

COURT AND WALNUT

2017 - COURT AND WALNUT - DOWNTOWN

Future home of the new downtown Cincinnati Kroger, the development at Court and Walnut will bring parking, retail, and apartments to this former surface parking lot. The Redevelopment Authority's Public Finance Practice is issuing bonds and executing a structured lease deal on the project.



PUBLIC FINANCE PROJECT



\$90 MM mixed-use development on 1.16-acre site
162,561 SF, 139-unit apartment tower; 45,000 SF
grocery; 555-space parking garage



Parking Revenue Bonds, TIF Bonds, and
Structured Lease



The Kroger Company, 3CDC, City of Cincinnati,
North American Properties, CW Joint Ventures,
Turner Construction, US Dept. of the Treasury

IMPACT

New development transforms former
CBD surface parking lot

PUBLIC FINANCE HIGHLIGHT

Using Multiple Tools

A transformative project like the Court and Walnut development involves a number of partners and tools to bring to make it a reality. Though just one part of the puzzle, the GCRA utilized a number of its unique public finance tools.

- \$10.4 MM in Tax-Exempt Bonds - Parking Revenue Bonds - for the parking garage
- \$6.81 MM in Tax-Exempt Bonds - TIF Bonds - for the parking garage
- \$21.5 MM Structured Lease - for the grocery store
- \$32.6 MM Structured Lease - for the apartment tower

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Greater Cincinnati
REDEVELOPMENT AUTHORITY



MIXED-USE PROJECT ATTRACTS CINCINNATI GROCERY RETAILER DOWNTOWN

Cincinnati's CBD IS home to a number of innovative partnerships, including Court & Walnut. The developer of the \$90MM mixed-use project is Court & Walnut, LLC, principally led by Cincinnati Center City Development Corporation (3CDC). Kroger will own and operate its 45,000 square foot urban grocery store within the development. Other partners will own the market rate, multifamily units.

HOW THE REDEVELOPMENT AUTHORITY HELPED:

The Redevelopment Authority ("Authority") assisted the \$90MM mixed-use development with various Public Finance tools. The Authority financed the parking garage by issuing \$6.83MM tax exempt Tax Increment Finance ("TIF") Bonds and \$10.4MM tax exempt Development Revenue Bonds. The Authority also helped reduce construction cost for the grocery and apartment components by abating sales tax on building materials through Structured Lease arrangements with Kroger and CW Joint Ventures, LLC.

PROJECT OVERVIEW

Cost: \$90MM

Uses: Grocery Store, Public Parking and 18-Story Residential Tower

Number of Residential Units: 139

Completion Date: September 2019

BACKGROUND & CONTEXT:

Since its founding in 2003, 3CDC and its partners have either invested or agreed to invest over \$1.1 billion in downtown's Central Business District (CBD) and OTR, resulting in 155 buildings restored, 52 new buildings constructed, 15 acres of restored civic space, 1,457 residential units, 156 hotel rooms, 320 shelter beds, 908,849 square feet of commercial space and 4,278 parking spaces in the CBD and Over-the-Rhine. Greater Cincinnati Redevelopment Authority has worked with 3CDC as both a land and development finance partner.