

A Project Update Of The Port Of Greater Cincinnati Development Authority

# PORT PROGRESS

## INDUSTRIAL REVITALIZATION

### PORT KICKS OFF DEMOLITION AND SITE REVITALIZATION OF 2100 SECTION ROAD



The Port Authority officially kicked off demolition of the 593,000-square-foot former Gibson Greeting Cards headquarters in Amberley Village on December 8, 2016. Following a combined effort and investment by a number of area partners including GE Aviation, Duke Energy, Cincinnati Bell, Robert "Bobby" Fisher, John R. Jurgensen Co., Western and Southern Financial Group, REDI Cincinnati and JobsOhio, Amberley Village, and Hamilton County, the 56-acre 2100 Section Road site will be improved to become among the largest pad-ready industrial manufacturing sites available in Hamilton County. The immense site which once bustled with hundreds of employees will be marketed to advanced, next-generation manufacturing with a focus on creation of well-paying jobs.

*"This is a tremendous opportunity for new development. The Village's largest employer that contributed a great deal of financial support as the industrial anchor to our community lived here for decades. The village now looks forward to this rare opportunity of a grounds-up redevelopment project that will eliminate an abandoned building,*

*produce a highly attractive site, and ultimately attract a new manufacturer that will benefit our community for decades to come.” – Tom Muething, Amberley Village Mayor*

[Read More](#)

---

## NEIGHBORHOOD REVITALIZATION

### REACH WALNUT HILLS



Keep an eye on the corner of Morgan and Copelin in Walnut Hills as it transforms over the coming months. As part of Rehab Across Cincinnati and Hamilton County (REACH) program, single-family homes will be coming on the market soon in the form of rehabbed structures and new modular homes. The Port, partnering with the Walnut Hills Redevelopment Foundation, worked with Unibuilt in Vandalia, Ohio, to coordinate construction and delivery of the new homes. The homes are not only the first of their kind in the area but were customized to match the existing architectural language of Walnut Hills, a targeted neighborhood under the Port's Neighborhood Revitalization strategic initiative of its Vision 2022 Plan.

[Read More](#)

---

## IMPACT INVESTING

### NEIGHBORHOOD BUSINESS DISTRICT FUND

On December 14, the Port Authority's board of directors approved the establishment of a Cincinnati Neighborhood Commercial Real Estate Loan Fund that will focus on rebuilding commercial districts in targeted neighborhoods. The Fund is part of a program aligned with the Port Authority's strategic initiative to comprehensively revitalize disinvested target neighborhoods through acquisition and rehab of blighted residential properties and development of commercial districts with place-based, neighborhood-serving retail, arts and

culture and microenterprise.

Michigan-based Kresge Foundation will provide initial capital for the fund as a \$5 million loan. The Port Authority is responsible for administering the fund and developing the program. For Kresge, the investment is part of a relatively new channel of work for its social investing team, focusing on investing in mixed-income, mixed-use developments.

*“The revolving loan fund will provide critical capital needed to finance the development and rehabilitation of mixed-use/commercial/retail space within the business districts,” according to Laura Brunner, Port Authority President & CEO. “We are thrilled about Kresge’s participation in this program – it allows for the Port to accelerate the important work of revitalizing neighborhoods in a way that benefits all residents.”*

[Read More](#)

---

## HAMILTON COUNTY LANDBANK

### 2016 PROJECT HIGHLIGHTS



#### **1542 / 1540 Blair Avenue - Evanston**

The Landbank acquired this previous rental property in 2014. As part of the Port's REACH plan in Evanston, the parcel was rehabbed and split to bring two new homes to the market. The updated residences were sold to two families in Spring 2016.



#### **2355 St. James Avenue - Walnut Hills**

This formerly vacant lot was acquired by the Landbank in 2013. The half-acre site was subsequently split and sold to two neighboring local businesses to enhance delivery access and provide parking for their respective businesses.



**7428 Hamilton Avenue - Mount Healthy**

This historic 1914 property in the Mount Healthy business district was acquired by the Landbank in 2015. Previously stabilized under the Historic Stabilization Program, the retail building was sold to the City of Mount Healthy this year as a business district centerpiece.



