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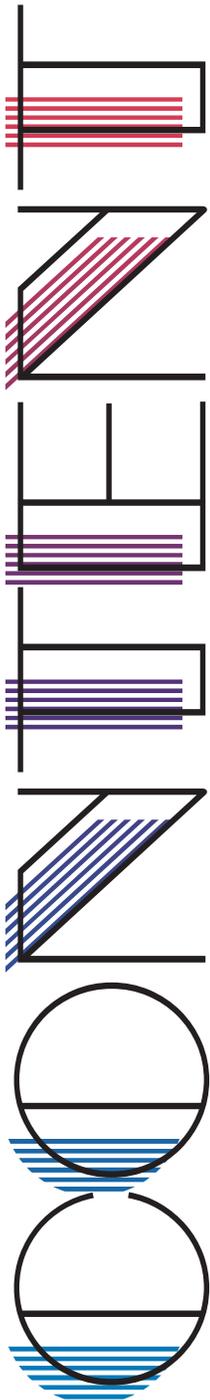
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Impact 2019

THE PORT



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FROM THE PRESIDENT & CEO

2019 was The Port's 19th consecutive year of improving property value and promoting job creation throughout Hamilton County. 2019 was also the year before our lives were turned upside down by a worldwide pandemic and civil unrest. Both the impact of COVID-19 and the national focus on racial injustice and social inequalities remain very much top of mind for all of us, the latter serving as a reminder to ensure economic inclusion always remains at the heart of everything we do.

In 2019 we continued our laser focus on helping to strengthen community business, housing, and manufacturing developments throughout the City of Cincinnati and Hamilton County. Our three-pronged revitalization strategies - Industrial Development, Neighborhood Revitalization and Public Finance – guide us in improving economic and community development in Hamilton County.

Let's take a look back at highlights from each strategic focus area in 2019.

INDUSTRIAL REVITALIZATION

- The advanced manufacturing spec building developed by Terrex and Messer in Bond Hill on the former Cincinnati Gardens' site is now complete. We anticipate this development will bring exactly the type of job creation we envisioned when we took on preparing this site for new investment.
- We facilitated a complex public-private transaction to secure the retention of more than 500 jobs at Kao USA, Inc. and Powell Valves in Camp Washington. Our long-term focus on job creation began with cleanup on the former Kahn's site in 2011. Powell Valves will be investing in a new manufacturing operations headquarters which will allow Kao USA, Inc. to expand directly onto the soon-to-be vacated, adjacent site on Spring Grove Avenue. The Port will manage the demolition and site development process in anticipation of the \$35 million dollar investment to be made by Kao USA, Inc. The Port financed the project by issuing \$7.8MM of Tax Increment Financing bonds through the Southwest Ohio Regional Bond Fund.
- We delivered on our sustainability core value and commitment by:
 - Recovering more than 53,000 gallons of contaminated water and removing 787 tons of contaminated soil from two former gas station sites in Avondale.
 - Remediating 116 tons of hazardous materials from multiple other city and county sites.
 - Demolishing more than one million square feet of blighted buildings.



- In November of 2019, we purchased the former Dow Chemical site in Reading. This type of large-scale, environmentally compromised, industrial complex is aligned with The Port's mission to repurpose underperforming real estate. Our unique tools and deep expertise allow us to drive development and regional cooperation, as we will partner with the Ohio Environmental Protection Agency and Reading city leadership to remediate this 25-acre site and bring high-paying jobs to our region.

NEIGHBORHOOD REVITALIZATION

- 2019 marked a milestone for our residential work in Evanston, having completed our 30th new construction or rehabbed market-rate home. Our work in this community provided us with proof of concept that our neighborhood revitalization strategy is delivering results. Prior to the Evanston Community Council's invitation for assistance from The Port, there had not been a private third-party home sale in Evanston in more than nine years. We then followed up with affordable housing financed by The Greater Cincinnati Foundation and the City of Cincinnati. Moving forward, our focus will include bringing new investment and density to Evanston's neighborhood business districts.
- We completed the first phase of our work in Price Hill, completing rehabs of ten single-family homes funded by the City of Cincinnati, and we partnered with Cincinnati Children's Hospital Medical Center to begin work in Avondale.
- Through the Landbank, The Port successfully placed 182 formerly vacant or blighted properties back into private, productive use.
- In 2019, we redoubled our affordable housing efforts and completed a record 11 new income-qualified single-family homes.
- In our efforts to revitalize communities across Hamilton County, we began collaborating with community leaders in Colerain Township and Lincoln Heights to understand how The Port can be of assistance.

PUBLIC FINANCE

- Our Public Finance strategy offers unique financing tools, loans for small and minority entrepreneurs, and down-payment assistance for homebuyers.
- In addition to development outcomes tied to these projects, Public Finance revenues are re-invested in our neighborhood revitalization and industrial development work.

- In 2019, we provided \$360 million in financing, one of the highest amounts we have financed since our founding in 2000.
- We believe our unique Public Finance tools are a best-in-class recipe for private sector investment, providing access to lower interest rates, sales tax exemptions, more attractive loan terms and the potential for further re-investment of capital into projects and communities.
- Other important work in our Public Finance strategy includes:
 - Managing the Communities First down payment assistance program, in which we provided \$64 million in loan volume to more than 450 new homeowners, generating \$3.2 million in fees.
 - In partnership with the Kresge Foundation, we manage the DREAM Loan Fund, for which we issued \$1.7 million in loans for seven tenants. This fund provides gap financing for real estate in disinvested neighborhood business districts.

One of the items you will see in this report is a snapshot of survey results from 2019. The responses, collected from a broad demographic base of 400 individuals representing the city and county, are supportive and re-affirming of the work we do here at The Port. See page 21 for more details.

