

The Port of Greater Cincinnati Development Authority

2025 IMPACT REPORT



LETTER FROM THE PRESIDENT & CEO



Dear Friends,

Throughout Hamilton County, properties once sitting idle are telling new stories. Former industrial job sites are being prepared for new investment. Vacant homes are returning to the market. Across the region, communities are gaining momentum through infill development and commercial opportunities.

At The Port, we play an integral role in making that progress possible.

This year's Impact Report reflects our continued commitment to strengthening the regional economy. It demonstrates the work we do every day to move projects from concept to reality.

In 2025, we forged ahead, advancing redevelopment with focus and discipline.

Our team leveraged technical expertise and innovative financing tools to overcome the gaps that often impede redevelopment.

Our residential revitalization efforts worked in the housing market, expanding access to quality homes across a range of price points.

By facilitating strategic site acquisitions and environmental cleanups, The Port helped Greater Cincinnati compete for the next wave of jobs and economic growth.

Through collaboration, we built momentum within our managed entities, particularly in Uptown, where leaders across the healthcare, higher education, and research industries are working to advance the Cincinnati Innovation District.

There is much to celebrate and be proud of.

The Port is honored to contribute to the partnerships and planning that are shaping the future of housing and jobs in our region's next chapter.

We are grateful to all who collaborate with us, making this work possible as we maximize the potential of real estate together.

Your continued support and trust give us confidence in the path ahead.

With gratitude,

Laura N. Brunner
President & CEO

The Port of Greater Cincinnati
Development Authority



2025 IMPACT:

PUBLIC FINANCE PRACTICE

p. 4

INDUSTRIAL REVITALIZATION

p. 10

RESIDENTIAL DEVELOPMENT

p. 12

HAMILTON COUNTY LANDBANK

p. 16

COMMERCIAL DEVELOPMENT

p. 18

EXTERNAL AFFAIRS

p. 20

ECONOMIC OPPORTUNITY

p. 22

THE PORT'S NEW HOME

p. 24

FEATURES

Capital & Innovative Finance: New Markets Tax Credits | p. 6

Industrial Revitalization: Lunkenheimer Historic District | p. 9

Housing Stability: CARE Homes Initiative | p. 14



Mercantile Center Ribbon Cutting | Downtown

In July, Model Group celebrated the ribbon cutting for the Mercantile Building, a transformative project converting the historic Mercantile and Formica Buildings into 172 market-rate apartments and roughly 60,000 SF of retail and amenity space, including an expanded home for the Mercantile Library. The Port played a key role in advancing this project, utilizing its Public Finance tools to support the conversion. Office conversion projects like this preserve history while repositioning spaces for the future, bringing new residents and businesses to the heart of our city.

The Port's Public Finance Practice offers unique tools to support economic development with a focus on community benefit.





7 West 7th | Downtown

In April, Victrix celebrated the ribbon cutting of 7 West 7th, bringing 341 new apartments to Downtown through the conversion of the former Macy's headquarters building. Projects of this scale require vision, strong partnerships, and sustained support. The Port supported this project through its Public Finance Practice.

\$518.5MM

in financing issued in 2025



87
jobs created (anticipated)



2,508
housing units created (anticipated)



\$760MM
private investment (anticipated)

Projects Financed by The Port in 2025

From additional Downtown office conversions to projects adding thousands of new housing units across the county, The Port's Public Finance Practice **issued financing for 18 projects in 2025**. Below are just a few of the projects creating jobs, housing options, and improved quality of life for everyone in Hamilton County.



**Three Oaks Ph. II |
Oakley**



Avant | Downtown



Sherman Oaks | Norwood



310 Race | Downtown

Vivera Northbrook | Colerain Township

Vivera Northbrook will bring a much-needed affordable assisted living and memory care community to Colerain Township. The \$50 million development will include 118 income-restricted units serving seniors.

The Port's Public Finance Practice issued tax-exempt revenue bonds to support the development and entered into a capital lease with the developer, helping to structure financing that advances affordable senior housing in Hamilton County.



**Montgomery Quarter Ph. II |
Montgomery**



Vivera Northbrook | Colerain Township

Program Spotlight:

New Markets Tax Credits

Uptown Consortium, Inc. (UCI), a managed entity of The Port, provided NMTC financing to support three significant projects in Uptown in 2025. The summary below outlines these investments.

WHAT ARE NMTCs?

Federal New Markets Tax Credits (NMTCs) are designed to help attract private investment into communities, closing funding gaps for projects that might not otherwise move forward.

