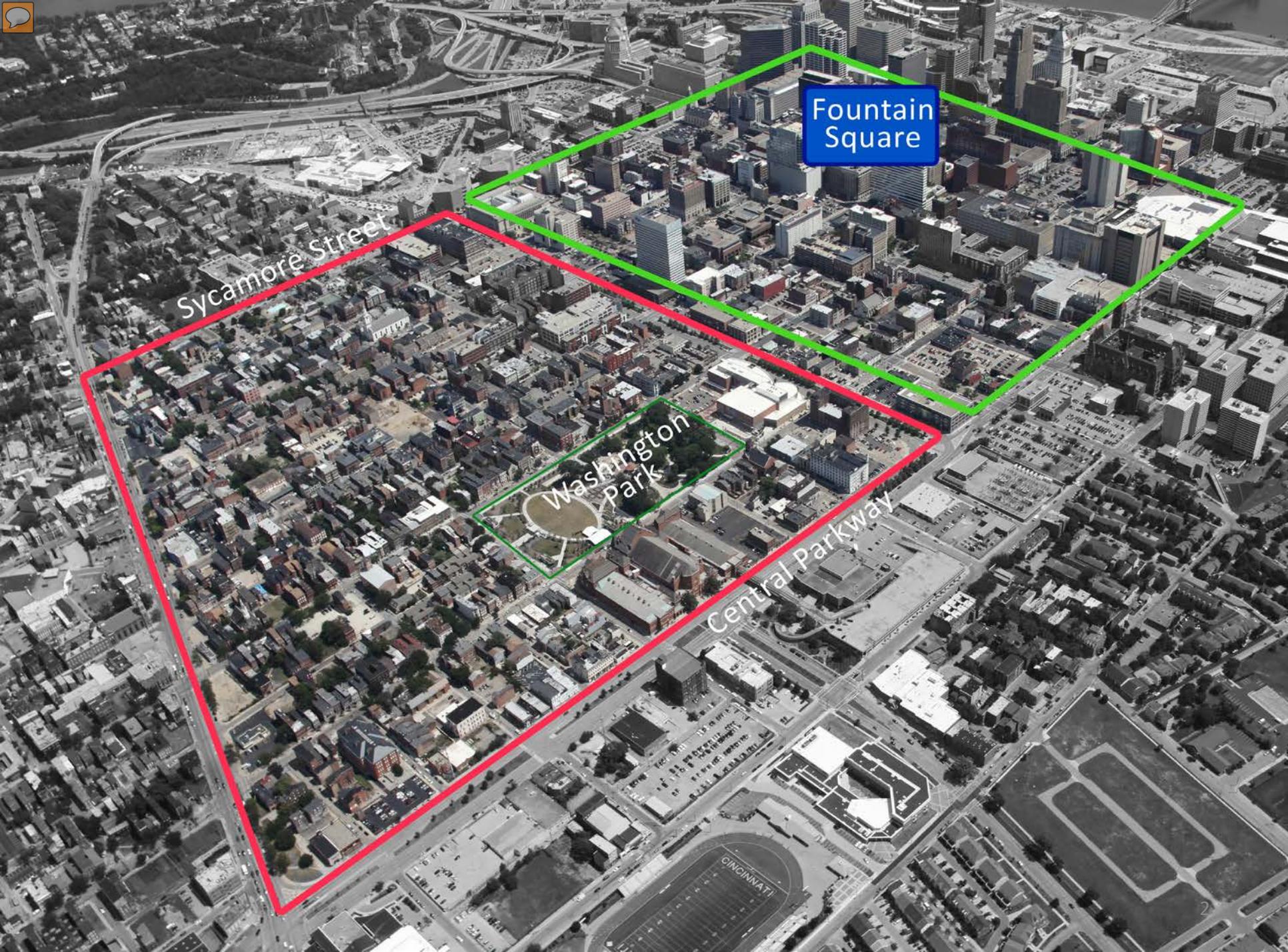




3CDC

CINCINNATI CENTER CITY  
DEVELOPMENT CORPORATION





Sycamore Street

Washington Park

Central Parkway

Fountain Square

CINCINNATI

# CORPORATE CONTRIBUTORS

**Procter & Gamble**

**General Electric**

**Fifth Third Bank**

**Haile Foundation**

**Kroger**

**Macy's**

**PNC**

**Western Southern**

**American Financial**

**Castellini Foundation**

**Duke Energy**

**US Bank**

**First Financial**

**Huntington Bank**

**Cintas**

**North American Properties**

**UC/Cincinnati Children's Hosp.**

**Greater Cincinnati Foundation**

**Cincinnati Bell**

**D&T**

**KPMG**

**Dinsmore**

**Towne Investment Co.**

**Greater Cincinnati Chamber**

**United Way**

<b>Fund</b>	<b>Investor Capital</b>	<b>Loans Made</b>	<b>Active Loans</b>
Cincinnati Equity Fund	\$ 44,566,500	\$ 79,802,200	\$ 43,831,412
Cincinnati Equity Fund II	92,832,789	202,498,432	86,390,615
Cincinnati New Markets Fund	0	98,861,115	0
Cincinnati New Markets Fund II	10,000,000	16,600,000	9,400,000
<b>Total</b>	<b>\$ 147,399,289</b>	<b>\$ 397,761,747</b>	<b>\$ 139,622,027</b>

\*CNMF was a \$50MM fund tied to new markets tax credit allocation. As the tax credit period has ended, money has been returned to the investors and reinvested into CEF II.



# NEW MARKETS FUND ALLOCATIONS

2003, 2008, 2010, 2011, 2014

Cincinnati New Market Fund	\$ 50 million
Cincinnati New Market Fund II	35 million
Cincinnati New Market Fund III	18 million
State New Market Tax Credit	5 million
Cincinnati New Market Fund IV	50 million
Cincinnati New Market Fund V	45 million
<hr/>	
TOTAL	\$203 million

## 3CDC

- Board Of Directors
- Executive Committee
- Governance & Human Resources Sub-Committee
- Asset Committee
- Audit Committee
- Development & Finance Committee
- Event and Sponsorship Committee

## Capital Funds

- Board Of Managers
- Investment Committee
- Advisory Committee



**CREATE / MANAGE  
GREAT CIVIC  
SPACES**



**CREATE  
HIGH-DENSITY  
MIXED-USE  
DEVELOPMENT**



**PRESERVE  
HISTORIC  
STRUCTURES  
AND IMPROVE  
STREETSCAPES**



**CREATE DIVERSE,  
MIXED-INCOME  
NEIGHBORHOODS  
SUPPORTED BY  
LOCAL  
BUSINESSES**

**3CDC****\$411,314,492****Third Party Private****694,823,035****Local/State Government****156,842,775**

---

**Total Development****\$1,262,980,302**

## **\$1.3 billion investment has resulted in:**

Buildings Restored:	160
Acres of Civic Space:	14
Civic Buildings Restored:	2
Apartments:	1,064
Condominiums:	457
Hotel Rooms:	156
Shelter Beds:	320
Commercial SF:	995,739
Parking Spaces:	4,138