Also included are updates from the three mission-aligned entities managed by The Port:

- The Hamilton County Land Reutilization Corporation (Landbank)
- The Homesteading & Urban Redevelopment Corporation (HURC)
- The Greater Cincinnati Foreign Trade Zones, Inc (GCFTZ)

We will also highlight key financials and the numbers driving our work every day. But what we do is about more than just numbers. Our work is about making real estate work to create civic, social and economic benefit through the redevelopment of ignored, run down, disinvested properties. At the end of the day, when we see the face of a new homeowner, an entrepreneur setting up their first storefront, or a new development providing good paying jobs for Hamilton County residents, we know what we do at The Port truly transforms lives.



Laura N. Brunner
President & CEO of The Port



INDUSTRIAL

UNLOCKING VALUABLE MANUFACTURING SITES

Hamilton County has a strong manufacturing ecosystem, making it an attractive location for companies searching for a new facility location, but far too much of our industrial real estate lies vacant, underutilized, or contaminated. The Port is working to ensure our region has the sites to compete, preparing land for new manufacturing investment and job creation.

2019 IMPACT



SITE READINESS

Preparing underutilized manufacturing sites for business retention and attraction

399 jobs & \$29MM capital investment
anticipated impact from 25 acres acquired in 2019



ENVIRONMENTAL STEWARDSHIP

Taking on challenging sites to abate environmental hazards for the safety of nearby residents and workers

53,367 gallons
of contaminated water recovered and
787 tons
of contaminated soil removed from two former gas station sites in Avondale



THIRD-PARTY PROJECT MANAGEMENT

Providing project management and grant administration for municipalities and organizations

Created and managed roadmap for Kao USA, Inc. expansion retaining
525 jobs

BREAKING GROUND ON NEW ADVANCED MANUFACTURING BUILDING IN BOND HILL

Bond Hill | Site Prep and Sale for Advanced Manufacturing Construction



"[The Port] is creating development-ready sites for the future of our city to bring new jobs and business to the City of Cincinnati."
Tim Steigerwald
President & CEO, Messer Construction

The redevelopment of the former Cincinnati Gardens site, at 2250 Seymour Avenue in Bond Hill, has been a project in the making since 2016. The Port purchased the 19-acre property four years ago as part of our readiness strategy. Messer Construction and Terrex Development and Construction later purchased a five-acre parcel to develop a 73,000 square-foot spec building specifically for advanced manufacturing companies, breaking ground in August of 2019. The structure is now complete and being marketed to potential end-users. The development represents a \$6.5MM investment for the Bond Hill community.

THE PORT ACQUIRES FORMER CHEMICAL PLANT IN READING

City of Reading | Site Acquisition and Clean up



“This was a complex project requiring the marrying of the unique human and financial resources of the county, Port, and City to **transform this underutilized brownfield site into a tax-producing asset that will strengthen the economy of the region for years to come.**”

Robert “Bo” Bemmes
Mayor, City of Reading

This 25-acre site in Reading has been vacant since the plant shuttered in 2014, eliminating 230 jobs and a \$4 million payroll. The Port acquired the property in November of 2019 following six months of due diligence efforts with plans to clean up the site and prepare it for new manufacturing development. The site has functioned as an industrial use for decades, and, because of the extent of remediation required, was not financially feasible for most private developers to redevelop in its current state. The City of Reading and Hamilton County have invested in infrastructure to enhance access to the site, and The Port will perform asbestos abatement, environmental remediation, demolition, and site grading, an estimated \$7,500,000 worth of work, to prepare the site for new investment and job creation.

KEEPING JOBS IN CINCINNATI: FINDING SOLUTIONS SO LOCAL COMPANY CAN GROW

Camp Washington | Public-Private Partnership; Site Acquisition and Financing

“Kao’s investment is an example of how **partnerships and site development can assist companies’ growth** in Cincinnati and all of Ohio.”

Dana Saucier

Vice President and Head of Economic Development, JobsOhio



Above: Location of Kao expansion and new Powell Valves headquarters.

At the heart of this public-private collaboration was retaining hundreds of jobs in Cincinnati by meeting the needs of two companies who have long called Camp Washington home. Kao USA, Inc., a leading beauty care manufacturer who has shown a continued commitment to growth since acquiring the Andrew Jergens Company in 1988, began to evaluate options for expansion. The expansion, however, would only be possible in coordination with neighboring company, Powell Valves, a manufacturer with a long history in the city dating back to the mid-19th century. The Port assisted Powell Valves with a new headquarters on Spring Grove Avenue on a 4-acre site formerly remediated by The Port in 2011. It also acquired and is preparing the 3.3-acre Powell Valves site for Kao’s expansion. A truly collaborative effort, The Port, JobsOhio, REDI Cincinnati, the City of Cincinnati, and Hamilton County have all worked closely with leadership from both companies to create a customized roadmap and provide financing to meet their needs. The result? 525 jobs retained in Cincinnati with an annual payroll of \$51,000,000 and an anticipated 45 new jobs to be created.

To see more of The Port’s Industrial Development projects and impact from 2019, visit bit.ly/Port2019Industrial.



PUBLIC FINANCE

FINANCING JOB CREATION

The Port's Public Finance practice supported 13 transformational projects throughout the region. When completed, these developments will bring an anticipated 750+ jobs and 1,250 new housing units to Hamilton County as well as new office, retail, residential, educational, cultural, and hospitality space.

2019 IMPACT



DEVELOPMENT FINANCE

Offering a unique toolset of development finance options for transformative developments.

\$360MM
in financing issued

\$553MM
total investment of financed projects



REVOLVING LOAN FUNDS

Filling a funding gap for housing development and tenant improvements in business districts

10
affordable home rehabs financed
through the Housing Revitalization Loan
Fund



DOWN PAYMENT ASSISTANCE

Providing homebuyers with down payment / closing cost assistance throughout the State of Ohio

470+
individuals & families assisted

\$64MM
in loan volume

THE APPROACH AT SUMMIT PARK

Blue Ash | Tax Increment Financing



The Approach within the District at Summit Park represents the first commercial phase of the 100+acre, Neighborhoods of Summit Park development. Port-issued TIF Bonds will be used to finance a portion of the public improvements to support the development, which is anticipated to have an economic impact of over \$260MM.