This tool has played a critical role in advancing investment in Uptown Cincinnati. Since 2009, UCI has been awarded \$195 million in NMTCs which has helped create jobs, provide access to healthy and affordable foods, community facilities and healthcare centers, and bring renewed interest and development to the five Uptown neighborhoods.

The projects supported in 2025 will serve an anticipated 34,700 people and 4,000 existing and anticipated new jobs. UCI prioritizes investments in projects that create measurable, sustainable impact in the community.

Applying resources from the NMTC program has enabled UCI to meet community-identified needs and demonstrate long-term impact.



Crossroads Center | Avondale

The Crossroads Center's new headquarters in Avondale will expand the organization's capacity to provide vital, individualized care to those impacted by substance use and mental health disorders. UCI allocated \$10 million in federal NMTCs to support the project, which will include 26 inpatient beds, an outpatient treatment center, and administrative offices.

Talbert House Hamilton County Crisis Center | Avondale

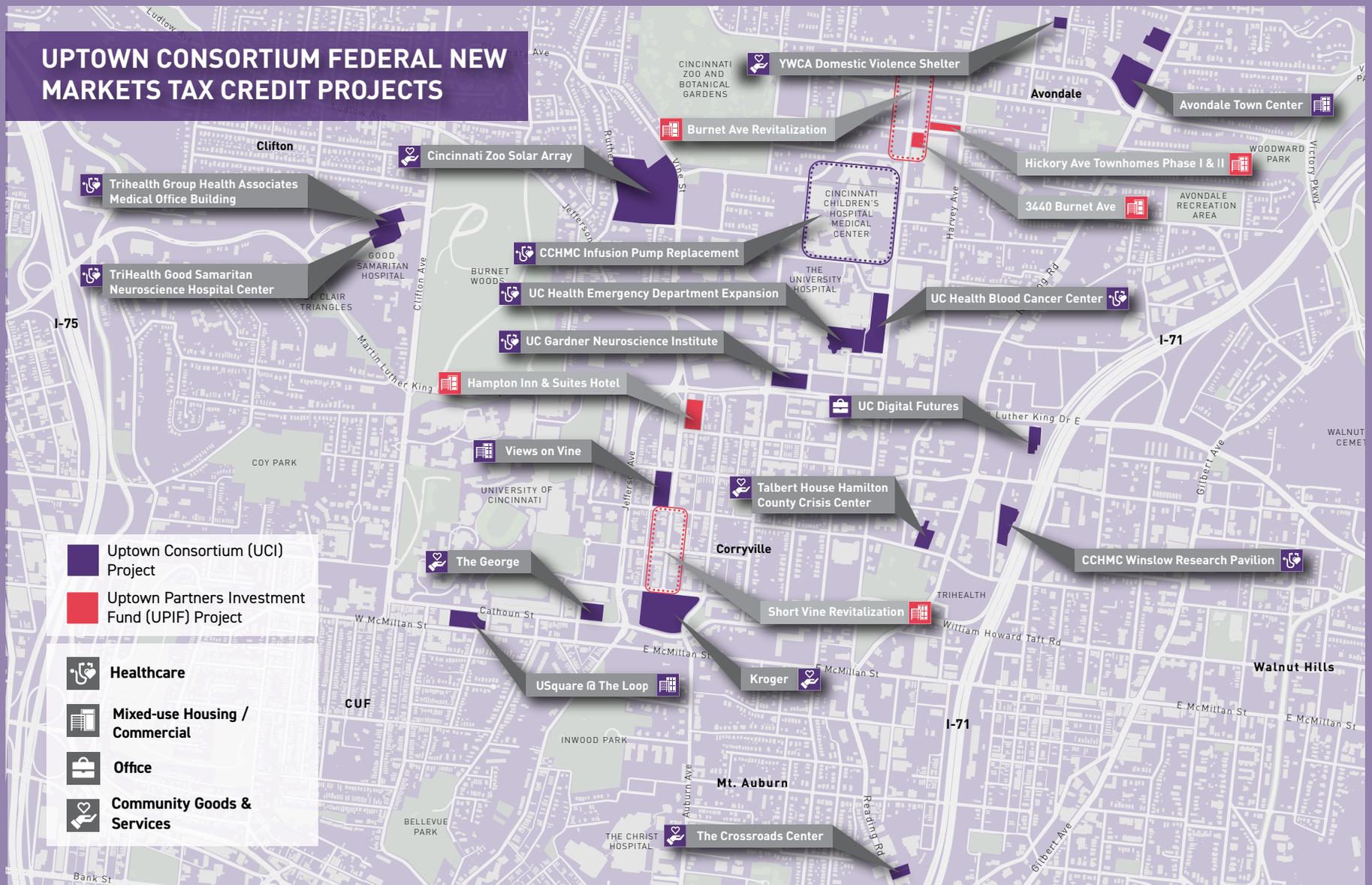
UCI allocated \$5 million in federal NMTCs and \$1 million in state NMTCs to support the Hamilton County Crisis Center, which brings together essential services under one roof, including programs for addiction withdrawal management, psychiatric treatment, residential recovery, and primary care.



