

# ATTACHMENT II

## 2022 TIRC Report - TIF Exemptions Project TIFs - GENERAL INFO

Project: Project Name	Organization Legal Name	TIF Ordinance	Incentive Start Year (Payable)	Incentive End Year (Payable)	TIF Project Type	Construction Start Year	Construction End Year	Revenues in 2021	Revenues To-date	Expenditures in 2021	Expenditures To-date
12th and Sycamore (1118 Sycamore Street)	CSP 1118 Sycamore Street, LLC	354-2019	2024	2053	Mixed Use	2021	2023				
303 Broadway	The Port	198-2004	2005	2034	Commercial	2003	2004	\$1,376,641	\$13,620,478	\$1,611,850	\$18,050,523
309 Vine - Union Central Life Annex Building	CCA CBD Cincinnati, LLC	143-2016	2019	2048	Mixed Use	2016	2018	\$1,281,482	\$1,721,330	\$1,281,482	\$1,721,330
3rd and Main	Fort Wash Hills, LLC	449-2021	2022	2051	Commercial	2022	2023				
5311 Hetzel-Holiday Inn	Red Bank Hetzel, LP	222-2016	2018	2047	Commercial	2016	2017				
601 Pete Rose Way (Artistry)	Milhaus	253-2019	2022	2051	Mixed Use	2019	2022				
8th and Main	NAP 8 & Main, LLC	329-2018	2021	2050	Mixed Use	2018	2020				
Alumni Lofts	CSCPA Renaissance, LLC	218-2015	2016	2045	Commercial	2015	2015	\$715,828	\$1,653,453	\$715,828	\$1,653,453
Anthem Site Redevelopment	1351 WHT Land, LLC	286-2019	2021	2050	Mixed Use	2018	2022				
Baldwin 200 (Building and Garage)	625 Eden Park Drive, LLC	44-2016	2019	2048	Commercial	2016	2018				
Baldwin 300	Corporex Companies, LLC	240-2007	2009	2038	Mixed Use	2007	2008	\$1,388,603	\$16,573,043	\$1,922,684	\$16,555,818
Centennial	Uptown Community Partners, LP	361-2014	2016	2045	Commercial	2014	2015	\$207,801	\$324,179	\$53,616	\$83,677
Center of Cincinnati (Milicron)	Milacron LLC	336-2001	2003	2032	Commercial	2001	2002	\$759,627	\$16,369,909	\$306,708	\$10,323,158
Center of Cincinnati (Oakley N.)	Vandercar Holdings	245-2002	2004	2033	Commercial	2002	2003	\$873,092	\$8,058,824	\$350,740	\$7,078,733
Central Trust Tower (PNC Tower)	CCA CBD Cincinnati II, LLC	288-2019	2022	2051	Mixed Use	2020	2024				
College Hill Station	College Hill Station, LLC	441-2019	2022	2051	Mixed Use	2020	2022				
Columbia Square	Al Neyer, Inc.	232-2003	2008	2033	Commercial	2007	2007	\$302,310	\$3,180,527	\$282,182	\$2,591,879
Court & Walnut	Kroger Limited Partnership I	268-2017	2020	2049	Mixed Use	2017	2019				
DeSales Flats II (3001 Woodburn)	Towne Properties, Inc.	277-2017	2019	2048	Commercial	2017	2018				
Fifth and Race (dunnHumby USA)	dunnHumby HQ Building Company, LLC	95-2013	2016	2045	Mixed Use	2012	2015	\$233,985	\$2,774,215	\$62	\$1,808,456
Firehouse Row	Firehouse Row Holdings, LLC	215-2018	2020	2049	Mixed Use	2018	2019				
Fountain Place	Fountain Place, LLC	538-2019	2022	2051	Mixed Use	2020	2022				
Fourth and Race Redevelopment	Fourth and Race Redevelopment, LLC	177-2019	2025	2054	Mixed Use	2019	2024				
Gateway West Redevelopment	Linn Street Holdings LLC	362-2014	2016	2045	Commercial	2014	2015	\$567	\$567	\$216	\$216
Gershom Grove (CiTiRAMA 2016)	Gershom Grove, LLC	299-2015	2017	2036	Residential	2015	2017				
Grand Baldwin (655 Eden Park Drive)	The Baldwin, LLC	43-2016	2019	2048	Residential	2016	2018				
Kao Headquarters Acquisition and Expansion	Kao USA, Inc.	536-2019	2025	2054	Industrial	2022	2024				
Keystone Park Phase I	Neyer Properties, Inc.	13-2008	2009	2038	Commercial	2007	2008	\$380,024	\$3,572,384	\$318,189	\$3,479,817
Keystone Park Phase III	Neyer Properties, Inc.	9-2016	2019	2048	Commercial	2014	2018	\$516,520	\$1,089,363	\$450,144	\$567,852
Keystone Parke Phase II	Neyer Properties, Inc.	32-2014	2017	2046	Commercial	2015	2016	\$821,827	\$2,787,425	\$550,699	\$1,929,057
Liberty and Elm	KEAN/Buckingham	289-2021	2023	2052	Mixed Use	2021	2023				
Madison & Whetsel Phase IIA	Ackermann Enterprises, Inc.	365-2019	2022	2051	Mixed Use	2019	2021				
Madison & Whetsel Redevelopment Phase I	Ackermann Enterprises, Inc.	134-2018	2021	2050	Mixed Use	2018	2020				
Mercy Health - 1788 Tennessee	Mercy Health	321-2014	2017	2046	Commercial	2014	2016				
Messer HQ Relocation	Messer Realty XII, LLC	148-2016	2018	2047	Commercial	2016	2017	\$270,001	\$466,828	\$256,501	\$455,294
Oakley North Redevelopment (Oakley Station)	USS Realty, LC	229-2012	2014	2043	Commercial	2011	2013	\$1,495,614	\$5,333,617	\$1,042,817	\$5,201,679
Queen City Square/Great American Tower	The Western and Southern Life Insurance Co.	203-2008	2010	2039	Commercial	2008	2009	\$7,970,729	\$55,754,060	\$5,815,090	\$43,248,010
RBM Development Phase 2A	The Port, 100 Medpace Way, LLC	47-2016	2018	2047	Commercial	2016	2017	\$1,333,340	\$1,582,475	\$1,333,340	\$1,582,475
RBM Medpace Phase 2B	400 Medpace Way, LLC, 600 Medpace Way, LLC, The Port	157-2018	2020	2049	Mixed Use	2018	2019				
Riverside Yard	Allegra Cincinnati, LLC	289-2018	2020	2049	Industrial	2018	2020	\$278,325	\$278,325	\$236,577	\$236,577
The Banks Lot 2A	Nicol Investment Company	387-2007	2021	2050	Residential						
The Banks Lot 2B	Riverbanks Phase II-A Owner, LLC and Riverbanks Phase II-B Owner, LLC	356-2014	2017	2046	Commercial	2014	2018				

