

2025 Tax Incentive Review Council
Project TIF Detailed Report
GENERAL INFORMATION and INVESTMENT

Incentive Start Year (Payable)	ORC	Date Created	Project Information/Name	TIF Project Type	Description of Improvements	Real Estate Investment Commitment	Capital Investment - Mosdt Recent Reported (Annual, Partial, or To-date)
2020	5709.41	2019	Central Trust Tower (PNC Tower)	Mixed Use	Improvements include, but are not limited to: LED Lighting, HVAC and related heating and cooling system upgrades, and new energy efficient architecture and engineering.	\$103,500,000	\$137,433,582
2023	5709.41	2019	College Hill Station	Mixed Use	HaNoBe contains 171 residential units and 5 commercial spaces totaling approximately 153k sqft of net rentable area.	\$29,775,355	\$31,264,328
2023	5709.41	2019	601 Pete Rose Way	Mixed Use	Mixed-use p[roject containing residential, commercial, and parking spaces	\$77,268,679	\$78,661,684
2023	5709.41	2019	Powell Global Headquarters	Industrial	Powell Headquarters	\$4,250,000	\$4,697,000
2022	5709.40(B)	2019	Walworth Junction	Residential	39 single-family homes	\$39,000,000	
2025	5709.40(B)	2019	Kao Headquarters Acquisition/Expansion	Industrial	Kao Headquarters	\$92,348,493	\$3,068,602
2014	5709.40(B)	2012	Oakley Station	Commercial	Public infrastructure and private improvments including office, residential, retail, restaurant and event spaces.	\$93,000,000	\$160,000,000
2024	5709.41	2021	Liberty and Elm	Mixed Use	Private: Apartments, Parking Garage, Commercial	\$77,000,000	\$66,561,471
2024	5709.40(B)	2019	The District at Clifton Heights	Mixed Use	Commercial space, a hotel, and sorority house.	\$395,310,000	\$97,150,619
2016	5709.41	2013	Fifth and Race (dunnHumby USA)	Mixed Use	Parking garage improvements	\$88,759,000	\$147,892,978
2022	5709.40(B)	2019	Three Oaks	Residential	Construction of 350-400 market-rate, multi-family apartment units, 175-200 senior housing units, 79 single-family homes, 31 for-sale car condos, public roads, surface parking, and other public amenities	\$148,825,000	\$11,661,379
2025	5709.41	2023	7 West 7th Property	Residential	Approximately 341 residential rental units.	\$72,800,000	\$43,225,000
2005	5709.41	2004	303 Broadway	Commercial	Construction of downtown office tower	\$62,500,000	\$38,000,000
2021	5709.41	2007	The Banks Office Building	Commercial	12 Story Office Building at 191 Rosa Parks St.		\$57,103
2031	5709.40(B)	2024	101 West Fifth	Mixed Use	Redevelopment of former Saks department store building into office and commercial space.	\$28,031,300	\$10,406,973
2017	5709.40(B)	2014	Mercy Health-1788 Tennessee	Commercial	Mercy sold property to the County in 2024	\$70,750,000	
2018	5709.41	2015	Alumni Lofts	Commercial	Renovated the abandoned performing arts school into residential housing.	\$21,508,000	\$1,241,535
2009	5709.40(B)	2008	Keystone Park Phase I	Commercial	Hilton Hotel and parking garage (public)	\$21,000,000	\$5,082,160
2009	5709.40(B)	2008	Keystone Park Phase II	Commercial	Rehabilitation Hospital and Public Garage	\$17,000,000	\$1,208,935
2009	5709.40(B)	2008	Keystone Park Phase III	Commercial	Office building with parking	\$20,845,920	\$10,339,655
2017	5709.40(B)	2015	Gershom Grove (CitiRAMA 2016)	Residential	CitiRAMA 2016 site	\$8,060,000	
2019	5709.40(B)	2016	Vernon Manor Phase II	Commercial	Parking Garage	\$30,293,525	\$10,638,000