Cincinnati Children's Infusion Pump Fleet Replacement | Avondale

Cincinnati Children's Infusion Pump Fleet Replacement Project replaces all infusion pumps across the health system's Burnet campus. UCI allocated \$7 million in federal NMTCs and \$1 million in state NMTCs to support the project, which includes 3,110 new pumps on the Burnet Campus.

UPTOWN CONSORTIUM FEDERAL NEW MARKETS TAX CREDIT PROJECTS



WANT TO LEARN MORE?

Visit UptownCincinnati.com, or scan the QR code, to learn more about New Markets Tax Credits and the projects highlighted here.

Industrial Revitalization:

LUNKENHEIMER HISTORIC DISTRICT

In late 2025, the Lunkenheimer Valve Company Historic District was listed on the National Register of Historic Places. The Landbank, a managed entity of The Port, sponsored the nomination as part of its long-term strategy in South Fairmount.

Lunkenheimer Brass Foundry Building | 1515 Tremont

For over a century, the Foundry Building has greeted travelers entering South Fairmount on the Western Hills Viaduct. The reinforced-concrete structure is an imposing building, with mechanical apparatus and pipes featured prominently on the roof and facade.

Built: 1910

Status: The Landbank worked to remediate the property under a City nuisance abatement agreement. We acquired the building in 2025 and received a Covenant Not to Sue (CNS) from the Ohio EPA. **Next steps:** Stabilization, including roof repairs, and schematic design.



Manufacturing Building | 1530 Tremont

The first building built for Lunkenheimer in South Fairmount, the original three-story structure was expanded over the next decade to include another three-story manufacturing building and one-story connector where a road previously existed.

Waverly Garage/Blacksmith Shop | 1456/1545 Waverly

Originally built in 1907 to hold 30 cars as well as Japanese and blacksmith shops.



Manufacturing Cafeteria | 2452 Beekman

Acquired by Lunkenheimer in the early 1900s, the Lunkenheimer Cafeteria building is more commonly known by the ghost signage for Midwest Textiles that is featured prominently on the building's facades.

Built: 1891 (for the Cincinnati Screw and Tap Company)

Status: The Port acquired the building in 2023 and removed barrels of contaminated material.

Next steps: Additional remediation is needed.

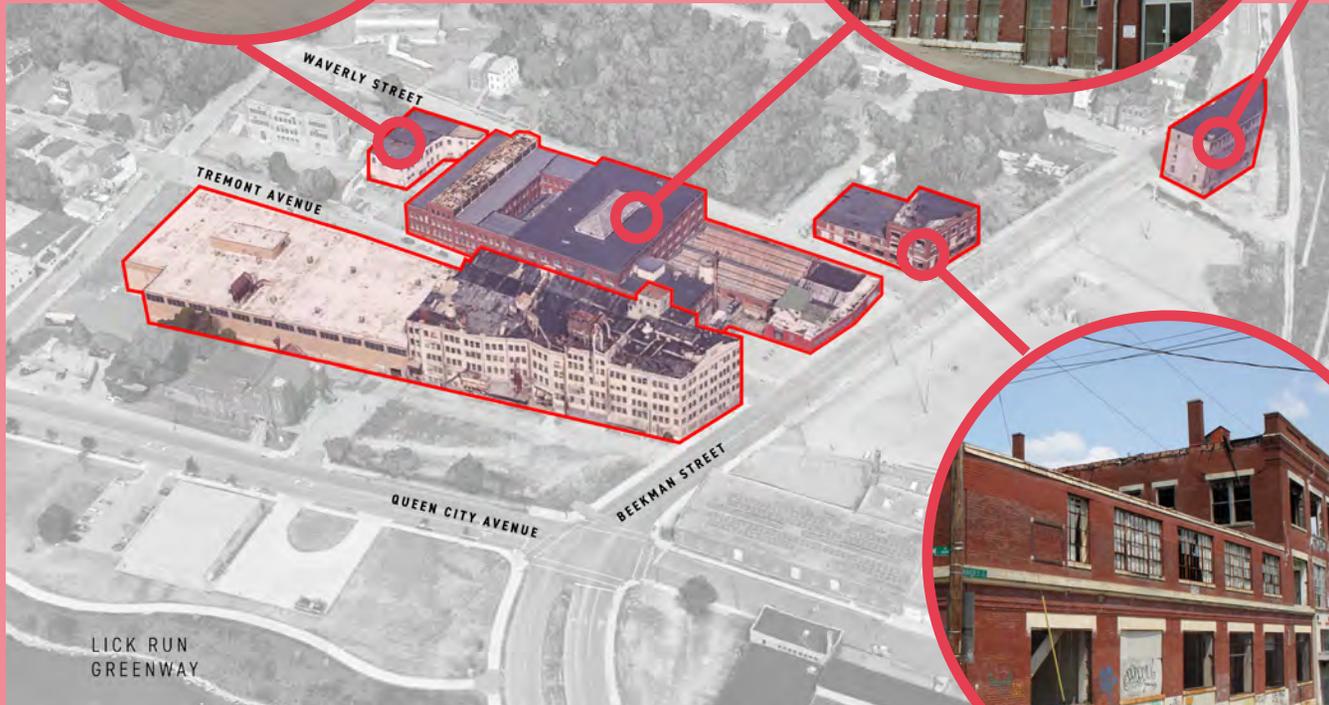
Lunkenheimer Administration Building | 1500 Waverly