PRICE HILL MASONIC LODGE

East Price Hill | Structured Lease & DREAM Loan Fund



After sitting vacant for 30 years, renovations on this Price Hill icon began in 2019. The \$9.8MM redevelopment will convert the structure into a community center incorporating office space for Price Hill Will, community and event space, and arts education and performance space for MYCincinnati Youth Orchestra.

To see more of The Port's Public Finance projects and impact from 2019, visit bit.ly/Port2019Finance.



PROJECT NAME	LOCAL JURISDICTION	TOTAL PROJECT BUDGET	TOTAL PORT FINANCING	FINANCING TYPE	ADDITIONAL PORT CONTRIBUTION
The Approach at Summit Park	City of Blue Ash	\$65,000,000	\$8,430,000	TIF Revenue Bonds	
Mariemont School District	Mariemont	\$45,000,000	\$42,980,000	Tax-Exempt Lease Revenue Bonds	Lease Agreement
Fountain Square South Garage & Amberley Site	City of Cincinnati & Amberley Village	\$11,722,388	\$4,422,388	Parking Revenue Refunding Bonds through SORBF and CORBF	
Elm and Plum Garages	City of Cincinnati	\$28,504,286	\$4,746,429	Bonds through ODOT, ODSA, and SORBF	
Price Hill Masonic Lodge	City of Cincinnati	\$10,000,000	\$9,319,102	DREAM Loan Fund	Lease Agreement
3CDC Washington Park Garage Refinance	City of Cincinnati	\$14,000,000	\$13,260,000	Parking Revenue Refunding Bonds	
The Artistry	City of Cincinnati	\$78,000,000	\$54,605,000	Taxable Development Lease Revenue Bonds	Lease Agreement
Findlay Center	City of Cincinnati	\$17,750,000	\$5,525,000	Taxable Development Revenue Bonds through SORBF	Lease Agreement
1118 Sycamore Project	City of Cincinnati	\$40,100,000	\$30,600,000	Taxable Lease Revenue Bonds	Lease Agreement
Madison & Whetsel Phase II	City of Cincinnati	\$20,000,000	\$17,600,000	Taxable Lease & TIF Revenue Bonds through SORBF	Lease Agreement
Fields Ertel Townhomes	Symmes Township	\$13,000,000	\$7,500,000	Tax-Exempt Revenue Bonds	Lease Agreement
3CDC Parking Portfolio Refinance	City of Cincinnati	\$80,480,000	\$80,480,000	Parking Revenue Refunding Bonds	
Gallery at Kenwood	Sycamore Township	\$130,000,000	\$80,405,000	Taxable Lease Revenue Bonds & TIF Revenue Bonds	
TOTAL 2019		\$553,556,674	\$359,872,919		
TOTAL 2012-2019		\$2,451,717,818	\$1,144,476,862		



NEIGHBORHOOD

CREATING OPPORTUNITY FOR HOMEOWNERSHIP AND ENTREPRENEURSHIP

At the core of the Port's Neighborhood work is transformation of blighted and vacant properties into community assets. We strive to create opportunities for homeownership and entrepreneurship and to support other creative placemaking in communities. From affordable and market-rate housing development, to stabilizing neighborhood business districts, to finding new end-users for vacant property, we work with neighborhood partners to achieve and support their goals.

2019 IMPACT



HOUSING

Providing housing options across multiple price points ranging from affordable to market-rate

18
homes built or rehabbed

\$3.17MM
value added as a result of home sales



COMMERCIAL

Delivering modern, development-ready street-front retail where local, independent businesses can thrive.

51
commercial properties impacted

32
anticipated jobs retained/created through DREAM Loan Fund



LANDBANKING

Putting vacant, blighted properties back to productive use through management of the Hamilton County Landbank.

182
properties put back to productive use

\$729,668
in tax revenue collected from former Landbank properties



DAVIS COOKIE PICKS BOND HILL BUSINESS DISTRICT FOR FIRST STOREFRONT

Bond Hill | Acquisition & Rehab; DREAM Loan Fund Financing

"We're so excited. We have great new concepts to bring to Cincinnati that have not been seen here before."
Christina Davis
Owner, Davis Cookie Collection

What started as a single \$15 proposition for a dozen cookies has developed into an entire business for Christina Davis and her husband, Miles Davis, Jr. Davis Cookie Collection is the newest tenant in the recently renovated Bond Hill Business District, a catalyst for creating vitality and vibrancy at this commercial core in the community. The interior fit out of their new space is set to be complete in Summer 2020 and is being financed in part by The Port's DREAM Loan Fund.

CREATING HOMEOWNERSHIP OPPORTUNITIES IN PRICE HILL

Price Hill | Single-Family Home Rehab



“With all the success we have seen with the Incline District, it’s great to now see The Port, the Landbank, and the City continuing that momentum west, **restoring some of these great homes to bring back affordable, middle-class housing for families here in Price Hill.**”

John Cranley
Mayor, City of Cincinnati

The Landbank, in partnership with the City of Cincinnati, wrapped up the first phase of REACH Price Hill in 2019, rehabbing ten homes in the Cedar Grove area of the neighborhood. Complementing HURC and Price Hill Will’s efforts, REACH plans to rehab a total of 30 homes to reduce blight and vacancy and increase homeownership in the community.

To see more of The Port’s Neighborhood Revitalization projects and impact from 2019, visit bit.ly/Port2019Neighborhood.