2018	5709.41	2016	Windsor Flats (937 Windsor Street)	Commercial	Renovated the abandon school into residential market rate housing. Additional housing was added as New Windsor on the property.	\$10,588,408	\$688,730
2019	5709.40(B)	2016	Baldwin 200 (Building and Garage)	Commercial	Office building and parking garage.		\$22,537,342
2019	5709.41	2016	Grand Baldwin (655 Eden Park Drive)	Residential	Apartment complex	\$29,300,000	\$43,174,687
2018	5709.41	2016	309 Vine - Union Central Life Annex Building	Mixed Use	Addition of 294 residential apartment units and 7 commercial spaces.	\$70,000,000	\$19,752,720
2018	5709.41	2016	Messer HQ Relocation	Commercial	2-story, approximately 50,000 square foot office building to serve as the headquarters of Messer Construction Co. and certain related entities.	\$12,000,000	\$14,427,160
2018	5709.40(B)	2016	RBM Development Phase 2A	Commercial	Hospitality platform hosting a hotel	\$126,000,000	\$88,200,000
2009	5709.40(B)	2007	Baldwin 300	Mixed Use	Renovation of existing office building	\$19,950,000	\$72,753,450

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2008	5709.40(B)	2003	Columbia Square	Commercial	Mixed-Use Development with three neighborhood service-oriented retail buildings, one three story office building and public parking lot.	\$18,656,000	\$11,725,880
2021	5709.41	2018	Madison & Whetsel Redev Phase I	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Madison Center	\$36,000,000	
2022	5709.41	2019	Madison & Whetsel Redev Phase IIA	Mixed Use	construction of apartment units, retail/commercial space, surface parking spaces	\$20,240,000	
2022	5709.41	2019	Madison & Whetsel Redev Phase IIB	Mixed Use	construction of mixed-use buildings, including retail space, apartments, and office.	\$24,388,828	\$22,216,320
2010	5709.41	2008	Queen City Sq/Great American Tower	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Queen Center	\$73,267,966	\$333,000,000
2022	5709.41	2017	Trihealth Headquarters Relocation	Commercial	Indoor renovations and maintenance; Parking Lot Beautification	\$13,000,000	\$18,118,431
2020	5709.41	2017	Court & Walnut	Mixed Use	Parking garage improvements	\$90,560,000	\$25,914,970
2018	5709.40(B)	2017	DeSales Flats II (3001 Woodburn)	Commercial	116 unit apartment community	\$17,345,000	\$13,471,715
2023	5709.41	2019	Anthem Site Redevelopment	Mixed Use	Private: Multifamily, Parking Garage, Commercial	\$48,355,000	\$85,455,990
2021	5709.41	2018	Firehouse Row (739 Poste)	Mixed Use	4,420 SF Retail space, 124 residential units, 120 parking spaces/garages	\$18,218,351	\$18,750,186
2020	5709.41	2018	8th and Main	Mixed Use	125 apartments and street level commercial space	\$28,106,564	\$24,497,375
2023	5709.41	2019	Fourth and Race Redevelopment	Mixed Use	Parking garage improvements	\$73,621,460	\$38,624,108
2022	5709.41	2018	Riverside Yard	Industrial	Construction of Last Mile Facility	\$7,250,000	\$0
2023	5709.41	2021	3rd and Main	Commercial	Private improvements to develop the Moxy hotel by Marriott.	\$16,830,000	\$18,000,000
2026	5709.40(B)	2019	Uptown Gateway Phase IA	Commercial	Parking garga, office buildings, hotel and infrastructure improvements.	\$66,033,283	\$161,669,489
2023	5709.41	2019	12th & Sycamore (1118 Sycamore)	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing 12th Center	\$40,110,000	\$48,700,000