**270 W. McMicken Avenue - Over-the-Rhine**

The Landbank sold this vacant multi-family residence last year to a local developer with a successful track record of rehabbing properties in the neighborhood to return them back to productive use.



**1935 Young Street - Mount Auburn**

Acquired through the Neighborhood Initiative Program (NIP), this property was sold to an adjacent homeowner under the lot-to-yard program. The NIP focuses on stabilizing property values in neighborhoods through the removal of blighted and vacant structures.



**3132 Colerain Avenue - Camp Washington**

This vacant lot was acquired by the Landbank in 2013, and the developer plans to soon open the Mom N'Nem Coffee Shop, activating this formerly neglected corner with a coffee garden and distinctive Land Yacht Airstream trailer.

[Learn More about the Landbank](#)

## PORT AUTHORITY: PEOPLE

LIZ EDDY, ROBERT SANDERS, JAMIE BARRON, AND FREDDIE STEVENS III JOIN PORT AUTHORITY



### **Liz Eddy, Vice President of Neighborhood Revitalization**

In her capacity as Vice President of Neighborhood Revitalization, Liz Eddy oversees neighborhood development, capital budgeting, project marketing, and data analytics for the Port Authority's multifaceted initiatives to stabilize Hamilton County neighborhoods through strategic acquisition and repositioning of residential and commercial properties and blight removal. Liz manages a team of real estate, community development and housing professionals, dedicated to transforming underutilized real estate in a way that expands prosperity for residents and community entrepreneurs. She will continue to expand the successful REACH single-family residential rehab program in target areas.

### **Robert Sanders, Commercial Development Manager**

With a varied career anchored in financing commercial real estate and business expansion, Robert Sanders is the Port Authority's Commercial Development Manager. At the Port Authority, Robert manages commercial development projects from inception to completion, including project budgets and pro formas, design, zoning, marketing, and leasing efforts. He assists in all aspects of the pursuit of land acquisition and repurposing in alignment with the Port Authority's Neighborhood Revitalization initiative.

### **Jamie Barron, Marketing Manager**

Jamie Barron brings more than six years of experience to her role with the Port Authority, where she oversees projects and programs that facilitate proactive engagement with a variety of audiences in a way that informs and encourages greater participation in our work. She oversees the Port Authority's website, newsletters, and manages marketing projects for the organization's managed entities, including the Hamilton County Landbank and Greater Cincinnati Foreign Trade Zone.

### **Freddie Stevens III, Residential Development Manager**

Freddie Stevens relocated from Atlanta, Ga., to accept a newly created position at the Port Authority that focuses on housing initiatives, programs, and policies that advance the organization's neighborhood revitalization strategy. Freddie combines his expertise in housing, housing finance, real estate development, and community engagement and advocacy to develop and manage programs and strategies that promote enduring Hamilton County neighborhoods where families feel safe and have expanded employment opportunities and greater

access to viable housing options. Working with community stakeholder groups, residents, and public and private developers, Freddie orchestrates projects in alignment with community-driven plans.

### **Julie Banner becomes Registered Professional Engineer**

A huge congratulations to the Port's Julie Banner on becoming a Registered Professional Engineer in the State of Ohio.

## **IN THE NEWS**

CityBeat: [Morning News: Walnut Hills Unveils Neighborhood Plan](#)

WVXU: [Port Creating a 'Super Block' in Walnut Hills](#)

REDI: [Public, Private Developers Answer Call for Manufacturing Sites](#)

Soapbox Cincinnati: [Port Authority Launches REACH Home Rehab Program in Walnut Hills](#)

Business Courier: [New Rehabbed Single-Family Homes Coming to Walnut Hills](#)

Enquirer: [Popular Program to Rehab Walnut Hills Homes](#)

Enquirer: [Amberley Village Site Could Hold Key to New Jobs](#)

WVXU: [Demolition to Begin on Gibson Greeting Card Building](#)

Business Courier: [Port Starts Demolition of Massive Gibson Greetings Building](#)

Enquirer: [See the New Modular Homes Installed in Walnut Hills](#)

For more news about the Port Authority, check out our [Newsfeed](#)



Thank you for viewing Port Progress

*Copyright © 2017 Port of Greater Cincinnati Development Authority, All rights reserved.*

[unsubscribe from this list](#) [update subscription preferences](#)