CINCINNATI NON-PROFIT FINDS A NEW HOME WITH ROOM TO GROW IN ROSELAWN

Roselawn | Acquisition and Rehab; PACE Financed Upgrades; Sale



“The ToolBank is confident that this building will not only allow us to serve more nonprofits, but **more space means that the ToolBank can grow its inventory and establish new programs.** We are excited to become part of the momentum happening in Bond Hill and Roselawn as a result of The Port’s investment.”

Kat Pepmeyer
Executive Director, Cincinnati Community ToolBank

The Port sold 1682 Seymour in Roselawn to the Cincinnati Community ToolBank in September 2019. The nonprofit, focused on lending tools and equipment to other area non-profits, says the move will facilitate an expansion of their inventory and services. The Port previously performed energy-efficient renovations to the property through PACE (Property Assessed Clean Energy) financing, ensuring a recently renovated structure with lower costs of upkeep. The Toolbank joins the growing TechSolve II business park, a 13-acre development on the site of a former blighted strip mall that The Port prepared for redevelopment in 2013.






Hamilton County
Landbank

**GIVING PLACES NEW
PURPOSE**

The Port has managed the Hamilton County Landbank since 2012.

The Hamilton County Landbank was formed in the aftermath of the Great Recession with the mission of returning vacant properties to productive use. Since 2012, over 550 properties have been sold to new end users for homes, gardens, offices, and more.

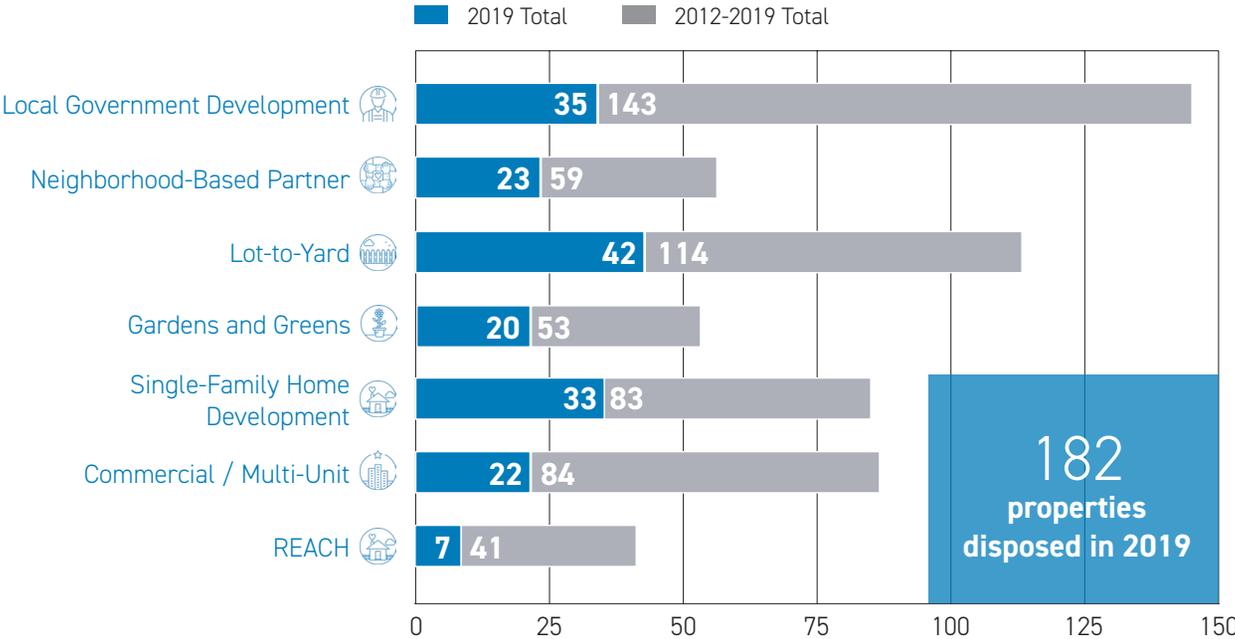
GARDEN SPREADS JOY

Walnut Hills | Gardens & Greens



Walnut Hills resident, Dan Druffel, purchased four vacant lots to transform into a community garden with a mission. Having retired from his landscaping business in 2018, he wanted to continue to provide fresh flowers to local hospitals and nonprofits. With a team of volunteers, Dan has created a lush garden and provides 85 vases of flowers a week to inspire hope and bring joy to Cincinnatians facing challenges.

HAMILTON COUNTY LANDBANK DISPOSITION PROGRAMS



RESIDENT REHABS STREET

Cumminsville | Single-Family Home



Milton Davis purchased 3713 Cass Avenue from the Hamilton County Landbank in 2016. At the time of purchase, one of the walls of the house was falling down and the roof was open to the weather. Together with his friend and neighbor Terry Lowery, Davis rehabbed the home which is now residence to a new family. The pair partnered again to rehab 3720 Cass Avenue which had been abandoned for nearly 20 years.

STABILIZING HISTORY

North Avondale | Structure Stabilization



Built in 1907 by famous local architect Samuel Hannaford, 3864 Reading Road (also known as "The Rubel House") is a stunning piece of Cincinnati history. The property sat vacant and underutilized for some time prior to the Landbank acquiring it in 2017 and stabilizing it this year. The Landbank is currently seeking a new owner who will complete the restoration process and return the home to its former glory.



The Port has managed the Homesteading & Urban Redevelopment Corporation since 2015.

The Homesteading & Urban Redevelopment Corporation (HURC) was established in 1976. HURC is dedicated to improving the quality of housing stock and increasing affordable homeownership opportunities by providing quality single-family homes with minimal overhead.

HURC HELPS EVANSTON'S AFFORDABLE HOUSING GOALS

Evanston | Acquisition & Rehab for Affordable Single-Family Homes

1654 Jonathan is one of two completed homes kicking off The Port's affordable housing strategy in Evanston. The need for affordable housing was identified by the Evanston community in their "Evanston Work Plan," which was partially funded by The Port. Hunn's Construction, a local minority-owned general contractor founded by Eric Hunn, completed the gut and rehab of the property which is now home to Sharon Ford, her fiancé Carlos Alvarado, and their son.