2020	5709.40(B)	2018	RBM Medpace Phase 2B	Mixed Use	Office building with first floor mixed use retail space.	\$126,000,000	\$112,436,707
2004	5709.40(B)	2002	Center of Cincinnati (Oakley N.)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center		
2018	5709.40(B)	2016	5311 Hetzel-Holiday Inn	Commercial	Hotel		
2003	5709.40(B)	2001	Center of Cincinnati (Milacron)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center		
2016	5709.40(B)	2014	The Banks Residential Building	Residential	Residential apartment building		
2023	5709.40(B)	2020	Cast-Fab Site Redevelopment	Commercial	construction of apartment units, retail/commercial space, surface parking spaces		
2016	5709.40(B)	2014	Centennial	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Centennial Center		
2016	5709.40(B)	2014	Gateway West Redevelopment	Commercial	construction of apartment units, retail/commercial space, surface parking spaces		

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Project TIF Detailed Report
JOBS REVENUES EXPENDITURES

Project Information/Name	TIF Project Type	Description of Improvements	Permanent Jobs Commitment	Retained Jobs	Created Jobs	Service Payments Deposited: CY2024	Service Payments Deposited: Cumulative	First Year Payment Made	Expenditures: CY2024	Expenditures: Cumulative	Year First Expense Paid
Central Trust Tower (PNC Tower)	Mixed Use	Improvements include, but are not limited to: LED Lighting, HVAC and related heating and cooling system upgrades, and new energy efficient architecture and engineering.	6	0	0	\$191,056	\$728,827	2023	\$189,145.08	\$721,538.70	2023
College Hill Station	Mixed Use	HaNoBe contains 171 residential units and 5 commercial spaces totaling approximately 153k sqft of net rentable area.	22	0	16.5	\$650,234	\$650,234	2024	\$644,883.06	\$644,883.06	2024
601 Pete Rose Way	Mixed Use	Mixed-use p[roject containing residential, commercial, and parking spaces	20					n/a			n/a
Powell Global Headquarters	Industrial	Powell Headquarters	27			\$278,274	\$278,274	2024	\$234,167.40	\$234,167.40	2024
Walworth Junction	Residential	39 single-family homes	0			\$851,318	\$851,318	2024	\$815,098.38	\$815,098.38	2024
Kao Headquarters Acquisition/Expansion	Industrial	Kao Headquarters	566					n/a			2010
Oakley Station	Commercial	Public infrastructure and private improvments including office, residential, retail, restaurant and event spaces.	1700	0	1300	\$1,676,037	\$12,057,312	2015	\$1,034,717.96	\$8,741,517.18	2015
Liberty and Elm	Mixed Use	Private: Apartments, Parking Garage, Commercial	3	0	0			n/a			n/a
The District at Clifton Heights	Mixed Use	Commercial space, a hotel, and sorority house.	700	129	129			n/a			n/a
Fifth and Race (dunnHumby USA)	Mixed Use	Parking garage improvements	100	0	902	\$229,685	\$3,674,856	2015	\$114,865.52	\$2,411,886.95	2015
Three Oaks	Residential	Construction of 350-400 market-rate, multi-family apartment units, 175-200 senior housing units, 79 single-family homes, 31 for-sale car condos, public roads, surface parking, and other public amenities	80								
7 West 7th Property	Residential	Approximately 341 residential rental units.	11	0	0						
303 Broadway	Commercial	Construction of downtown office tower	600		720	\$1,248,824	\$19,540,442	2005	\$1,575,732.80	\$24,846,854.02	2005
The Banks Office Building	Commercial	12 Story Office Building at 191 Rosa Parks St.		0	802			n/a			2021