2022 TIRC Report - TIF Exemptions  
Project TIFs - GENERAL INFO

Project: Project Name	Organization Legal Name	TIF Ordinance	Incentive Start Year (Payable)	Incentive End Year (Payable)	TIF Project Type	Construction Start Year	Construction End Year	Revenues in 2021	Revenues To-date	Expenditures in 2021	Expenditures To-date
The District at Clifton Heights	Trinitas	445-2019	2024	2053	Mixed Use	2021	2025				
Three Oaks	Oakley Yards Land, LLC	493-2019	2022	2051	Residential	2021	2027				
TriHealth Headquarters Relocation	Trihealth, Inc.	104-2017	2020	2049	Commercial	2016	2019	\$808,177	\$1,858,479	\$808,177	\$1,858,479
Uptown Gateway - Phase IA	Uptown SEQ Holdings, LLC	189-2019	2023	2052	Commercial	2019	2023				
Vernon Manor Phase II	Vernon Manor Offices II, LLC	18-2016	2019	2048	Commercial	2016	2018	\$501,950	\$2,174,583	\$462,325	\$2,174,583
Windsor Flats (937 Windsor Street)	Windsor Renaissance, LLC and New Windsor, LLC	32-2016	2018	2047	Commercial	2015	2017	\$239,247	\$470,097	\$239,247	\$470,097
Walworth Junction	East End Development, LLC	540-2019	2020	2050	Residential	2019	2020				
Madison & Whetsel Redevelopment - Phase IIB	Ackermann Enterprises, Inc.	495-2019	2022	2051	Mixed Use	2020	2022				
Powell Global Headquarters	The William Powell Company	534-2019	2023	2052	Industrial	2020	2022				
27 Calhoun/Vine		488-2019	New - Date Created:		12/11/2019						
MLK Reading NE		489-2019	New - Date Created:		12/11/2019						
1744 Dana/Montgomery		475-2019	New - Date Created:		12/11/2019						
137 W 7th Street		472-2019	New - Date Created:		12/4/2019						
Convention Place Mall		491-2019	New - Date Created:		12/11/2019						
<b>TOTALS</b>								\$21,755,692	\$139,644,158	\$18,038,474	\$121,071,164