HURC HAS RECORD YEAR IN 2019, REHABBING 11 HOMES

Hamilton County | Acquisition & Rehab for Affordable Single-Family Homes



At right: 1056 Lockman in Price Hill, HURC's first ADA-friendly rehab was completed in 2019. *At left:* Unique Lustron modular home rehabbed by HURC in Wyoming.

2019 was a record year for the Homesteading and Urban Redevelopment Corporation (HURC). In addition to rehabbing and selling 11 homes throughout the county, HURC also completed their first ADA-friendly home and rehabbed a historic modular Lustron house, which are both now occupied by new, loving owners. In 2019, HURC received funding through a PNC Bank Grant, Union Savings and Guardian Savings Bank Grant, Greater Cincinnati Housing Revolving Loan Fund seeded by Greater Cincinnati Foundation, Fifth Third Bank SOC Grant, LISC, and City of Cincinnati NOFA.

"We feel so blessed to be on this path to being homeowners. This will be the first time my son has a backyard to play in. He can go outside and we won't have to worry about him."

Sharon Ford
Evanston Homeowner



Foreign 46 Greater Cincinnati
Trade Zones 47 Northern Kentucky

**ENCOURAGING FOREIGN
 COMMERCE IN THE U.S.**

The Port has managed the Foreign Trade Zones of Greater Cincinnati and Northern Kentucky since 2014.

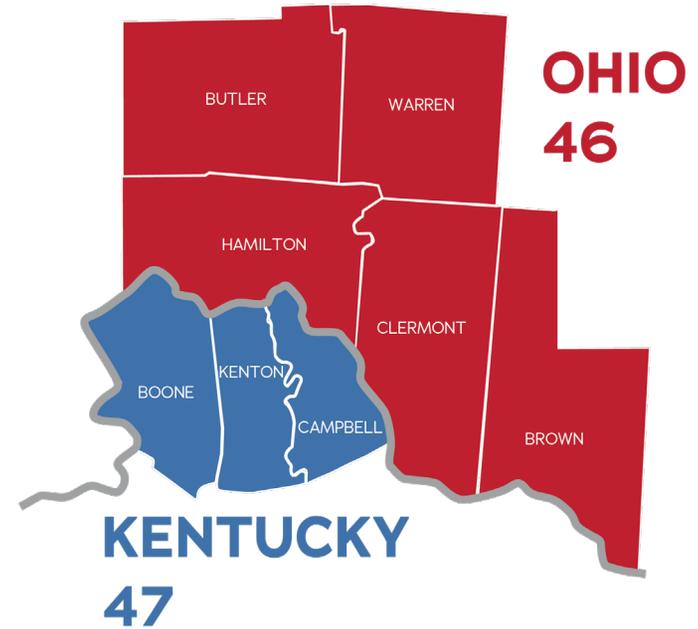
The federal Foreign Trade Zone (FTZ) Program began in 1934 to provide companies a competitive edge in the global marketplace. FTZs 46+47 encompass 8 counties in Greater Cincinnati and Northern Kentucky, and include 10 operators with a combined employment of over 3,500.

What is an FTZ?

An FTZ is a dedicated geographic area where goods are considered outside of customs territory for purposes of duty payments.

Top FTZ Industries

- Oil / Petroleum
- Consumer Electronics
- Machinery / Equipment
- Chemicals
- Plastics / Rubber
- Vehicle Parts
- Pharmaceuticals
- Petrochemicals
- Consumer Products



Downloadable Resources



In 2019, we launched the Foreign Trade Zone Resource Toolkit. This toolkit is designed to act as a comprehensive reference for all things related to the Foreign Trade Zone Program and Zones 46 and 47. We presented the Toolkit to a number of our partners, with a particular focus on economic development agencies working directly with companies either already established in our region or interested in locating here, as a potential benefit our region can offer to distributors and manufacturers.



FTZs EXPLAINED: [Video series](#) launched at the beginning of 2019 providing an overview of what an FTZ is and the potential benefits for companies in our region.

REAL ESTATE EQUITY

CREATING MEANINGFUL CHANGE AND IMPACT

THE PORT SPONSORS MORTAR CINCINNATI BUS TOUR OF BLACK-OWNED BUSINESSES

February 2019 | Future History Now Bus Tour



Attendees of the Future History Now bus tour in February 2019 hosted by MORTAR Cincinnati and The Port in front of GO(O)D Co., an apparel company founded by MORTAR graduate Donny Harper.

In partnership with MORTAR, a business accelerator, we held a bus tour of not only available real estate, but also visited storefronts established by their past graduates. The tour concluded with a reception at the Bond Hill Business District in one of the newly finished retail spaces. The tour was part of three days of programming centered on minority entrepreneurship and innovation. The Port's Director of the HURC and Residential Sales Deborah Robb was a judge of Pitch Please, where the contestants are founders of minority led startups and lifestyle companies based in Cincinnati.

Connections: The Port's 2019 Impact / 15

The Port's work focuses on equitable development to promote job creation, improve property value, increase homeownership, and achieve the highest and best use of real estate. Real estate is a key driver of both economic outcomes and quality of life, and we always consider how can we do more within our scope to expand access to local opportunity through real estate.

PARTNERING WITH THE AFRICAN AMERICAN CHAMBER FOR REAL ESTATE FORUMS

April, August, and November 2019 | Real Estate Forums



Attendees at our April 9, 2019 Real Estate Forum which featured an overview of SBA loans, The Collective Fund, and current and upcoming Port work.