The brick building at the corner of Beekman and Waverly still maintains the Lunkenheimer name in partial signage above its entrance.

Built: 1903

Status: The Port acquired the building in 2025.

Next steps: Remediation, stabilization, and schematic design.



INDUSTRIAL Revitalization

The Port's Industrial Strategy prepares sites for new investment with a focus on job creation.



Former West Fork Incinerator | South Cumminsville

In 2025, The Port began work at the former West Fork Incinerator, including active remediation supported by more than \$6.5 million in funding from ODOD, U.S. EPA, and the City of Cincinnati. The incinerator was built in the 1950s and ceased operations in the 1970s.

Nearly 200 tons of asbestos-containing materials (ACM) were removed from the building as part of its remediation. For more information, scan the QR code to see an in-process project profile:



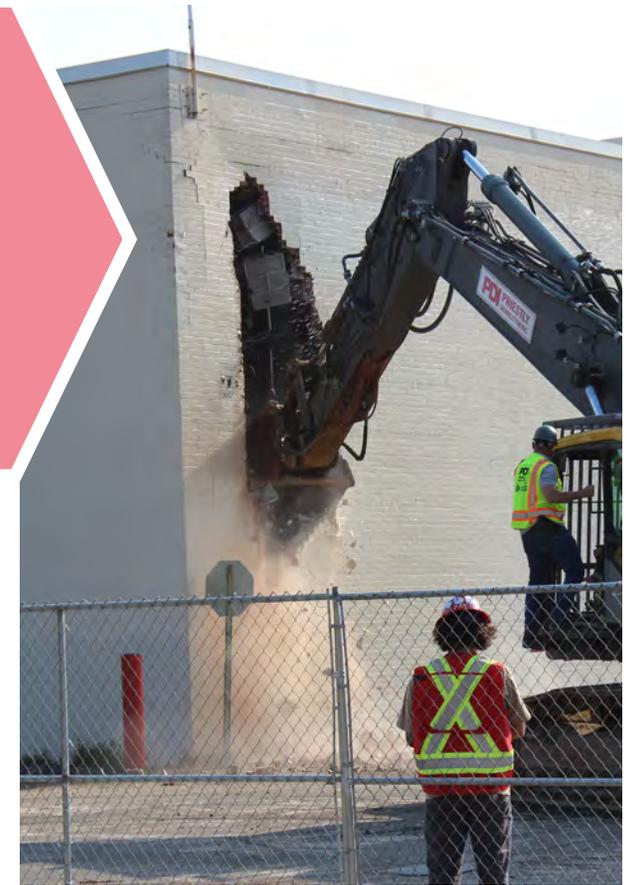
Demolition Begins on Former Sears

Colerain Township partnered with The Port for technical expertise on acquiring and managing the demolition of the former Sears building at Northgate Mall. The Sears closed in 2018, leaving behind a vacant anchor store and auto center.

The Hamilton County Landbank, a managed entity of The Port, acquired the building in 2023 on behalf of the Township and secured additional resources from ODOD to abate environmental hazards and demolish the structure.

Green City Demolition began work in June 2025, marking a major milestone for Colerain Township and Hamilton County, showcasing how regional collaboration can advance complex redevelopment projects.