2022 TIRC Report - TIF Exemptions  
Project TIFs - REPORTING INFO

Project: Project Name	Organization Legal Name	TIF Project Status	2021 Report Received?	Completion Delays	Real Estate Investment Commitment	Capital Investment - To-date	Permanent Jobs Commitment	Retained Jobs	Created Jobs	Job Discrepancies
12th and Sycamore (1118 Sycamore Street)	CSP 1118 Sycamore Street, LLC	Construction Underway	Yes		\$40,110,000	\$37,497,290	5	0	200	
303 Broadway	The Port	Construction Complete	Yes			\$38,000,000	0	0	300	
309 Vine - Union Central Life Annex Building	CCA CBD Cincinnati, LLC	Construction Complete	Yes		\$70,000,000	\$81,002,442	7	12	12	
3rd and Main	Fort Wash Hills, LLC	Construction Delayed	Yes	Pandemic-related financing delays	\$16,830,000	\$0	15	0	0	
5311 Hetzel-Holiday Inn	Red Bank Hetzel, LP	Construction Complete	No				0		15*	
601 Pete Rose Way (Artistry)	Milhaus	Construction Underway	Yes		\$77,268,679	\$69,626,766	20	0	420	
8th and Main	NAP 8 & Main, LLC	Construction Complete	Yes		\$28,106,564	\$24,482,997	2	0	2	
Alumni Lofts	CSCPA Renaissance, LLC	Construction Complete	Yes		\$21,508,000	\$22,020,890	4	0	4	
Anthem Site Redevelopment	1351 WHT Land, LLC	Construction Underway	No		\$48,355,000		5			
Baldwin 200 (Building and Garage)	625 Eden Park Drive, LLC	Construction Complete	Yes			\$22,461,864		0	200	
Baldwin 300	Corporex Companies, LLC	Construction Complete	Yes		\$19,950,000	\$72,753,450	0	0	21	Humana vacated in 2017; searching for new tenant
Centennial	Uptown Community Partners, LP	Construction Complete	No							
Center of Cincinnati (Millicron)	Milacron LLC	Construction Complete	No				0		645*	
Center of Cincinnati (Oakley N.)	Vandercar Holdings	Construction Complete	No				0		150*	
Central Trust Tower (PNC Tower)	CCA CBD Cincinnati II, LLC	Construction Delayed	Yes	Pandemic-related delays	\$103,500,000	\$26,761,000	6	0	0	
College Hill Station	College Hill Station, LLC	Construction Underway	Yes		\$29,775,355	\$13,798,110	22	0	48	
Columbia Square	AI Neyer, Inc.	Construction Complete	Yes		\$18,656,000	\$11,725,880	160		500	
Court & Walnut	Kroger Limited Partnership I	Construction Complete	Yes		\$90,560,000	\$37,700,119	65	0	7	Garage portion only; other reports NA
DeSales Flats II (3001 Woodburn)	Towne Properties, Inc.	Construction Complete	Yes		\$17,345,000	\$13,471,715	3	0	3	
Fifth and Race (dunnHumby USA)	dunnHumby HQ Building Company, LLC	Construction Complete	Yes		\$88,759,000	\$73,185,221	100	0	897	
Firehouse Row	Firehouse Row Holdings, LLC	Construction Complete	Yes		\$18,218,351	\$18,115,421	3	2	115	
Fountain Place	Fountain Place, LLC	Construction Underway	Yes		\$65,000,000	\$31,701,912	0	0	150	
Fourth and Race Redevelopment	Fourth and Race Redevelopment, LLC	Construction Underway	Yes		\$73,621,460	\$44,084,977	61	0	8	
Gateway West Redevelopment	Linn Street Holdings LLC	Construction Complete	No							
Gershom Grove (CITIRAMA 2016)	Gershom Grove, LLC	Construction Complete	No		\$8,060,000					