101 West Fifth	Mixed Use	Redevelopment of former Saks department store building into office and commercial space.	130	0	0			n/a			n/a
Mercy Health-1788 Tennessee	Commercial	Mercy sold property to the County in 2024						n/a			2018
Alumni Lofts	Commercial	Renovated the abandoned performing arts school into residential housing.	4	0	4	\$451,213	\$3,529,451	2018	\$429,088.80	\$3,495,811.90	2018
Keystone Park Phase I	Commercial	Hilton Hotel and parking garage (public)		0	35	\$314,559	\$4,861,773	2010	\$298,392.41	\$4,704,844.35	2010
Keystone Park Phase II	Commercial	Rehabilitation Hospital and Public Garage		0	100	\$689,728	\$5,760,450	2017	\$524,385.90	\$4,065,566.70	2017
Keystone Park Phase III	Commercial	Office building with parking	49	0	169	\$381,113	\$2,580,623	2019	\$411,224.56	\$2,431,203.02	2019
Gershon Grove (CitiRAMA 2016)	Residential	CitiRAMA 2016 site						n/a			n/a
Vernon Manor Phase II	Commercial	Parking Garage	650			\$1,073,884	\$6,275,663	2019	\$601,696.04	\$3,626,272.39	2019
Windsor Flats (937 Windsor Street)	Commercial	Renovated the abandon school into residential market rate housing. Additional housing was added as New Windsor on the property.		0	2	\$245,746	\$1,449,784	2018	\$243,287.44	\$1,437,817.00	2018
Baldwin 200 (Building and Garage)	Commercial	Office building and parking garage.		0	505			n/a			n/a
Grand Baldwin (655 Eden Park Drive)	Residential	Apartment complex		0	5.5	\$844,810	\$5,193,814	2019	\$725,585.06	\$4,807,289.67	2019
309 Vine - Union Central Life Annex Building	Mixed Use	Addition of 294 residential apartment units and 7 commercial spaces.	7	0	12	\$1,443,255	\$6,923,170	2019	\$1,430,106.74	\$6,873,533.88	2019
Messer HQ Relocation	Commercial	2-story, approximately 50,000 square foot office building to serve as the headquarters of Messer Construction Co. and certain related entities.	140	116	29	\$248,293	\$1,543,233	2018	\$233,229.44	\$1,443,996.05	2018
RBM Development Phase 2A	Commercial	Hospitality platform hosting a hotel	700	0	80	\$2,005,675	\$6,933,749	2019	\$2,005,674.85	\$6,933,748.86	2019
Baldwin 300	Mixed Use	Renovation of existing office building	0			-\$58,038	\$18,749,257	2009	-\$58,037.73	\$18,749,257.44	2009
Columbia Square	Commercial	Mixed-Use Development with three neighborhood service-oriented retail buildings, one three story office building and public parking lot.	160	0	400	\$284,183	\$4,407,332	2007	\$283,568.52	\$3,874,705.55	2007
Madison & Whetsel Redev Phase I	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Madison Center				\$547,150	\$1,880,954	2023	\$364,801.33	\$1,336,757.03	2023
Madison & Whetsel Redev Phase IIA	Mixed Use	construction of apartment units, retail/commercial space, surface parking spaces				\$429,997	\$939,773	2023	\$418,892.98	\$926,447.50	2023

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JOBS REVENUES EXPENDITURES

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Madison & Whetsel Redev Phase IIB	Mixed Use	construction of mixed-use buildings, including retail space, apartments, and office.	0			\$424,730	\$601,258	2023	\$254,405.06	\$420,430.29	2023
Queen City Sq/Great American Tower	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Queen Center	0		3200	\$8,685,011	\$92,302,676	2010	\$2,240,444.60	\$64,121,824.89	2010
Trihealth Headquarters Relocation	Commercial	Indoor renovations and maintenance; Parking Lot Beautification	310	395	395	\$223,512	\$1,300,733	2022	\$194,450.58	\$1,156,893.80	2022