Read more in the news release by scanning the QR Code to the right:



PROPERTY LISTINGS | WINTON HILLS & SYCAMORE TOWNSHIP

Two New Parcels Primed for Investment



5051 Estecreek | Winton Hills

This 27-acre site includes two pad-ready parcels, with an opportunity to build up to 100,000-square-foot buildings on each. The site was previously home to a corporate office building and surface parking. The Port acquired the property in 2023. Utilizing funding from the Ohio Department of Development, the site was prepared for new investment.



8001 Reading Road | Sycamore Township

Formerly the Carrousel Inn and Suites, this 4.5-acre site offers a strong opportunity for new investment in the heart of Hamilton County, with high visibility and excellent connectivity. The Carrousel and nearby Drake Hotel were acquired by The Port in 2021, with support from Hamilton County. Funding from the Ohio Department of Development supported asbestos abatement and demolition, clearing the way for future development.

2 Acres
acquired for manufacturing

4.98 Acres
remediated

\$2.2MM
in brownfields funding procured

197
tons of asbestos-containing material removed from the former West Fork Incinerator

The Port's Residential Development Strategy brings new opportunities for homeownership across Hamilton County.



New Construction Homes & Solar Initiative Launch | Walnut Hills

In February, construction officially began on homes along Concord Street in Walnut Hills, marking a major milestone for this housing development. The project includes eight new-construction homes supported by City of Cincinnati American Rescue Plan Act (ARPA) investment and designed for households earning up to 120% AMI. Half of the homes include solar features, and by the end of 2025, seven of the eight are already sold or under contract.



**RESIDENTIAL
DEVELOPMENT
2025 SALES**

44

homes sold to
homeowners in 2025

\$259,000

Avg. Sale Price
(excludes CARE
Homes)

WALNUT HILLS

8 Homes Completed in
2025

23 Homes Completed
since 2017

Market-rate, below
market-rate, and shared
equity



AVONDALE

11 Homes Completed
in 2025

20 Homes Completed
since 2021 with 6
duplexes planned

Market-rate and below
market-rate



**LINCOLN
HEIGHTS**

8 Homes Underway or
Planned

4 Homes Completed

Below market-rate



SEDAMSVILLE

18 Homes Underway

Below market-rate

Previously stabilized six
properties



Program Spotlight:

CARE HOMES INITIATIVE

Launched in January 2022 when The Port acquired 194 single-family homes from an out-of-town investor, the CARE Homes Initiative protects local renters from rising rent, unwarranted threats of eviction, and deferred maintenance requests while expanding homeownership opportunities.

In 2025, our team continued advancing the rehabilitation of vacant properties within the CARE Homes portfolio, expanding access to stable and affordable homeownership.

We surpassed 50 homes sold during the year, and closed out 2025 with more than 60 total CARE Homes sales.

67 Homes
sold through 2025

88 Homes

rehabbed or underway

\$4.19MM

in grant funding secured

\$47,614

average subsidy per home

\$152,290

average CARE Home sale price



3444 Fernside | Sold April 2025
\$196,000 Sale Price
Evanston



1442 Marlowe | Sold January 2025
\$186,000 Sale Price
College Hill



8734 Grenada | Sold December 2025
\$155,000 Sale Price
Springfield Township



802 Woodlawn | Sold September 2025
\$134,000 Sale Price
East Price Hill





2040 Ley | East Price Hill



2690 Firtree | Northside



4770 Hardwick | West Price Hill



811 McPherson | East Price Hill



3328 Ninann | East Westwood



420 E Benson | Reading



2270 Baltimore | Millvale



3107 W Eighth | East Price Hill



4113 Vinedale | West Price Hill



2952 Westknolls | Westwood



5304 Sidney | Green Township



1226 Purcell | East Price Hill



4339 Kirby | Northside



1427 Regent | Bond Hill



9810 Norcrest | Colerain Township



3937 Washington | Cheviot

The Hamilton County Landbank, a managed entity of The Port, returns vacant properties back to productive use.



652 Delhi Avenue | Sedamsville

652 Delhi Ave. in Sedamsville required extensive rehabilitation. Through the work of Moey Inc., it has been completely transformed into a beautiful duplex. This formerly vacant Landbank property is now a shining example of how strategic redevelopment can support long-term neighborhood vitality.



Landbank Impact

56

properties put back to productive use

9
residential

5
commercial

19
side lot or gardens
& greens

14
community
partner

2
local
government

7
market sale

Any discrepancy is due to lot consolidations / splits and transfers between HCLRC, HURC, and The Port.