<b>Year</b>	<b>Employees</b>	<b>3CDC Budget</b>	<b>Total Investment</b>
2009	19	\$2,443,320	\$186,000,000
2012	36	\$4,263,096	\$437,000,000
2014	56	\$5,888,793	\$829,000,000
2018	69	\$9,339,007	\$1,262,980,302

# OPERATING BUDGET

	2018 Budget	2017 Actual
Corporate Sponsorships	\$ 1,169,000	\$ 1,169,000
Developer Fees	3,200,000	3,885,438
Capital Funds Resource Sharing Reimbursement	2,215,044	1,965,274
Civic Space and Parking Asset Allocations	1,848,798	1,709,230
Management Fees and Other	906,165	840,645
<b>TOTAL REVENUES</b>	<b>9,339,007</b>	<b>9,569,587</b>
Payroll and Benefits	6,347,679	6,685,430
Rent, Insurance and Office Expenses	1,179,581	904,944
Professional Fees	324,426	320,447
Other Expenses	133,949	135,140
Civic Spaces Operating Contribution	876,015	810,852
Operating Reserve	450,000	700,000
<b>TOTAL EXPENSES</b>	<b>9,311,650</b>	<b>9,556,813</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>\$ 27,357</b>	<b>\$ 12,774</b>

# CIVIC SPACE OPERATING CONTRIBUTION

2017					
	Revenues	Expenses	Debt Service	Capital Improvements	Net Cash Flow
Fountain Square	\$ 2,435,391	\$ 2,387,047	\$ -	\$ 198,392	\$ (150,048)
Washington Park	1,690,340	1,872,459	20,564	66,636	(269,318)
Memorial Hall	1,109,991	1,332,865	54,640	-	(277,514)
Ziegler Park	461,377	574,799	-	-	(113,422)
	<u>\$ 5,697,100</u>	<u>\$ 6,167,170</u>	<u>\$ 75,205</u>	<u>\$ 265,028</u>	<u>\$ (810,302)</u>

2018					
	Revenues	Expenses	Debt Service	Capital Improvements	Net Cash Flow
Fountain Square	\$ 2,464,060	\$ 2,586,475	\$ -	\$ 64,550	\$ (186,965)
Washington Park	1,763,347	1,907,755	20,564	38,770	(203,742)
Memorial Hall	1,597,466	1,801,720	20,412	8,350	(233,015)
Ziegler Park	615,422	863,714	-	4,000	(252,293)
	<u>\$ 6,440,295</u>	<u>\$ 7,159,664</u>	<u>\$ 40,976</u>	<u>\$ 115,670</u>	<u>\$ (876,015)</u>

# ORGANIZATIONAL FUNCTIONS





CINCINNATI  
CENTER CITY  
DEVELOPMENT  
CORPORATION

# ASSET REVENUES

<b>Project</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Parking Facilities	\$5,189,452	\$8,656,457	\$10,278,641	\$12,137,853	\$13,582,403
Commercial/Residential	3,896,584	5,225,101	5,273,927	5,196,487	6,575,204
Civic Spaces	3,624,549	4,219,533	3,881,449	5,697,099	6,493,295
<b>TOTAL</b>	<b>\$12,710,585</b>	<b>\$18,101,091</b>	<b>\$19,434,017</b>	<b>\$23,031,439</b>	<b>\$26,650,902</b>



# FOUNTAIN SQUARE



Green sign with text, likely a directional or informational sign.

Small sign with text, possibly a warning or notice.



## FOUNTAIN SQUARE SOURCES & USES

### Uses

Acquisition	\$	7,500,000
Hard Costs		31,710,715
Soft Costs		9,709,796
<b>TOTAL</b>	<b>\$</b>	<b>48,920,511</b>

### Sources

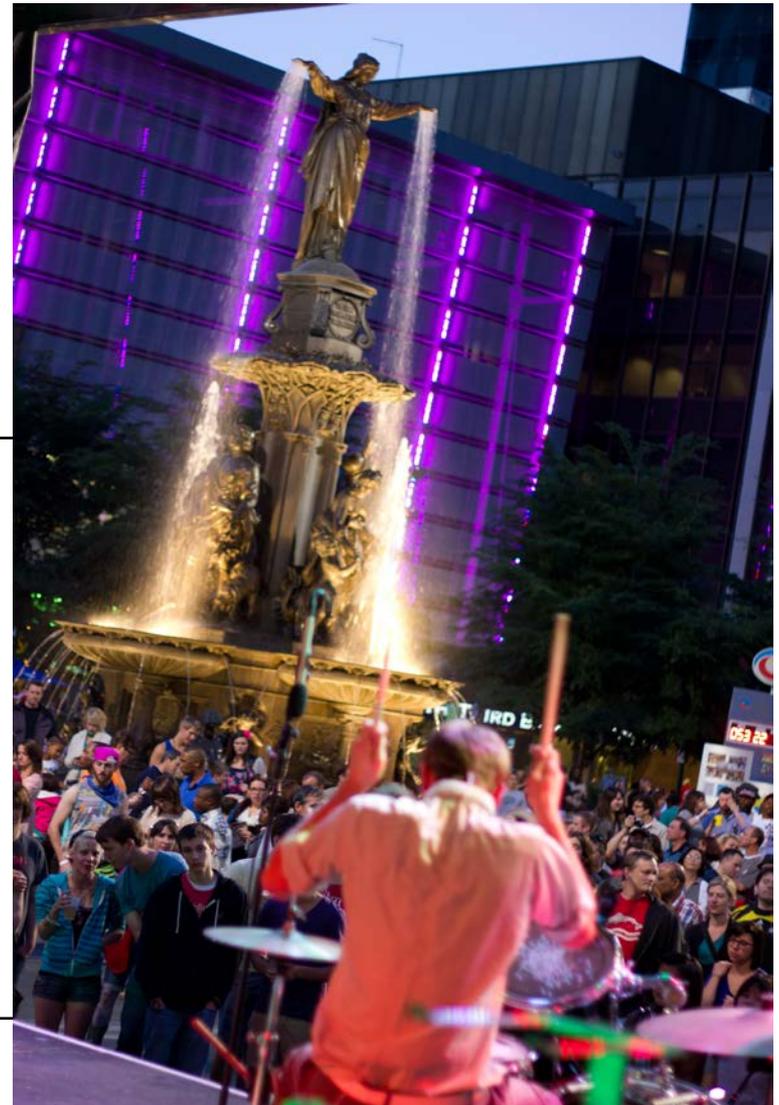
#### Private

Conventional 1st Mortgage	\$	15,000,000
CNMF		13,000,000
CEF		7,800,000
Corporate/Philanthropic Contributions		5,120,511