Grand Baldwin (655 Eden Park Drive)	The Baldwin, LLC	Construction Complete	Yes		\$29,300,000	\$43,174,687		0	6	
Kao Headquarters Acquisition and Expansion	Kao USA, Inc.	Construction Delayed	Yes		\$92,348,493	\$769,909	45	521	78	
Keystone Park Phase I	Neyer Properties, Inc.	Construction Complete	Yes			\$9,788,700		0	211	
Keystone Park Phase III	Neyer Properties, Inc.	Construction Complete	Yes		\$20,845,920	\$5,082,160	49	0	35	
Keystone Parke Phase II	Neyer Properties, Inc.	Construction Complete	Yes			\$1,208,935		0	100	
Liberty and Elm	KEAN/Buckingham	Construction Underway	No		\$77,000,000		3			
Madison & Whetsel Phase IIA	Ackermann Enterprises, Inc.	Construction Underway	No		\$20,240,000					
Madison & Whetsel Redevelopment Phase I	Ackermann Enterprises, Inc.	Construction Complete	No		\$36,000,000					
Mercy Health - 1788 Tennessee	Mercy Health	Construction Complete	Yes		\$70,750,000	\$73,668,774		0	0	
Messer HQ Relocation	Messer Realty XII, LLC	Construction Complete	Yes		\$12,000,000	\$14,427,160	156	116	23	2021 wages: \$22,388,249; Wages Commitment: \$15,900,000
Oakley North Redevelopment (Oakley Station)	USS Realty, LC	Construction Complete	No		\$93,000,000		1,700		832	
Queen City Square/Great American Tower	Western and Southern Life Ins Co.	Construction Complete	Yes		\$73,267,966	\$333,000,000	0	0	1,200	
RBM Development Phase 2A	The Port, 100 Medpace Way, LLC	Construction Complete	Yes		\$126,000,000	\$86,000,000	0	0	115	
RBM Medpace Phase 2B	400 & 600 Medpace Way, The Port	Construction Complete	Yes		\$126,000,000	\$119,493,721	700	0	800	
Riverside Yard	Allegra Cincinnati, LLC	Construction Complete	Yes	New owners	\$7,250,000	\$0	50	0	0	No response to low jobs number
The Banks Lot 2A	Nicol Investment Company	Construction Complete	Yes			\$69,200,000		8	8	
The Banks Lot 2B	Riverbanks Phase II-A & II-B Owner, LLC	Construction Complete	Yes			\$57,103	1,800		954	Ongoing discussions; 25% reduction - Boeing grounding.
The District at Clifton Heights	Trinitas	Construction Delayed	Yes	Construction Start: 4/1/2022	\$395,310,000	\$8,617,000	700	0	0	
Three Oaks	Oakley Yards Land, LLC	Construction Underway	Yes		\$148,825,000	\$6,481,968	80	184	0	
TriHealth Headquarters Relocation	Trihealth, Inc.	Construction Complete	Yes		\$13,000,000	\$17,356,256	310	0	340	
Uptown Gateway - Phase IA	Uptown SEQ Holdings, LLC	Construction Underway	Yes		\$66,033,283	\$121,728,407	1,625	0	76	
Vernon Manor Phase II	Vernon Manor Offices II, LLC	Construction Complete	Yes		\$30,293,525	\$10,638,000	650	0	843	
Windsor Flats (937 Windsor Street)	Windsor Renaissance and New Windsor	Construction Complete	Yes		\$10,588,408	\$12,216,267		0	2	
Walworth Junction	East End Development, LLC	Construction Complete	NA							
Madison & Whetsel Redevelopment - Phase IIB	Ackermann Enterprises, Inc.	Construction Underway	NA		\$24,388,828		0			
Powell Global Headquarters	The William Powell Company	Construction Underway	NA		\$4,250,000		27			
27 Calhoun/Vine										
MLK Reading NE										