Court & Walnut	Mixed Use	Parking garage improvements	65	0	17	\$935,230	\$3,357,363	2023	\$941,570.58	\$3,355,703.48	2023
DeSales Flats II (3001 Woodburn)	Commercial	116 unit apartment community	3	0	3			n/a			n/a
Anthem Site Redevelopment	Mixed Use	Private: Multifamily, Parking Garage, Commercial	5	0	5	\$1,308,434	\$1,441,204	2023	\$1,301,198.12	\$1,432,640.87	2023
Firehouse Row (739 Poste)	Mixed Use	4,420 SF Retail space, 124 residential units, 120 parking spaces/garages	3	2	20	\$367,315	\$1,374,892	2022	\$363,641.81	\$1,365,802.22	2022
8th and Main	Mixed Use	125 apartments and street level commercial space	2	0	1.5	\$516,502	\$1,569,200	2023	\$510,922.80	\$1,552,343.86	2023
Fourth and Race Redevelopment	Mixed Use	Parking garage improvements	6	0	10	\$1,641,575	\$3,395,261	2023	\$1,625,242.31	\$3,361,391.88	2023
Riverside Yard	Industrial	Construction of Last Mile Facility	50	0	225	\$582,964	\$1,904,322	2021	\$413,173.33	\$1,534,806.49	2021
3rd and Main	Commercial	Private improvements to develop the Moxy hotel by Marriott.	15	0	0			n/a			n/a
Uptown Gateway Phase IA	Commercial	Parking gargae, office buldings, hotel and infrastructure improvements.	1625	0	294	\$2,137,763	\$2,330,745	2023	\$2,137,763.36	\$2,330,745.11	2023
12th & Sycamore (1118 Sycamore)	Mixed Use	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing 12th Center	5			\$747,499	\$1,098,887	2023	\$748,888.10	\$1,096,762.59	2023
RBM Medpace Phase 2B	Mixed Use	Office building with first floor mixed use retail space.	700	0	800	\$1,686,044	\$4,977,313	2023	\$1,686,044.12	\$4,977,313.06	2023
Center of Cincinnati (Oakley N.)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center	0		150	\$665,740	\$13,765,232	2004	\$267,784.65	\$10,580,411.26	2004
5311 Hetzel-Holiday Inn	Commercial	Hotel			15			n/a			n/a
Center of Cincinnati (Milacron)	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Center Center	0		645	\$993,684	\$17,639,047	2003	\$369,693.64	\$15,345,194.65	n/a
The Banks Residential Building	Residential	Residential apartment building	0		20			n/a			n/a
Cast-Fab Site Redevelopment	Commercial	construction of apartment units, retail/commercial i3ace, surface parking i3aces				\$58,292	\$345,743	2023	\$42,389.19	\$116,402.71	2023
Centennial	Commercial	construction of new residential units, new leasable retail space, façade and tenant improvements to the existing Centennial Center				\$332,852	\$1,356,618	2018	\$85,723.21	\$349,751.76	2018
Gateway West Redevelopment	Commercial	construction of apartment units, retail/commercial space, surface parking spaces				\$6,308	\$8,017	2021	\$1,624.63	\$2,135.26	2021

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FULL DETAILS

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12/18/02	District 1-Queensgate	\$ -		0	\$538,907	\$5,710,426	2004	\$255,828.15	\$3,482,923.61	2004
12/18/02	District 2-Downtown South/Riverfront	\$ 169,458,000	\$ 558,960,049	130	\$10,603,796	\$79,691,574	2004	\$6,966,802.38	\$69,200,851.99	2004
12/18/02	District 3-Downtown/OTR West	\$ 134,641,974	\$ 54,355,136	53	\$9,192,832	\$62,249,379	2004	\$5,351,081.98	\$52,737,789.73	2004
12/18/02	District 4-Downtown/OTR East	\$ 297,311,919	\$ 16,528,068	0	\$13,048,342	\$122,543,976	2004	\$9,129,495.40	\$104,662,088.36	2004