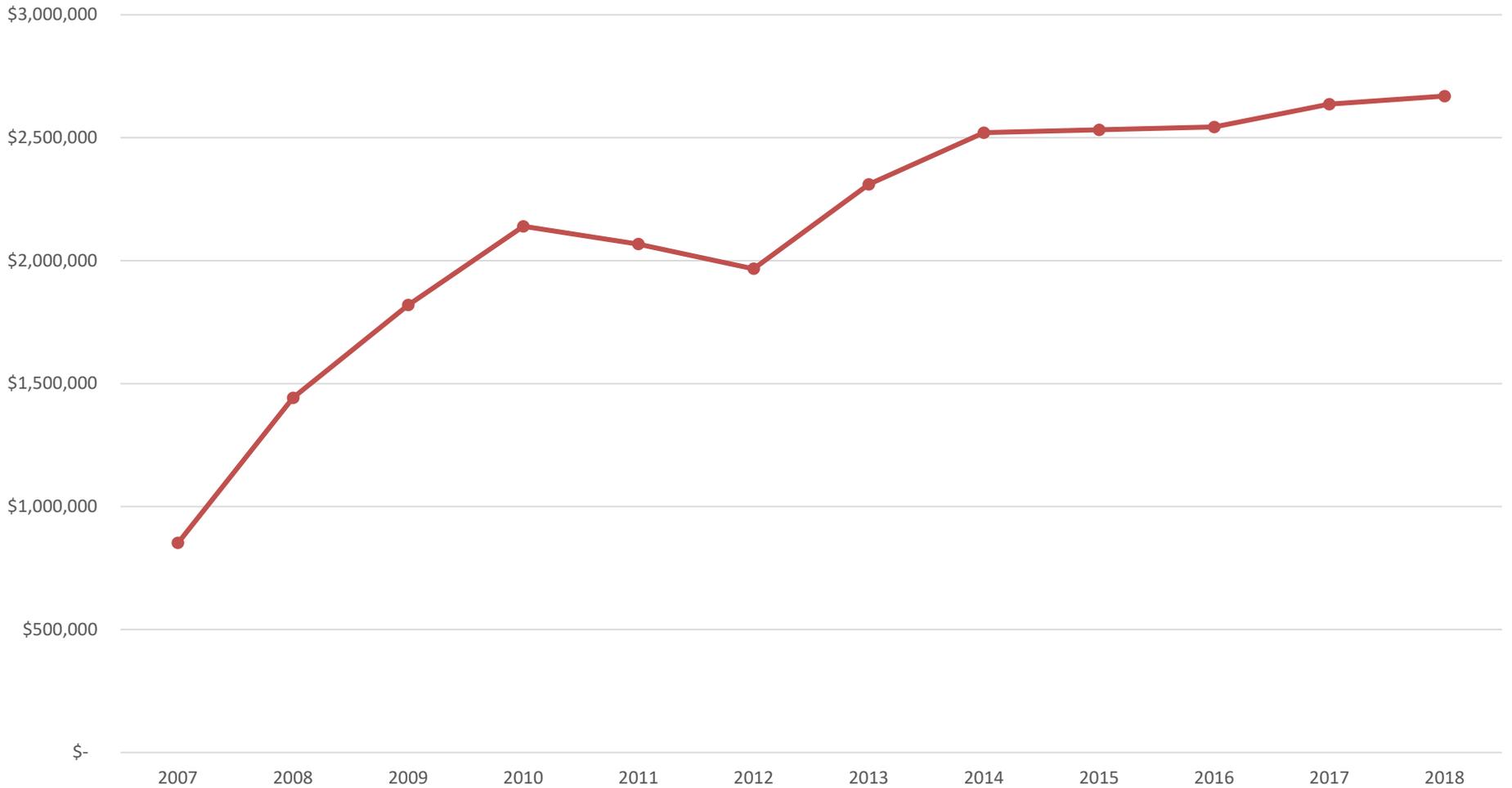
#### Public

City of Cincinnati		4,000,000
ODOD		4,000,000

<b>TOTAL</b>	<b>\$</b>	<b>48,920,511</b>
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Fountain Square NOI