STABILIZATION & MAINTENANCE

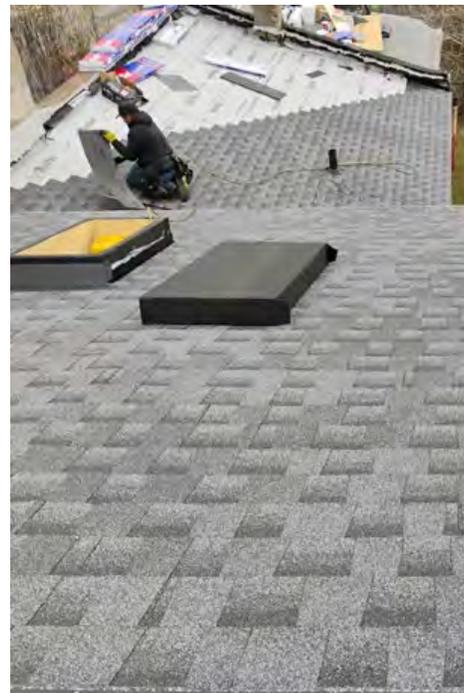
2
properties
stabilized

1,514
properties
maintained

Cozy Home Construction | Walnut Hills



To learn more about these homes, designed for accessibility and sustainability, built by a company with its roots in a legacy of providing housing, scan the QR code:



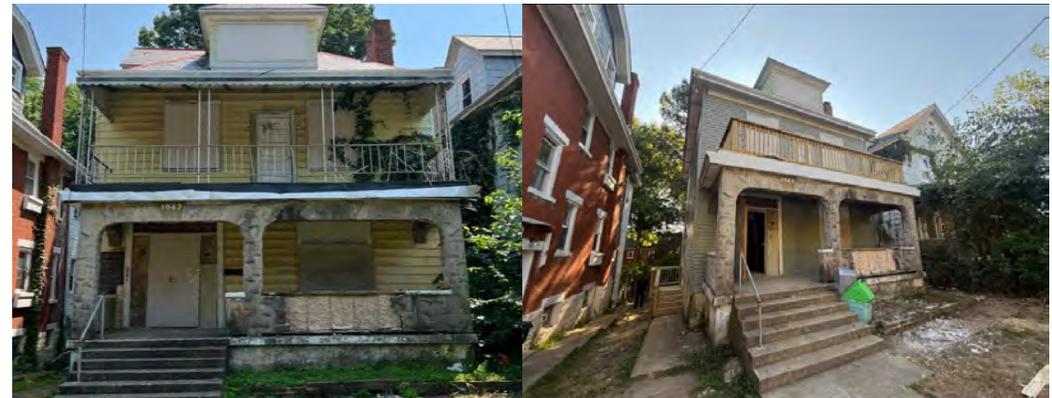
2025 | WEST END & LINCOLN HEIGHTS

Home Repair Program

The Landbank's Home Repair Program provides financial assistance to help homeowners complete critical repairs to their homes. In 2025, the program wrapped up work in the West End, assisting 11 homeowners and totaling over \$150,000 in repairs. The program also launched in the Village of Lincoln Heights, supporting legacy homeowners with an average tenure of 33 years. Many residents are single occupants, likely older or retired, with an average household income of \$30,847. Repairs on five properties were completed in 2025, with work on an additional ten properties continuing into 2026.

2025 | MULTIPLE COMMUNITIES

Stabilizing Structures



1042 Winfield Avenue in Price Hill before and after stabilization.

Since 2012, the Landbank's Stabilization Program has stabilized 59 structures throughout Hamilton County. By leveraging various lending and grant sources, we have been able to set these

properties up for future success, keeping the built fabric of communities intact. Stabilization efforts in 2025 focused on properties in Price Hill and CUF.

COMMERCIAL Development

The Port's Commercial Development Strategy focuses on revitalizing business districts and multifamily properties to support neighborhood reinvestment.



The Frank Neighborhood Deli & Grill | Lower Price Hill

In April, we joined The Frank Neighborhood Deli and Grill for the ribbon cutting of the first sit-down restaurant to open in Lower Price Hill in decades. Developer Brendan McAndrews rehabbed the first floor of this Victorian building for The Frank. Learn more in our Port Short by scanning the QR Code.



The Port's commercial team provides predevelopment and technical assistance, prepares sites and structures for redevelopment, and partners with communities and developers to breathe new life into impactful projects across Hamilton County. Below are a few projects underway or wrapping up in 2025.



