

PROGRAM	FINANCING TYPE	TAX EXEMPT	TARGET SIZE	PRIMARY BENEFIT	DESCRIPTION AND ADDITIONAL CONSIDERATIONS
Bond Fund	Debt	Deal Specific	\$2.5 - 6.0 MM	Access Cost	Company lending for capital improvements or small TIF deals. Can be combined with other Ohio Bond Funds for larger deals. Rated BBB+ by Standard & Poor's.
Lease	Optional	No	\$5 MM+	Cost Reduction	Involves the Port Authority owning and leasing a project to a company. Sales tax exemption on building materials. Smaller deals are possible, but economics may not work.
EB-5	Debt	No	\$10 MM+	Access Cost (Mezz) Terms	Federal program created to encourage overseas investment in the U.S. First Mortgage or Mezzanine Debt; 5-7 year term; approximately 25-50% of capital stack (min. \$30 MM project).
Tax Increment Financing (TIF)	Debt	Deal Specific	\$2.5 MM+	Cost Reduction	Future increase in property taxes utilized to finance part of the cost of improvements. Smaller deals via Bond Fund; larger deals on a stand-alone basis; credit enhancement is key.
Special Assessments	Debt	Deal Specific	\$2.5 MM+	Cost Reduction	Charges against property to pay costs of related improvements or services.
PACE	Debt	Deal Specific	\$50,000 Min.	Access Terms	Finance of energy efficient building improvements by placing a special assessment on the property. Primarily for rehab, capital improvements or upgrades; positive cash flow on retrofits.
501 (c)3 Bonds	Debt	Yes	\$2.0 MM+	Cost	Tax-exempt conduit debt. Reduces the borrowing costs of credit worthy non-profit organizations
Industrial Revenue Bonds	Debt	Yes	\$2 - 10 MM	Cost	Tax-exempt conduit debt. Manufacturing and processing facilities
Exempt Facility Bonds	Debt	Yes		Cost	Tax-exempt conduit debt. Certain facilities owned or used by private entities including airports, rail, water, and surface transportation.