In 2019, we held three forums in partnership with African American Chamber of Greater Cincinnati and Northern Kentucky (AAC). The purpose of these forums is to connect African American businesses and investors with our work, promoting both economic inclusion and wealth equity. Attendees hear about our current and ongoing projects in residential, commercial, and industrial development in addition to hearing from local experts on how to invest, access capital, what goes into a rehab, and more. By sharing opportunities and resources around real estate finance and development and structuring deals with expanded opportunity, we can promote wealth equity in our region.

NEW IMMERSIVE REAL ESTATE PROGRAM FOCUSES ON THE NEXT GENERATION OF EMERGING LEADERS

Fall 2019 | Urban Land Institute Real Estate Accelerator Lab



“One of my favorite quotes is, ‘you can’t be what you can’t see’ by Marian Wright Edelman. I’m hopeful to see a broader range of people involved in real estate; it’s so critical to building generational wealth and inclusive housing options.”

Michael Golden, Jr.
Real Estate Development Associate, The Port
Member of REAL’s first cohort

The Real Estate Accelerator Lab (REAL) kicked off in October 2019 with its first cohort of 26 emerging professionals, including The Port’s HURC Associate, Michael Golden. The REAL Program is designed to educate and mentor the next generation of real estate professionals, with a focus in equity and economic inclusion. Part of the curriculum is a mini Technical Assistance Panel (m-TAP), each focusing on a different Cincinnati Neighborhood. Cohorts learn how to work with a governmental or non-profit client to address a real estate development-related challenge in order to add value to the community and build thought leadership, preparing them to be the next group of leaders in our region. The Port is proud to sponsor the REAL program and looks forward to continuing to provide support as the program continues to make an impact with its second cohort of emerging professionals in 2020.

WORKING WITH LOCAL MINORITY-OWNED, WOMEN-OWNED, AND SMALL BUSINESSES TO MAKE REAL ESTATE WORK

As we expand our focus on equitable development, we build on a legacy of supporting and empowering minority-owned, women-owned, and small businesses. The adoption of policies by The Port during its first year of operation demonstrated the depth of that commitment.

The Port, along with its managed entities, the Hamilton County Landbank and the Homesteading and Urban Redevelopment Corporation, works with contractors across Hamilton County. Through regular contractor events, informational sessions, and RFPs, our team continually strives to ensure opportunities to partner with The Port are reaching a wide range of local businesses. We encourage and facilitate the increased use of MBEs, WBEs, and SBEs in all development work within our scope.

2019 MBE, WBE, AND SBE SPEND

Entity	MBE	WBE	SBE
Port	6%	34%	7%
HCLRC	16%	23%	49%
HURC	83%	0%	84%
Overall	19%	25%	37%

THE PORT’S COMMITMENT TO EQUITY

Equity and inclusion have been central values and business imperatives since The Port was incorporated in 2001. The recent national spotlight on systemic inequalities has strengthened our resolve to work even harder to make our region a leader of racial progress and economic equity.

To read more about The Port’s commitment to equity, visit bit.ly/PortEquity.

2019 FINANCIALS



OUR REVENUE AND CAPITAL FUNDING SOURCES:

In 2019, The Port and its managed entities raised and earned \$26 million. Our percentage of revenue coming from property sales and earned fees increased over the previous years.

2019 REVENUE AND CAPITAL BY ORGANIZATION

	2019	2018	2012-2019
The Port	\$13,147,537	\$11,231,440	\$79,723,014
Landbank	\$11,667,050	\$8,283,777	\$53,596,359
HURC	\$1,387,700	\$507,010	\$11,218,765
TOTAL	\$26,202,287	\$20,022,227	\$144,538,138

2019 REVENUE AND CAPITAL BY SOURCE OF FUNDS

\$26,202,287

	2019	2018	2012-2017
County & City	30%	30%	44%
Earned Fees	31%	34%	19%
State & Federal	11%	20%	16%
Private Investors	8%	2%	11%
Property Sales	20%	14%	10%

PORT USES OF PROGRAM FUNDS - 2019

■ Housing & Stabilization
 ■ Demolition & Remediation
 ■ Commercial
 ■ Industrial

HOW AND WHERE WE DEPLOYED PROGRAM FUNDS:

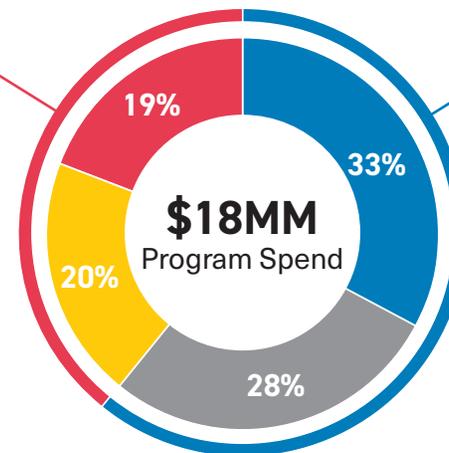
In 2019, The Port and its managed entities made capital investments of \$18 million into Hamilton County properties and programs.

While we concentrate efforts in specific focus neighborhoods to catalyze larger impact, we work throughout Hamilton County. Last year alone, our work impacted 44 neighborhoods and jurisdictions.