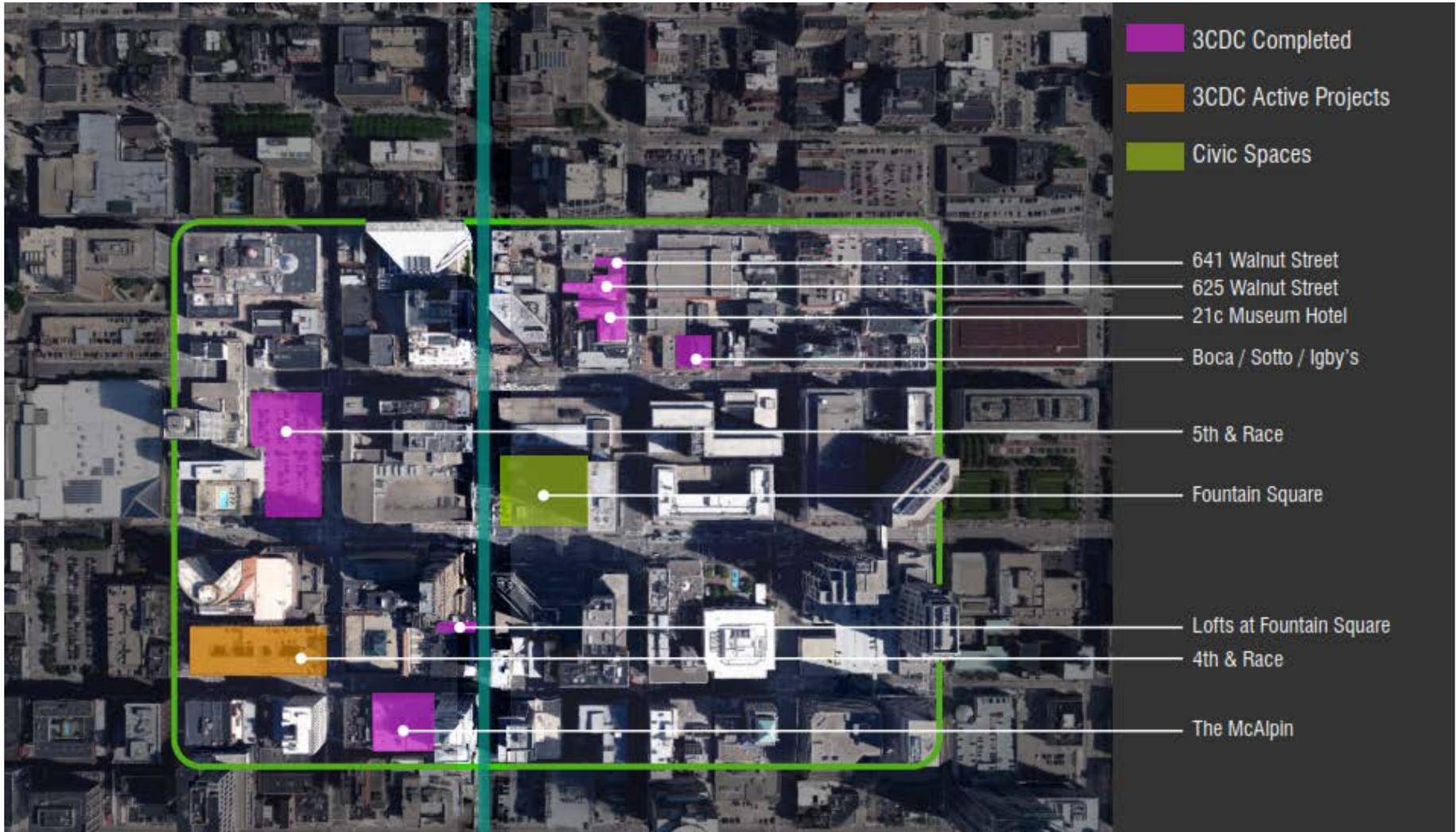


## OPERATING BUDGET

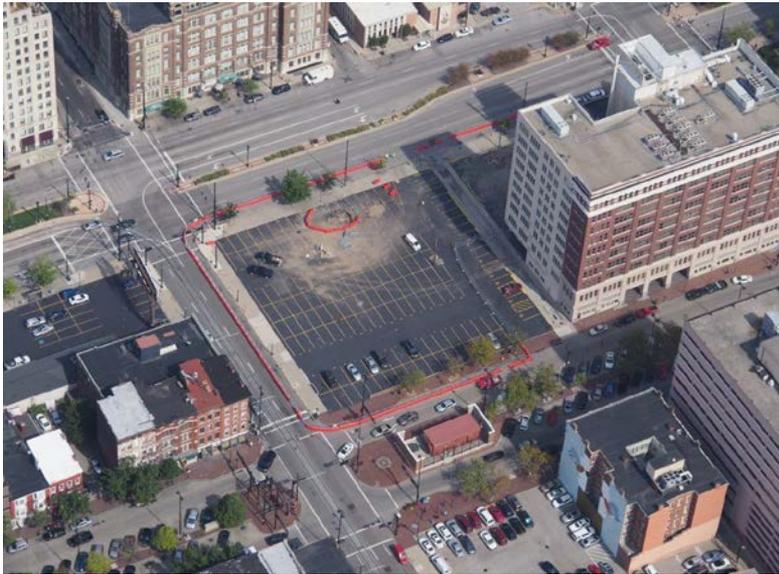
	2018 Budget	2017 Actuals
Sponsorships and Grants	\$ 850,786	\$ 761,125
City Professional Services Management Agreement	329,480	331,274
DCID	50,000	50,000
Via Vite	100,000	237,264
Parking Management Fee	24,000	24,000
Ice Rink Revenues	539,480	517,647
Concession Income	341,509	297,592
Event Service Fees	224,006	194,499
Management Fees and Other	4,800	21,990
<b>TOTAL REVENUES</b>	<b>2,464,060</b>	<b>2,435,391</b>
Administrative Expenses	575,443	536,973
Ice Rink Expenses	490,932	454,313
All Event Expenses	989,436	874,088
Plaza Expenses	530,664	521,673
<b>TOTAL EXPENSES</b>	<b>2,586,475</b>	<b>2,387,047</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(122,415)</b>	<b>48,344</b>
Capital Improvements	64,550	198,392
<b>NET CASH FLOW</b>	<b>\$ (186,965)</b>	<b>\$ (150,048)</b>