The Bridge | Evanston

Led by 8K in partnership with The Port and the Walnut Hills Redevelopment Foundation, this project is bringing 25 residential units and four storefronts to historic properties and a vacant lot.



510 W Liberty | West End

This former Landbank property sat vacant for years before being purchased by local developers Mike Basch and Stuart Naeny, who are now transforming it into 13 residential units.



4024 Hamilton | Northside

This long-vacant building in Northside's commercial corridor will soon be home to Dean's Mediterranean Table and office space for lease. The Port supported this NEST-developed project.



6139 Plymouth | Mt. Washington

The Port supported this development in partnership with the Mt. Washington CDC and City of Cincinnati. Developer Jake Hodesh is preparing the building to become a bar/cafe/coffee shop.



1 More Bite | Bond Hill

In September, The Port and CEAI welcomed 1 More Bite to the Bond Hill Business District, expanding the company's catering operation to a full-service restaurant.



Bond Hill Food Truck Park | Bond Hill

In September, the Bond Hill Food Truck Park held a soft launch in collaboration with CEAI. The park, located on Landbank-owned property in the business district, will return in 2026.

2025 EVENTS

In 2025, we participated in more than 1,800 hours of presentations, conferences, community events, milestone celebrations, and more. Here are a few highlights from the year.

January | *Hard Hats with Heart*

The Port joined the American Heart Association and leadership from Cincinnati Children's, J.S. Held, St. Elizabeth Healthcare, and Xavier University on a panel discussing health and wellbeing, as data shows our colleagues in the construction industry are more susceptible to heart attack and stroke.

February | *Queen City Pitch*

In February, Queen City Pitch returned, bringing together entrepreneurs, innovators, and community leaders. Participants received mentorship and guidance while sharing ideas with the potential to strengthen neighborhoods. The event continues to foster collaboration and support inclusive economic growth.

March | *Rosemary's Babies Grand Opening*

We joined Rosemary's Babies for the opening of its new Holloway House and Resource Center in North Avondale, providing critical resources and support for families in the region. The Landbank previously stabilized this historic structure in partnership with the City of Cincinnati.



April | *Ohio Land Bank Association Confernece*

The Port had a strong presence at the Ohio Land Bank Association Conference in Columbus, Ohio, serving as panelists, presenting awards, and gaining valuable insights from statewide colleagues.

May | *YWCA Ribbon Cutting*

We joined YWCA Greater Cincinnati as it opened its new domestic violence shelter in Avondale. Designed with trauma-informed principles, the shelter provides safety, privacy, and healing for survivors and their families. UCI, a managed entity of The Port, supported the project through \$5 million in NMTCs, helping deliver 20 new living units for survivors to heal from trauma, while serving 600 adults and children each year.

June | *Federal Reserve Policy Summit*

Port staff traveled to Cleveland for the biannual Federal Reserve Policy Summit to glean economic insights and forge connections that will build stronger and more sustainable communities.

July | *Manufacturing Forum*

To maintain growth in our region, it's essential for the Tri-State to leverage digital technologies, ensure supply chain resiliency, and adopt strategies for the future of work. Our staff attended the Cincinnati Business Courier's panel discussion with industry experts to discuss trends in manufacturing, supply chain resilience, workforce challenges, and more.



August | *Uptown Waste Diversion*

The Port/Landbank/UCI sponsored and volunteered at Keep Cincinnati Beautiful's annual Uptown Waste Diversion program, assisting with the influx of waste that often accompanies the move-out/move-in season at the University of Cincinnati. The event, and we believe it's also an excellent opportunity to get more presence in the community through volunteerism.





September | Clean Up Camp

The Port again rolled up its sleeves in Camp Washington for the Second Annual Clean Up Camp event, joining volunteers to tackle yard work, litter, and debris across the neighborhood.

October | Reimagining Civic Commons

Cincinnati hosted the 10th Reimagining Civic Commons Studio, bringing together 100 leaders from nine different cities to showcase the city's work and vision for the Lower Mill Creek Valley. The Port served on the planning committee, led discussions, and provided tours, as our real estate development work aligns closely with civic commons initiatives.

November | Elm Street Plaza Ribbon Cutting

Andrew Garth, Executive Vice President, shared remarks at the Elm Street Plaza ribbon cutting, highlighting The Port's role in acquiring the site and supporting the project from its inception. The plaza brings new energy to Cincinnati's convention district.

December | ULI Emerging Trends

Philip Denning, Executive Vice President, was one of more than 20 speakers at the Urban Land Institute Cincinnati Emerging Trends event. A packed room at TQL Stadium heard insights on market trends and forecasts, including some of the region's largest development investments planned for 2026 and beyond. Real estate leaders from across the tri-state shared perspectives on the projects shaping our region's future.

