs, Manager of the SBA Loan Program in Warren

County, believes this is a huge benefit to new and growing businesses in the area.

"The 504 loan program allows small businesses to retain capital in their businesses when they need it most... during a start-up or business expansion," said Jacobs. "Many small businesses fail not because of a bad plan or idea, but because of the lack of cash. The SBA 504 loan program is designed to keep cash where it is needed most."

Questions? Contact Steve Jacobs, Manager, SBA 504 Loan Program at 513-695-1939.

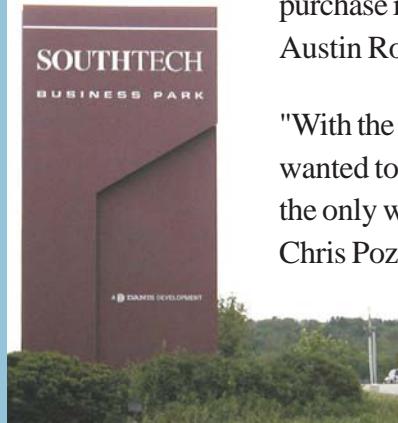
## City Purchases Remaining Land at South Tech

On November 5, 2004, the City of Springboro acquired the remaining 89 acres of vacant land at the South Tech Business Park in the northwest portion of the city. This purchase is vital to the economic development efforts of the city, especially with the Austin Road Interchange that is slated to be constructed, starting in 2007 or 2008.

"With the development pressures that will happen rather quickly in that area, the city wanted to ensure that proper development occurred in the remainder of South Tech, and the only way to truly do that is to own and control the land," said Assistant City Manager Chris Pozzuto. "The city also wanted to own the land so we could protect the existing businesses in South Tech, who have always been told that South Tech would remain a business and industrial park."

While no specific development plans have been made for the remaining acreage, the city would like to begin marketing the land as soon as possible. "The sooner we sell the property, the sooner the city can benefit from the new tax base," Pozzuto added.

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*Please contact Chris Pozzuto for more information at 937-748-4350.*



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