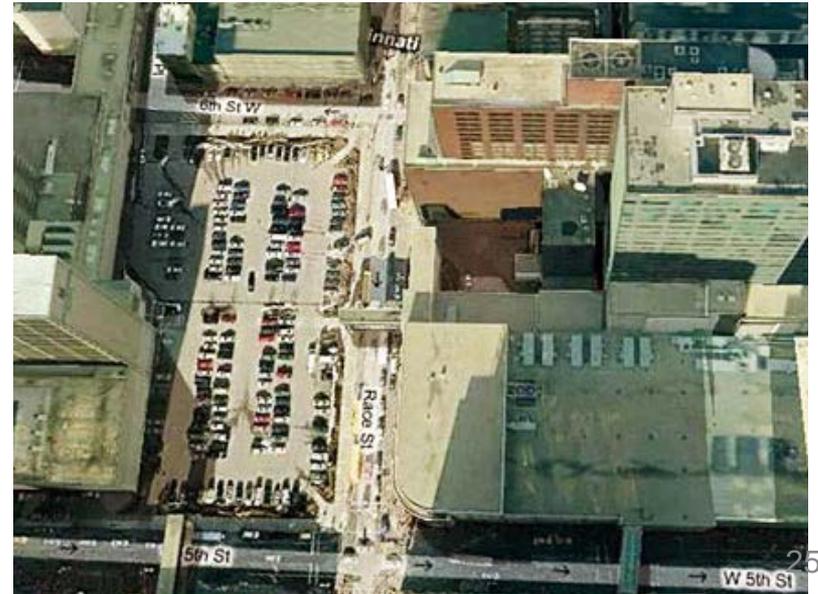












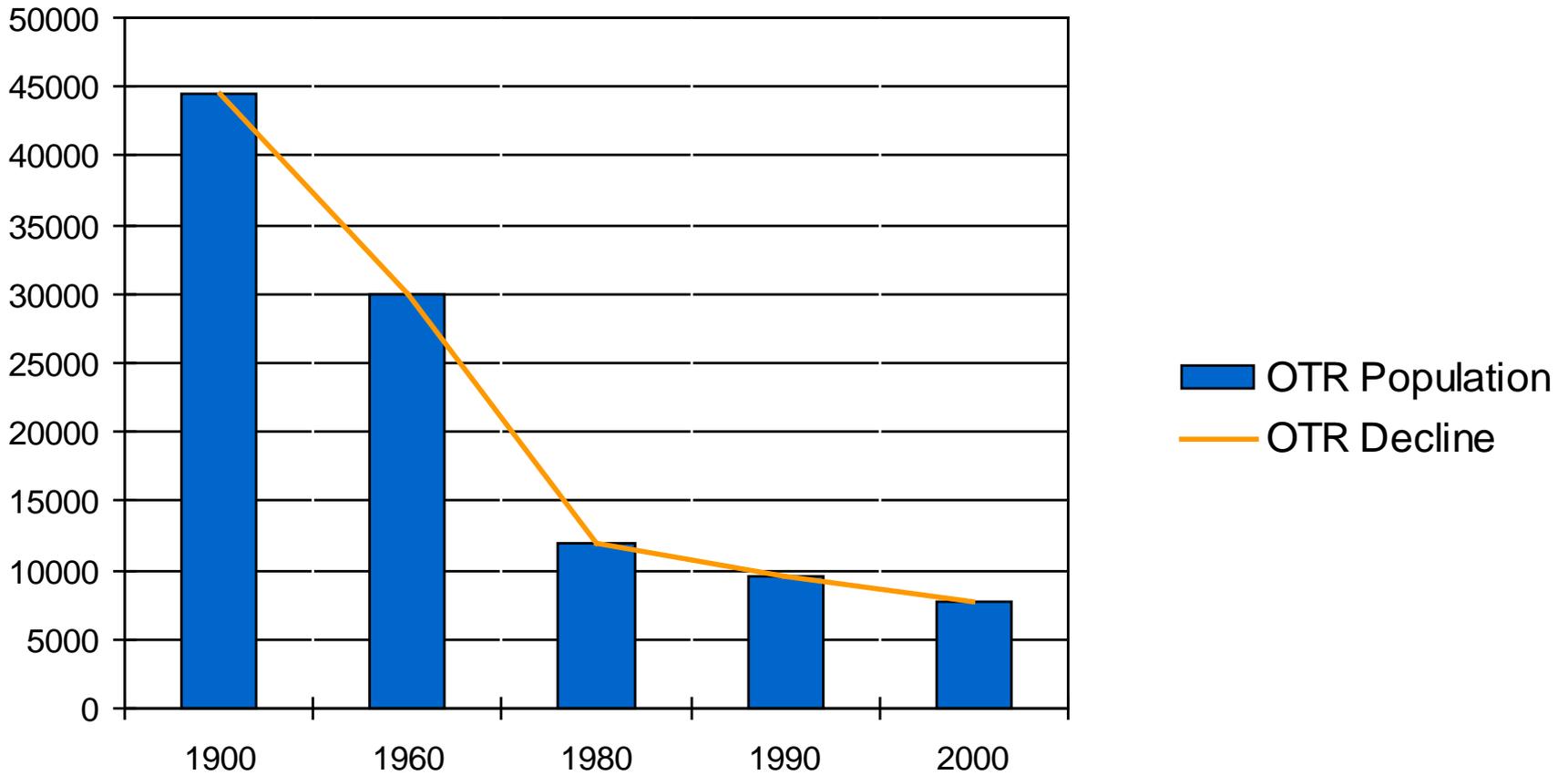












## CRIME STATISTICS WITHIN OTR TARGET AREA

	Part I Crime	Part II Crime	Total Crime
2004	1,170	603	1,773
2005	1,160	587	1,747
2006	946	537	1,483
2007	675	510	1,185
2008	671	443	1,114
2009	567	351	918
2010	540	341	881
2011	583	323	906
2012	588	335	923
2013	549	311	860
2014	538	289	827
2015	590	307	897
2016	651	275	926
2017	559	223	782