Welcoming Organizations and Leaders from across the Country



July | Lincoln Institute of Land Policy

Over the summer, we were honored to host the Lincoln Institute for Land Policy's Accelerating Community Investment National Community of Practice convening here in Cincinnati.

We welcomed national and local leaders to Cincinnati for a powerful exchange of ideas and investment strategies driving equitable development across the country. It was also a meaningful opportunity to showcase The Port's work and the impactful progress happening in our region.

We are grateful to the Lincoln Institute and to the many speakers and partners who contributed to a meaningful exchange of ideas and strategies.

WANT TO LEARN MORE?

Read more about the convening, including focus areas, key takeaways, and more here: <https://www.cincinnatiport.org/lincoln-institute-aci-2025/>

October | New Growth Innovation Network (NGIN)

In the fall, we welcomed community leaders from across the country to learn more about the momentum and development shaping Cincinnati neighborhood growth.

The New Growth Innovation Network joined us and representatives from the University of Cincinnati at the 1819 Innovation Hub in Uptown to hear more about our region's innovation corridor.



Economic OPPORTUNITY



Constructing the Future | August 2025

In August, The Port welcomed contractors, developers, and real estate professionals to “Constructing the Future,” a networking and information session focused on real estate development opportunities in our region. During the event, our Real Estate Services and Landbank teams highlighted upcoming bid opportunities and shared ways for partners to get involved in future redevelopment efforts. The event brought together small business owners to collaborate, exchange ideas, and strengthen The Port’s growing development network.

The Port works to expand access to real estate development opportunities across our region.

By connecting contractors, small businesses, and emerging developers to the tools and resources they need, we are helping more people participate in shaping the future of our communities.





MAY 2025 | HAMILTON COUNTY SMALL BUSINESS EXPO

Sharing Opportunities

Representatives from The Port participated in the Hamilton County Administration's 2025 Small Business Expo, where staff connected with entrepreneurs and small business owners in the event's 'Deal Zone.' The team highlighted upcoming supply chain contracting opportunities and shared information about purchasing Hamilton County Landbank properties. The event provided an opportunity to encourage local firms to engage with public sector procurement pathways and learn more about development opportunities across the region.

BY THE NUMBERS:

THE PORT & MANAGED ENTITIES

Business Spend	SBE
Goal	30%
TOTAL	38%

BY THE NUMBERS:

PUBLICLY FINANCED PROJECTS

	SBE
Goal	30%
Total External %	23.7%

Note: Some projects are still in progress; therefore, inclusion spend by category may change by project completion.



Queen City Pitch | October 2025

Queen City Pitch was hosted by The Port and Queen City Developers at the 2025 City of Cincinnati Government Business Enterprise Expo. Three participants presented their vision for feedback from a panel of experts, including Kenneth Webb, Vice President and Senior Regional CRA Community Development Officer at Republic Bank; Gregory L. Forté, Vice President of Economic Development, Consulting, Operations, and Business Development at Alloy Development Co.; and representatives from The Port's Real Estate Services team.

Queen City Pitch helps emerging developers by connecting them to critical resources to help ideas become projects.

The Port's New Home

In 2025, The Port moved into a new office space. Now located in the Atrium Two Building, our expanded footprint is designed to support how our team works today.



Above: The cafe space acts as a central gathering place for the office, providing spaces for collaboration and lunch and learns.



Left: An artifact wall greets visitors and staff as they enter our office. Many of our properties have long, storied histories prior to our ownership, and the artifact wall provides an opportunity to capture this unique history.



Left: Affectionately nicknamed "The Porch," an indoor balcony overlooking the Atrium Two lobby provides space for informal meetings and independent work. A glass wall features maps of communities throughout the county.

ART, ARTIFACTS, AND MAPS:

Telling The Port's Story

When we moved into our new downtown Cincinnati office in late summer 2025, we wanted the space to feel creative, welcoming, and rooted in the communities we serve. Art and storytelling are a central part of that vision.

From custom millwork inspired by local neighborhoods to one-of-a-kind murals by Lucie Rice (Illustration and Design) and Courtney Cooper (Visionaries and Voices), the office incorporates elements that reflect The Port's footprint.



WANT TO LEARN MORE?

Read more about the murals and artists by scanning the QR Code.



THE PORT

Making Real Estate Work



Hamilton County
Landbank



UPTOWN
CONSORTIUM, INC.

www.CincinnatiPort.org