2022 TIRC Report - TIF Exemptions  
 Project TIFs - REPORTING INFO

Project: Project Name	Organization Legal Name	TIF Project Status	2021 Report Received?	Completion Delays	Real Estate Investment Commitment	Capital Investment - To-date	Permanent Jobs Commitment	Retained Jobs	Created Jobs	Job Discrepancies
1744 Dana/Montgomery										
137 W 7th Street										
Convention Place Mall										
<b>TOTALS</b>					\$2,312,314,832	\$1,571,299,101	8,373	843	8,510	

2022 TIRC Report - TIF Exemptions

District TIFs

District Name	Date Created	Expiration Date	Project Investment Projected	Capital Investment To-date	Actual Created Jobs 2021	Revenues in 2021	Revenues To-date	Expenditures in 2021	Expenditures To-date	First Year Paid	TIRC Recommendation
District 1-Queensgate	12/18/02	12/17/32	\$0		0	\$ 577,342.67	\$ 3,812,546.82	\$ 262,139.42	\$ 3,110,161.13	2004	Compliance
District 2-Downtown South/Riverfront	12/18/02	12/17/32	\$136,255,000	\$558,960,049	0	\$ 7,405,802.48	\$ 51,852,110.06	\$ 6,452,883.06	\$ 45,232,757.44	2004	Compliance
District 3-Downtown/OTR West	12/18/02	12/17/32	\$82,129,772	\$54,355,136	0	\$ 7,099,110.09	\$ 40,267,888.43	\$ 5,711,770.80	\$ 32,323,391.69	2004	Compliance
District 4-Downtown/OTR East	12/18/02	12/17/32	\$247,613,919	\$16,528,068	0	\$ 12,629,319.26	\$ 86,769,873.09	\$ 7,193,381.70	\$ 82,928,784.22	2004	Compliance
District 5-Center Hill - Carthage	12/18/02	12/17/32	\$0		0	\$ 33,889.86	\$ 504,768.99	\$9,862.80	\$ 271,449.60	2006	Compliance
District 6-Walnut Hills	12/18/02	12/17/32	\$27,491,761	\$10,000,000	0	\$ 1,896,785.65	\$ 11,379,864.88	\$999,751.24	\$ 11,158,086.50	2005	Compliance
District 7-East Walnut Hills	12/18/02	12/17/32	\$10,500,000	\$4,489,774	50	\$ 1,951,453.87	\$ 15,068,334.17	\$ 154,624.67	\$ 12,651,753.31	2005	Compliance
District 8-Clifton/University Heights	12/18/02	12/17/32	\$33,660,000	\$12,388,012	0	\$ 4,027,519.04	\$ 27,006,201.13	\$3,455,202.58	\$ 23,857,004.09	2004	Compliance
District 9-Corryville	12/18/02	12/17/32	\$36,000,000	\$17,000,000	1,000	\$ 4,091,718.03	\$ 26,910,801.88	\$2,536,537.93	\$ 21,285,156.20	2005	Compliance
District 10-Bond Hill	12/18/02	12/17/32	\$10,000,000	\$115,200	100	\$ 357,063.99	\$ 2,850,371.27	\$103,779.52	\$ 1,883,278.54	2006	Compliance
District 11-Evanston	12/18/02	12/17/32	\$0	\$1,150,000	0	\$ 628,228.09	\$ 4,744,317.57	\$293,624.92	\$ 4,006,565.22	2005	Compliance
District 13-West Price Hill	11/2/05	11/2/35	\$0		0	\$ 89,045.00	\$ 571,907.00	\$83,252.90	\$ 546,002.20	2008	Compliance
District 14-Price Hill	11/2/05	11/2/35	\$170,000	\$5,766	0	\$ 75,511.04	\$ 816,447.43	\$22,679.60	\$ 761,511.76	2008	Compliance
District 15-East Price Hill	11/2/05	11/2/35	\$10,000,000		0	\$ 411,115.92	\$ 2,479,551.17	\$261,198.22	\$ 1,905,789.17	2008	Compliance