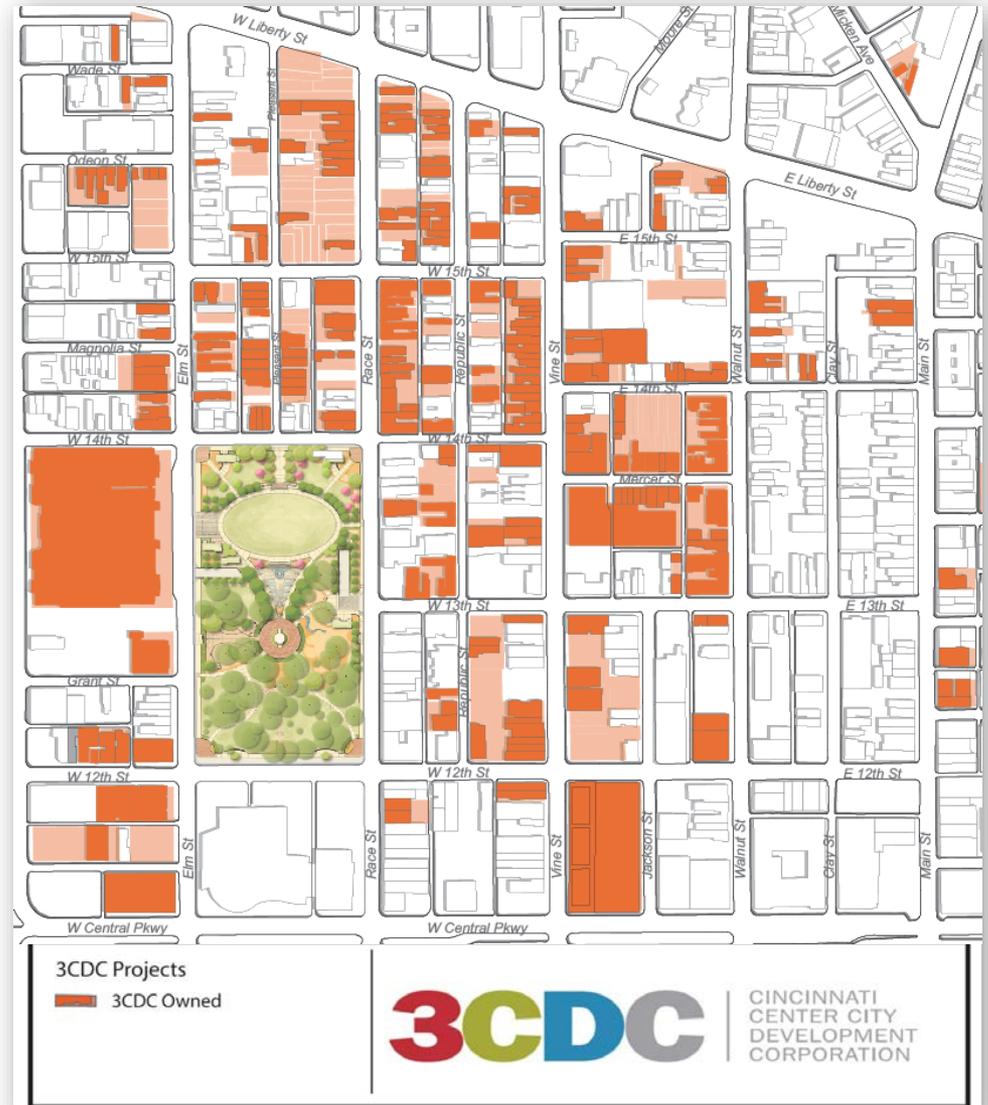
**500**  
VACANT  
BUILDINGS



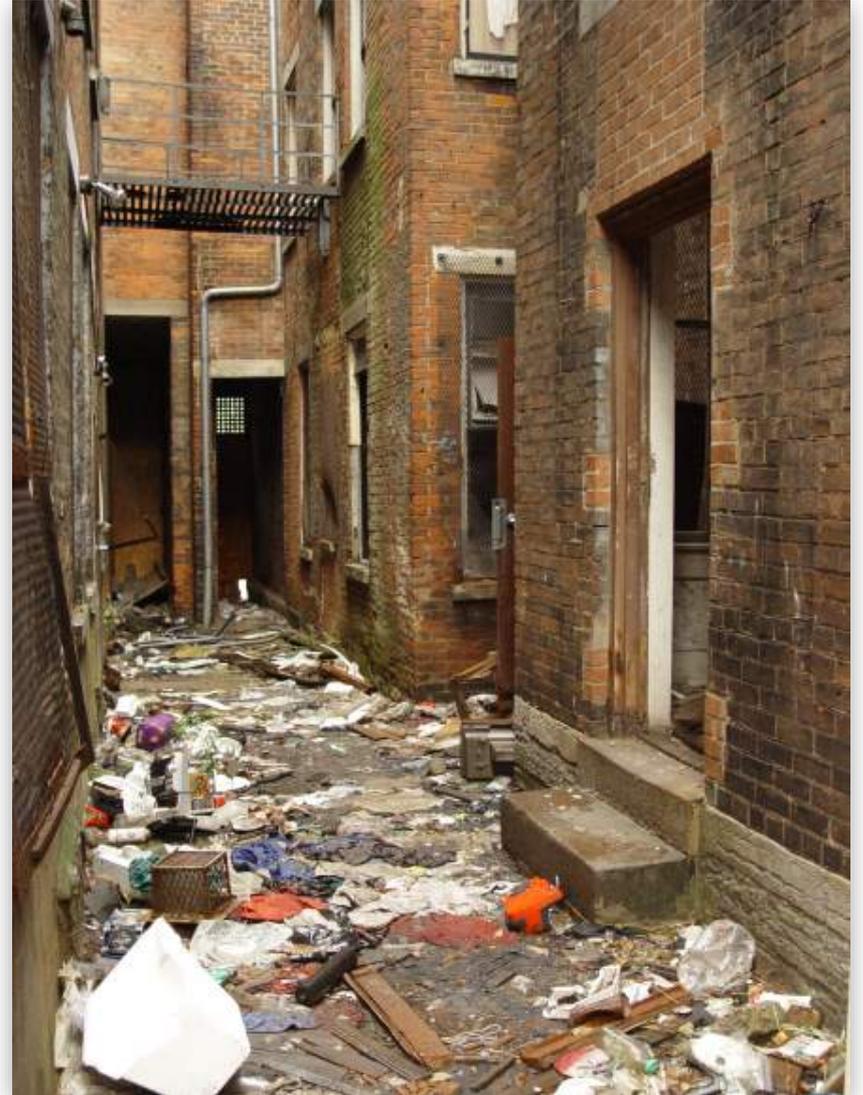
**700**  
VACANT  
LOTS

**1,667**  
VACANT HOUSING UNITS

- CEF/CNMF has invested over \$32.8 million in private funding to land bank properties in the Washington Park section of OTR
- 3CDC owns:
  - ✓ 200 buildings
  - ✓ 169 vacant parcels
- Over \$900,000 in annual carrying costs









118 W. 15<sup>th</sup> (Walt's)



1432 Vine (Pohlar Bar)



1401 Race (Bang's)



1412 Vine (Cricket)



1331-35 Vine (AM/PM Market)



20-22 W. 12<sup>th</sup> (Jordan's)



3 E. 13<sup>th</sup> (Albert's)



1201 Vine (Glossinger's)

## BEFORE:



## AFTER:

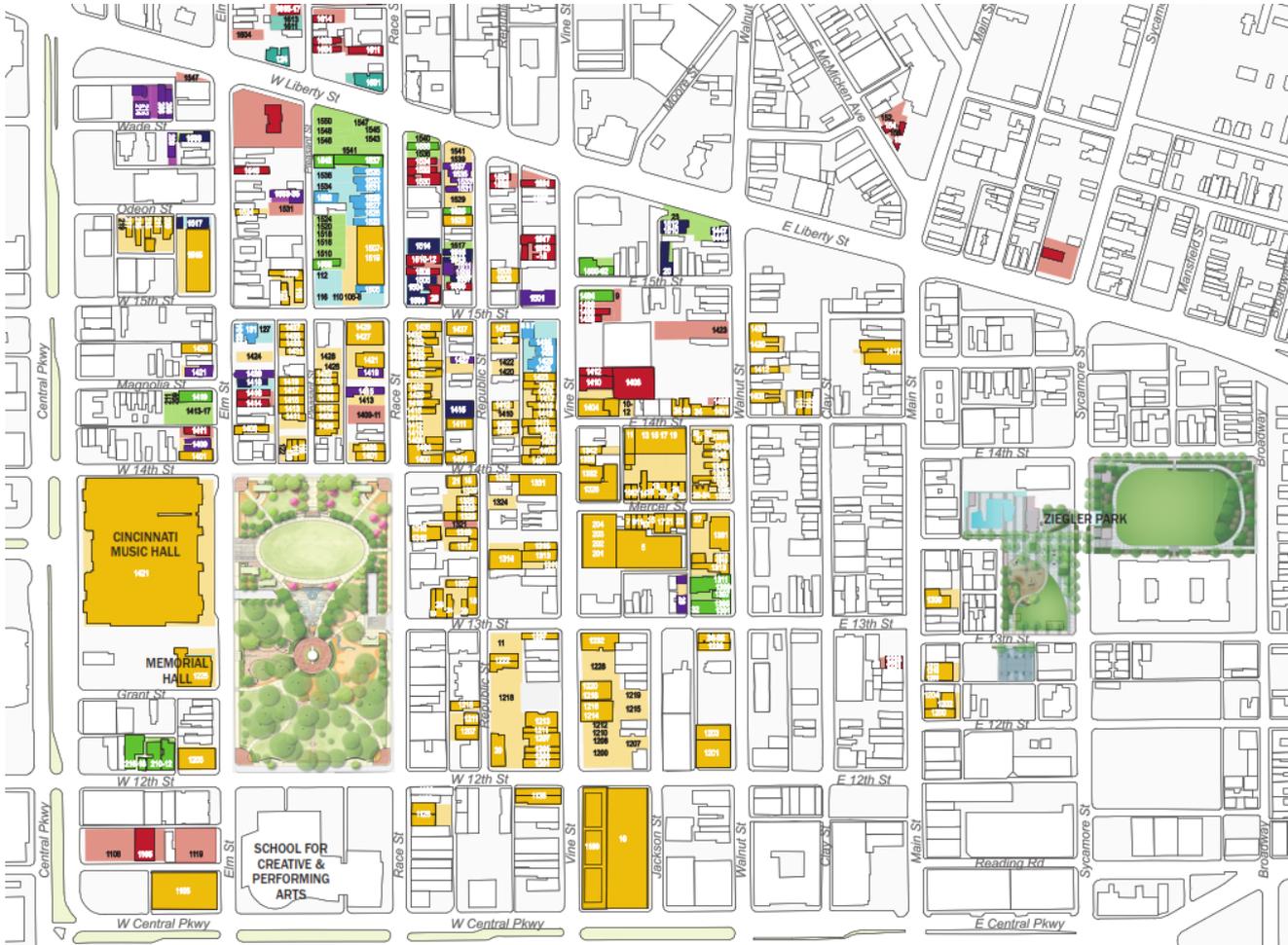


### BEFORE:



### AFTER:





## PROJECTS MAP

- COMPLETED PROJECTS
- UNDER CONSTRUCTION
- PRE-DEVELOPMENT
- FUTURE/LANDBANK PROJECTS
- CITY-OWNED
- 3RD PARTY PROJECTS

# \$655MM OF REDEVELOPMENT

<b>Project</b>	<b>Total Investment</b>
OTR Land Banking/ Predevelopment	\$ 18,753,494
Gateway I	7,279,004
Gateway II	27,163,522
Gateway III	45,192,259
Gateway IV	25,927,649
Gateway V	32,370,617
Gateway VI	43,247,500
Gateway VII	31,445,075
Washington Park	48,007,335
Mercer Commons Ph 1 & 2	50,844,237
Homeless to Homes	42,066,780
Union Hall	15,300,003
YMCA	37,984,175
Memorial Hall	10,644,656
Zeigler Park	31,852,505
Music Hall	149,994,321
Empower	17,115,465
15 <sup>th</sup> & Vine	20,219,385
<b>TOTAL</b>	<b>\$ 655,407,982</b>