12/18/02	District 5-Center Hill - Carthage	\$ -		0	\$60,329	\$693,543	2006	\$17,720.22	\$276,143.69	2006
12/18/02	District 6-Walnut Hills	\$ 27,491,761	\$ 10,000,000	0	\$1,722,476	\$14,265,357	2004	\$1,722,476.34	\$14,265,356.97	2005
12/18/02	District 7-East Walnut Hills	\$ 10,500,000	\$ 4,489,774	50	\$2,871,542	\$22,569,625	2005	\$958,145.76	\$15,902,716.60	2005
12/18/02	District 8-Clifton/University Heights	\$ 33,660,000	\$ 12,388,012	0	\$5,886,666	\$40,952,574	2004	\$4,270,261.68	\$33,248,980.41	2004
12/18/02	District 9-Corrville	\$ 36,000,000	\$ 17,000,000	1,000	\$6,462,287	\$43,629,586	2005	\$2,558,523.40	\$29,842,986.61	2005
12/18/02	District 10-Bond Hill	\$ 10,000,000	\$ 115,200	100	\$519,467	\$4,498,703	2006	\$151,761.20	\$2,611,384.24	2006
12/18/02	District 11-Evanston	\$ 8,091,872	\$ 1,150,000	3	\$1,424,823	\$8,323,022	2005	\$730,091.65	\$5,701,405.38	2005
11/2/05	District 13-West Price Hill	\$ -		0	\$159,524	\$996,109	2008	\$102,078.11	\$832,478.80	2008
11/2/05	District 14-Price Hill	\$ 170,000	\$ 5,766	0	\$457,532	\$1,520,696	2008	\$72,761.55	\$812,534.42	2008
11/2/05	District 15-East Price Hill	\$ 20,485,188		0	\$888,746	\$4,228,912	2008	\$1,069,539.68	\$3,634,511.44	2008
11/2/05	District 16-Lower Price Hill	\$ -		0	\$275,292	\$1,345,277	2009	\$82,998.68	\$458,405.72	2009
11/2/05	District 17-Westwood 1	\$ 390,000		0	\$211,105	\$788,903	2009	\$61,209.77	\$537,524.93	2009
11/2/05	District 18-Westwood 2	\$ -		0	\$625,589	\$1,442,411	2008	\$239,774.40	\$933,926.66	2008
11/2/05	District 19-Madisonville	\$ 94,600,000	\$ 5,680	600	\$3,423,625	\$27,991,614	2009	\$2,005,520.41	\$21,769,064.03	2009
11/2/05	District 20-Oakley	\$ 15,815,000		91	\$2,855,687	\$16,201,124	2009	\$1,006,385.91	\$9,400,805.65	2009
11/2/05	District 21-Avondale	\$ -		0	\$4,794,835	\$19,038,650	2009	\$1,958,187.08	\$8,855,913.98	2009
12/18/2020	District 22-West End	\$ -			\$3,260,964	\$4,580,087	2023	\$914,775.20	\$1,280,256.83	2023
12/18/2020	District 23-Pleasant Ridge	\$ -			\$4,157,707	\$5,188,207	2022	\$1,151,939.69	\$1,437,174.00	2022
12/18/2020	District 24-Mt. Auburn	\$ -			\$2,598,980	\$3,538,420	2022	\$722,398.95	\$983,363.06	2022
12/18/2020	District 25-Northside	\$ -			\$3,153,407	\$4,058,163	2023	\$3,660,742.60	\$3,911,283.20	2023
12/18/2020	District 26-Eastern River	\$ -			\$688,837	\$2,313,455	2023	\$205,059.03	\$655,024.61	2023
12/18/2020	District 27-College Hill	\$ 3,800,000			\$2,800,497	\$3,302,484	2022	\$2,057,680.57	\$2,196,681.72	2022
12/18/2020	District 28-Roselawn	\$ -			\$1,568,657	\$1,887,775	2022	\$480,169.37	\$568,562.05	2022
12/18/2020	District 29-Westwood Boudinot	\$ -			\$1,553,879	\$2,456,693	2022	\$432,681.91	\$682,967.69	2022
12/18/2020	District 30-Mt. Airy	\$ -			\$2,195,484	\$2,771,357	2023	\$608,323.32	\$767,660.48	2023
12/18/2020	District 31-Camp Washington	\$ -			\$2,335,002	\$3,005,589	2022	\$659,951.09	\$846,170.88	2022
12/18/2020	District 32-Spring Grove Village	\$ -			\$851,029	\$1,391,097	2023	\$236,085.13	\$385,581.82	2023
12/18/2020	District 33-South Fairmount	\$ -			\$472,032	\$528,780	2023	\$131,204.36	\$146,918.35	2023
12/18/2020	District 34-South Cumminsville	\$ -			\$203,360	\$278,380	2022	\$56,437.02	\$77,227.57	2022
12/18/2020	District 35-Riverside	\$ -			\$171,900	\$353,540	2022	\$48,627.73	\$99,858.02	2022
12/18/2020	District 36-North Fairmount	\$ -			\$247,782	\$278,854	2023	\$69,193.67	\$77,790.15	2023