District 16-Lower Price Hill	11/2/05	11/2/35	\$0		0	\$ 112,942.92	\$ 718,231.17	\$33,334.75	\$ 290,327.89	2009	Compliance
District 17-Westwood 1	11/2/05	11/2/35	\$0		0	\$ 79,695.50	\$ 511,684.38	\$98,540.49	\$ 369,328.86	2009	Compliance
District 18-Westwood 2	11/2/05	11/2/35	\$0		0	\$ 187,627.07	\$ 596,971.68	\$113,697.93	\$ 550,557.09	2008	Compliance
District 19-Madisonville	11/2/05	11/2/35	\$57,000,000	\$5,680	600	\$ 3,129,043.07	\$ 19,953,290.70	\$1,600,764.73	\$ 18,856,996.02	2009	Compliance
District 20-Oakley	11/2/05	11/2/35	\$15,665,000		91	\$ 1,685,820.62	\$ 9,844,727.92	\$684,060.46	\$ 6,754,199.60	2009	Compliance
District 21-Avondale	11/2/05	11/2/35	\$0		0	\$ 2,700,568.10	\$ 6,194,739.31	\$1,235,573.33	\$ 4,370,793.61	2009	Compliance
District 22-West End	12/18/2020	12/18/50	\$0							n/a	Compliance
District 23-Pleasant Ridge	12/18/2020	12/18/50	\$0							n/a	Compliance
District 24-Mt. Auburn	12/18/2020	12/18/50	\$0							n/a	Compliance
District 25-Northside	12/18/2020	12/18/50	\$0							n/a	Compliance
District 26-Eastern River	12/18/2020	12/18/50	\$0							n/a	Compliance
District 27-College Hill	12/18/2020	12/18/50	\$0							n/a	Compliance
District 28-Roselawn	12/18/2020	12/18/50	\$0							n/a	Compliance
District 29-Westwood Boudinot	12/18/2020	12/18/50	\$0							n/a	Compliance
District 30-Mt. Airy	12/18/2020	12/18/50	\$0							n/a	Compliance
District 31-Camp Washington	12/18/2020	12/18/50	\$0							n/a	Compliance
District 32-Spring Grove Village	12/18/2020	12/18/50	\$0							n/a	Compliance
District 33-South Fairmount	12/18/2020	12/18/50	\$0							n/a	Compliance
District 34-South Cumminsville	12/18/2020	12/18/50	\$0							n/a	Compliance
District 35-Riverside	12/18/2020	12/18/50	\$0							n/a	Compliance
District 36-North Fairmount	12/18/2020	12/18/50	\$0							n/a	Compliance
Totals						\$ 49,169,602.27	\$ 312,854,629.05	\$ 31,306,661.05	\$ 273,113,894.14		

2022 TIRC Report  
ORC 725 Exemptions

<b>Project</b>	<b>Date Created</b>	<b>Expiration Date</b>	<b>Construction Completed (Yes/No)</b>	<b>Compliant with Agreement Terms</b>	<b>Notes</b>
Adams Landing	10/24/91	12/31/22	Yes	Yes	Compliant for 2021
312 Elm	10/24/91	12/31/22	Yes	Yes	Compliant for 2021
Race Street Development	1/26/01	12/31/32	Yes	Yes	Compliant for 2021
City West (366-2001)	8/15/01	12/31/32	Yes	Yes	Compliant for 2021
21C Hotel Project	4/13/02	12/31/33	Yes	Yes	Compliant for 2021
Adams Landing- Village D	12/4/03	12/31/34	Yes	Yes	Compliant for 2021
Adams Landing- Village A	10/13/05	12/31/36	Yes	Yes	Compliant for 2021
Adams Landing- Village B	1/10/06	12/31/37	Yes	Yes	Compliant for 2021
Shillito Lofts	10/27/09	12/31/40	Yes	Yes	Compliant for 2021