# **OVER-THE-RHINE RESIDENTIAL DEVELOPMENT**







Project	Units	Project	Units
Westfalen II	33	Republic Street Lofts	9
Parvis	32	Trideca	9
Duncanson	25	Trinity @ 14th & Vine	9
Trinity Flats	25	Westfalen I	9
City Home	22	Tea Company Townhomes	9
Gateway I Condos	21	Glassmeyer	8
Bremen Lofts	17	Centennial Row	8
The Allison	17	Mottainai	8
Belmain	16	Mercer III Townhomes	8
Duveneck	15	Parksite	8
Park Haus	12	Lackman Lofts	7
One Mercer	12	Falling Wall	6
Stafford	11	Good Fellows Hall	5
Mercer Historic	11	Mercer Townhomes	5
Osborne	11	Olson	5
Nicolay	10	The Hummel	4
Bakery Lofts	9	Mercer III Condos	4
<b>TOTAL 420</b>			

### OTR Condo Sales/SF by Year

2008	\$164
2010	\$170
2012	\$167
2014	\$269
2016	\$305
2018	\$331



# **OVER-THE-RHINE COMMERCIAL DEVELOPMENT**

## 31 New Restaurants

1215 Wine & Coffee Bar	OTR Bagelry
16-Bit Arcade	Panino
A Tavola	Pleasantry
Abigail Street	Poke Hut
Anchor	Pontiac BBQ
Maize	Quan Hapa
Bakersfield	Salazar
Brezel	Sacred Beast
Foreign & Domestic	Senate
French Crust	Sundry & Vice
Graeter's	Sweet Petite
Holtman's	Taft's Ale House
Kaze	Taste of Belgium
Low Spark	The Eagle
Off-the-Vine Cincy	The Mercer
	Zula



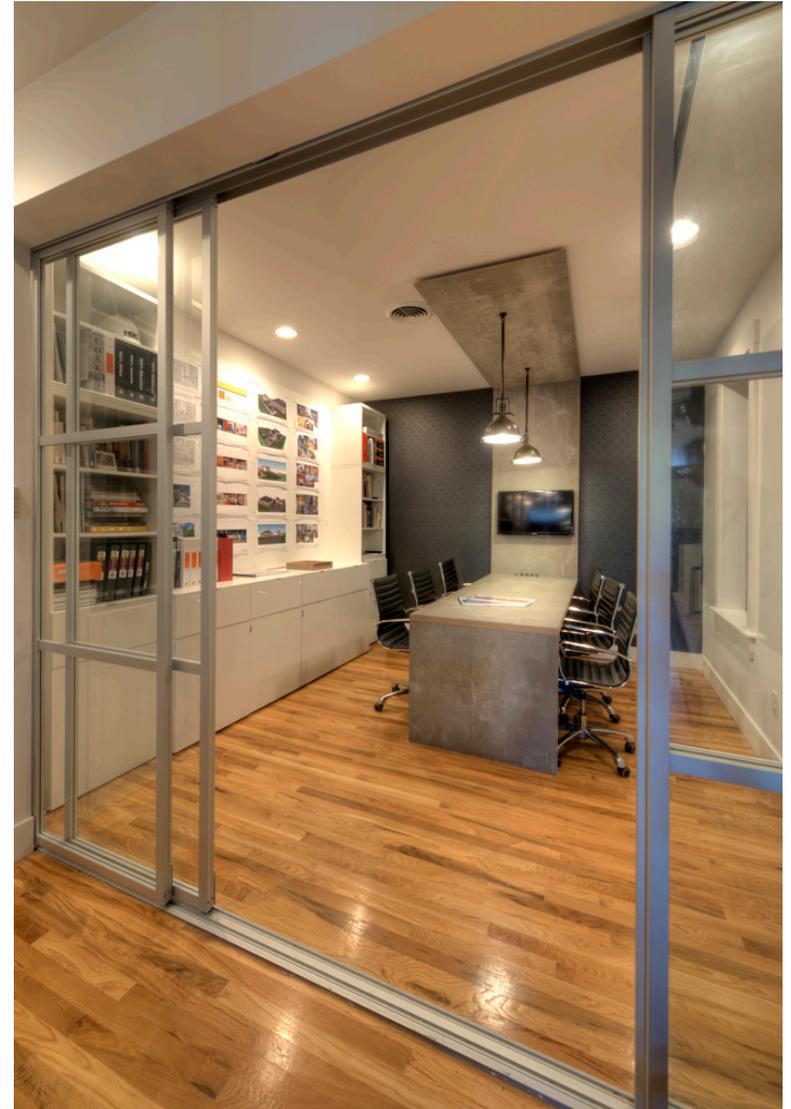
## 34 New Retailers

- |                       |                        |
|-----------------------|------------------------|
| American Legacy Tours | OTR Microblading       |
| AV Beauty Bar         | Pet Wants              |
| BEAUTIFUL             | Pitaya                 |
| Bonobos               | Piston Society         |
| Continuum             | Play Library           |
| Corporate             | Preneur                |
| DJ's Barbershop       | Pursuit                |
| Elm & Iron            | Righno                 |
| Elm & Iron Loft       | Salzano's              |
| Homage                | Segway                 |
| Idlewild              | Sloane Boutique        |
| Incredible Creations  | Switch                 |
| Jack Wood Gallery     | The Candle Lab         |
| Kenzie Boutique       | The Yoga Bar           |
| Lane & Kate           | Warby Parker           |
| Little Mahatma        | We Have Become Vikings |
| MiCA 12/v             | World of Beads         |



## 21 New Offices

- |                          |                    |
|--------------------------|--------------------|
| 3CDC                     | M+A Architects     |
| 4EG                      | Move Cincy         |
| AGAR                     | Northpointe Group  |
| Bayer & Becker           | Procter & Gamble   |
| Brandery                 | Necco              |
| Empower MediaMarketing   | Rise Brands        |
| Haile Foundation         | Spice Fire         |
| Holtman's Office         | Tri-State Parking  |
| KMK Law                  | Urban Fast Forward |
| Kurt Platte Architecture | Woolpert           |
| Lutz Marketing           |                    |