\$5.3MM

Commercial & Industrial

- \$2.5MM Queensgate
- \$0.8MM Bond Hill
- \$0.8MM Reading
- \$0.7MM West End
- \$0.5MM Other



\$12.4MM

Neighborhood & Landbanking

- \$3.9MM Price Hill
- \$2.1MM Walnut Hills
- \$2.0MM Evanston
- \$1.1MM Avondale
- \$0.6MM West End
- \$0.6MM Camp Washington
- \$2.1MM Various Communities



CAPITAL FUNDS RAISED: 2012-2019

SOURCE	2012-2018		2019		TOTAL
	LOAN	GRANT	LOAN	GRANT	
Government	\$5.0MM	\$64.8MM	-	\$4.9MM	\$74.7MM
Philanthropy	\$0.1MM	\$2.6MM	-	\$0.2MM	\$2.9MM
Impact Investment	\$16.8MM	-	\$2.0MM	-	\$18.8MM
TOTAL	\$21.9MM	\$67.4MM	\$2.0MM	\$5.1MM	\$96.4MM

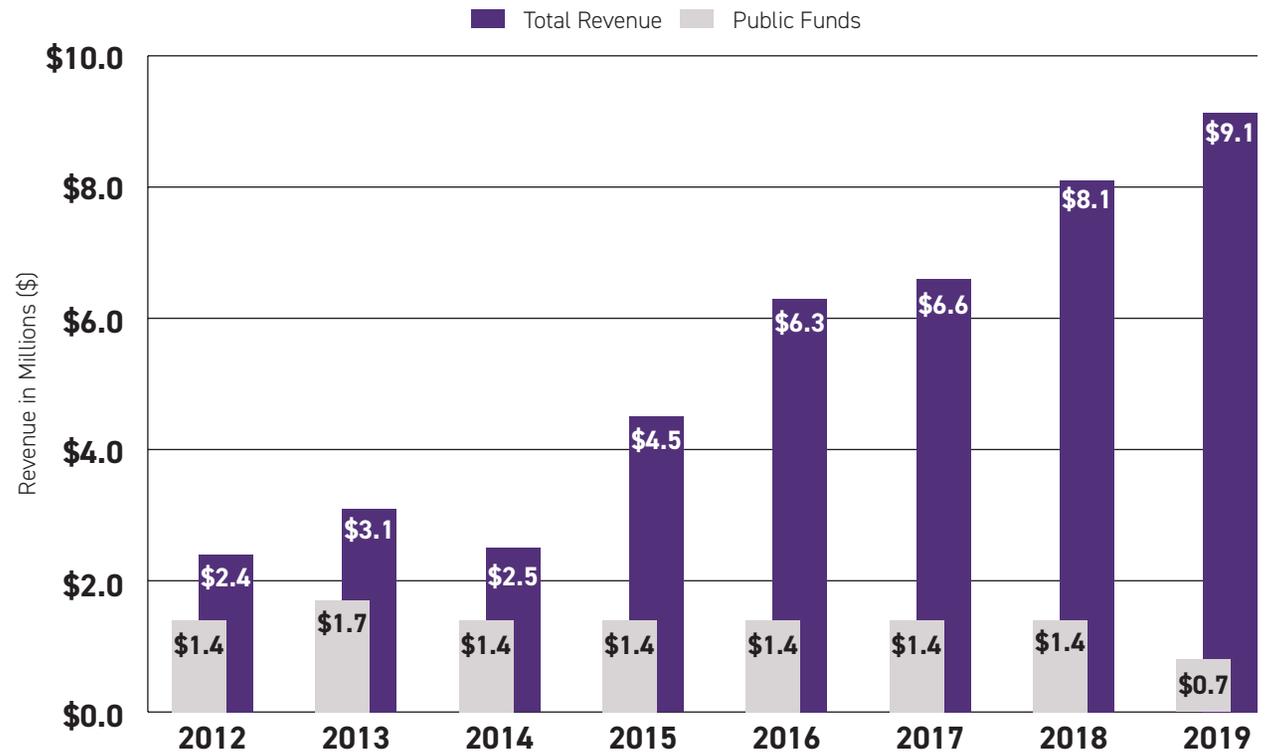
CAPITAL FUNDRAISING:

In 2019, The Port leveraged public funds with additional grant and loan funding, raising \$7,100,000.

OUR OPERATING REVENUE SOURCES:

The Port has continued to diversify its revenue sources, relying less on public operating funds. In 2019, public funding made up 8% of our total operating revenue as opposed to 17% in 2018.

PORT OPERATING REVENUE - 2019





2019 EVENTS & OUTREACH

Our work doesn't take place in a vacuum. We work closely with and rely upon close collaboration and partnership with stakeholders ranging from neighborhood residents and leadership to public and elected officials, economic development professionals and entrepreneurs, just to name a few. Here are some of the presentations and events we held or participated in throughout 2019.

We held or participated in **over 90** presentations and events in 2019, reaching over 3,650 attendees.

JANUARY 2019:

- Industrial Development Bus Tour

FEBRUARY 2019:

- Greater Cincinnati Foundation Social Impact Investing Symposium
- Future History Now Bus Tour with MORTAR



MARCH 2019:

- **Cincinnati Neighborhood Summit** ▲
- 2019 Greater Ohio Policy Center Summit

APRIL 2019:

- Business Courier Commercial Real Estate Power Breakfast
- Price Hill Masonic Lodge Groundbreaking

MAY 2019:

- Avondale Partnership Meeting



JUNE 2019:

- **HURC Evanston Ribbon Cutting** ▲
- 2019 Annual Meeting

JULY 2019:

- Bond Hill Business District Happy Hour



AUGUST 2019:

- **2249 Seymour Groundbreaking** ▲
- Bond Hill Day



SEPTEMBER 2019:

- **Kroger on the Rhine Ribbon Cutting** ▲
- Ohio Land Bank Conference

OCTOBER 2019:

- Panel on JTM Expansion at Ohio Economic Development Association Summit

NOVEMBER 2019:

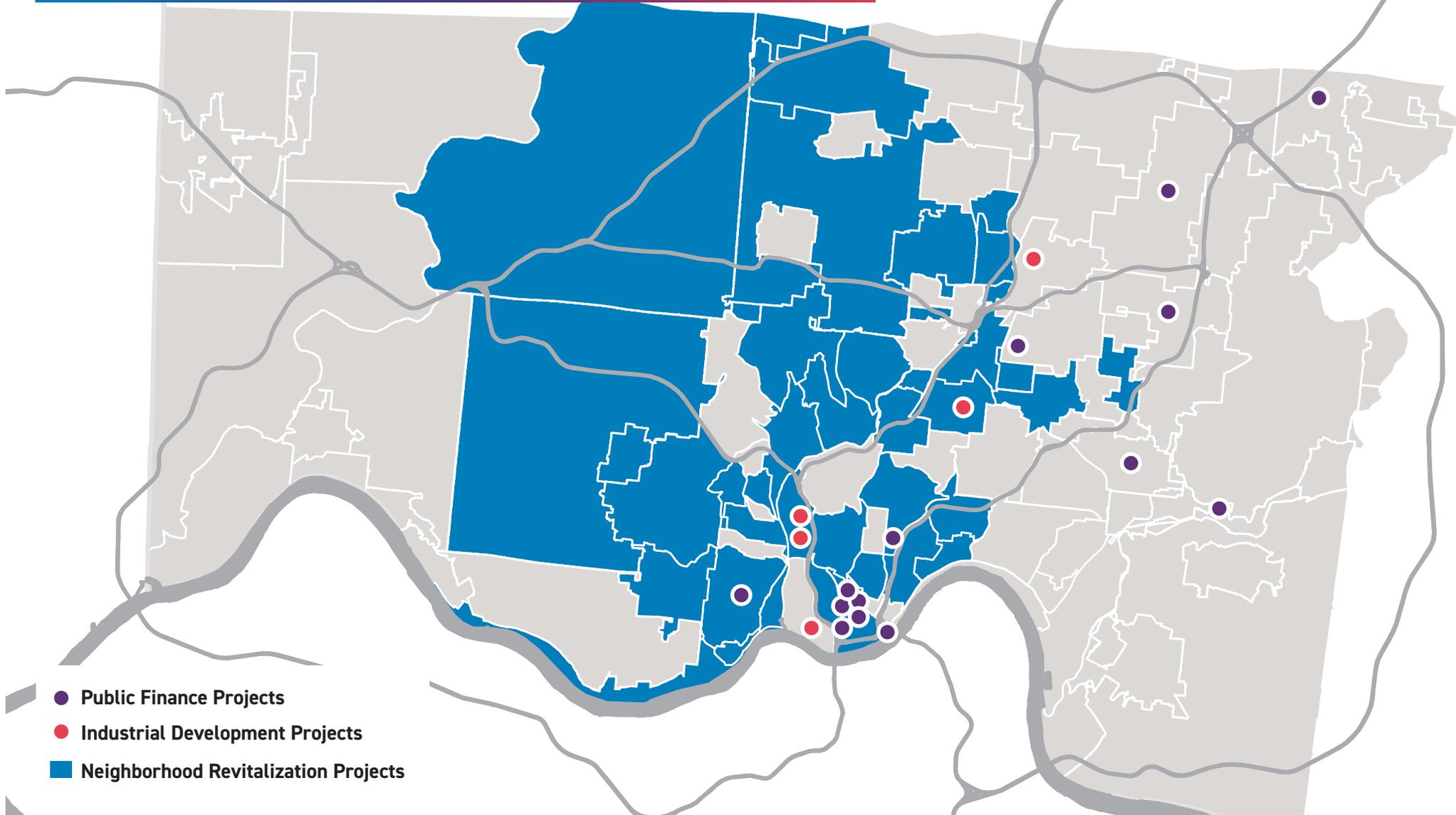
- Council of Development Finance Agencies National Development Finance Summit
- Real Estate Forum with African American Chamber

DECEMBER 2019:

- JobsOhio Educational Mock Site Visit

WHERE WE WORKED

in Cincinnati & Hamilton County in 2019



To see interactive maps of our 2019 projects and more, visit CincinnatiPortImpact.org



AFFIRMING

OUR WORK

HAMILTON COUNTY SURVEY CONDUCTED APRIL 30 - MAY 2, 2019



The Port conducted a survey of 400 Hamilton County residents in Spring of 2019. The results provide insight into the top concerns of residents and what areas should be our highest priority to make real estate work.

KEY SURVEY TAKEAWAY: The work we do is broadly recognized as very important to the city and the county. However, awareness is very low that The Port performs this work.

When asked “which ONE of the following do you believe should be the top priority for elected officials in Hamilton County and the City of Cincinnati?” **35% chose items The Port’s work impacts.**

23%

Bringing jobs and business to the area

12%

Increasing wages and addressing the health gap

With a vote of 8, 9, or 10, respondents indicated they strongly support the following:

To create a program to ensure Hamilton County has **enough available housing for incomes at all levels.**

To **attract more jobs, businesses and industry** to Cincinnati and Hamilton County.

To **create more good paying jobs** in Cincinnati and Hamilton County.

To **clean up dirty and abandoned industrial sites** to improve the environment and public safety.

Percentage of respondents who felt the following statements were somewhat or very convincing as a reason to vote for additional funding for The Port.

The Port tears down abandoned properties identified by local police as crime hotspots. This strategy improves quality of life and increases public safety in our neighborhood. In total, The Port has cleaned up more than 975 blighted and vacant properties in neighborhoods most impacted by the foreclosure crisis.

82%

There are more than 10,000 buildings with either code violations or which have been ordered to be kept vacant in Hamilton County. This ballot issue will provide the funds needed to begin to aggressively address this issue and help local communities improve their quality of life.

79%

The Port has focused on improving neighborhoods impacted by crime and property abandonment. When Evanston was hard-hit by the foreclosure crisis, The Port helped fund the demolition of blighted buildings. Then, The Port began rehabilitating homes in the neighborhood to help improve the housing market and attract private investment, which resulted in the first home sales in Evanston in nearly a decade without displacing a single resident.

78%

Over the past 50 years, Hamilton County has lost over 100,000 good paying manufacturing jobs. By passing this ballot issue, Hamilton County can help reverse this trend and grow our local manufacturing economy, re-creating good paying jobs that include benefits for hard working families.

73%

THE PORT

Making Real Estate Work