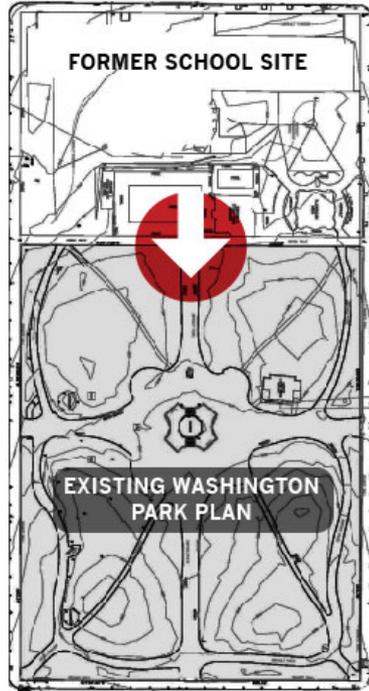
# WASHINGTON PARK



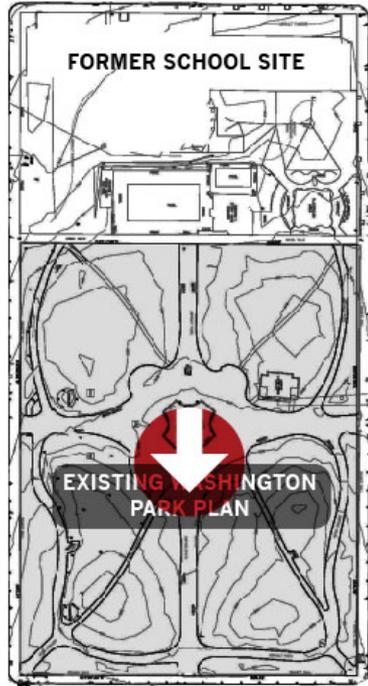
## EXISTING SITE CONDITIONS



## EXISTING SITE CONDITIONS



## EXISTING SITE CONDITIONS







# WASHINGTON PARK

## SOURCES AND USES

### Uses

Hard Costs	\$	31,713,736
Soft Costs		16,293,599
<b>TOTAL</b>	<b>\$</b>	<b>48,007,335</b>

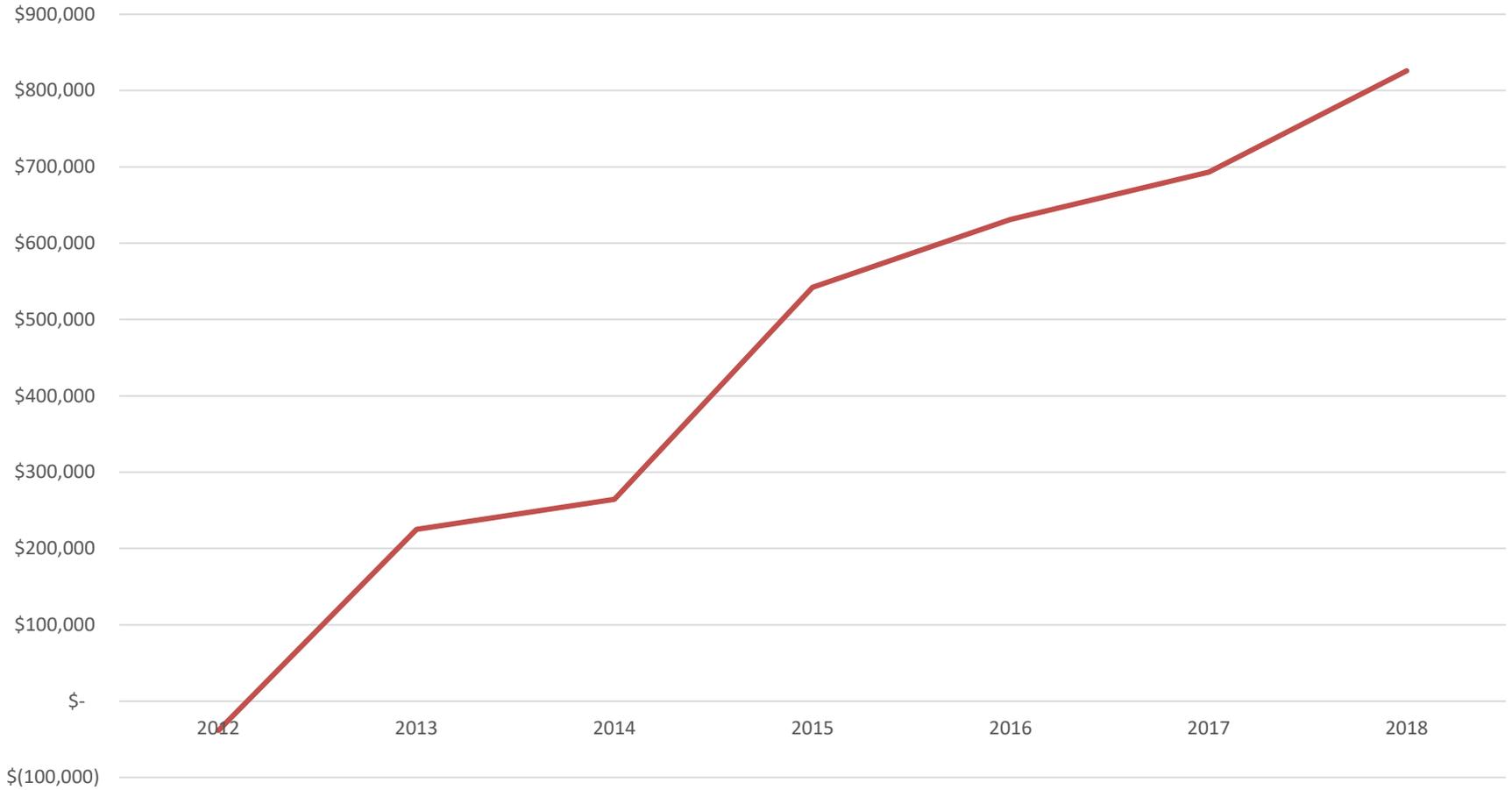
### Sources

City TIF & Grants	\$	14,000,000
State Loan		5,000,000
Ohio Capital Grant*		2,850,000
CEFII		4,500,000
Philanthropic Grants		4,712,380
NMTC Day Loan		3,607,016
PNC Bank NMTC		
Equity		13,337,939
<b>TOTAL</b>	<b>\$</b>	<b>48,007,335</b>

\*Funded by OFCC



Washington Park Garage NOI



## OPERATING BUDGET

	2018 Budget	2017 Actuals
Sponsorships and Vendor Fees	\$ 487,500	\$ 461,192
City Professional Services Management Agreement	175,000	87,500
Park Board Reimbursement	450,000	450,000
Concession Income	423,077	429,638
Event Service Fees	177,971	199,317
Insurance Proceeds	-	7,904
Other	49,800	54,789
<b>TOTAL REVENUES</b>	<b>1,763,347</b>	<b>1,690,340</b>
Administrative Expenses	484,917	455,557
All Event Expenses	708,743	715,240
Park Expenses	714,095	701,662
<b>TOTAL EXPENSES</b>	<b>1,907,755</b>	<b>1,872,459</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(144,408)</b>	<b>(182,118)</b>
Debt Service	20,564	20,564
Capital Improvements	38,770	66,636
<b>NET CASH FLOW</b>	<b>\$ (203,742)</b>	<b>\$ (269,318)</b>





