



On December 7, 2022, Ohio Governor Mike DeWine and Lt. Governor Jon Husted announced \$2.3 billion in investments for mixed-use development projects across Ohio thanks to the Transformational Mixed-Use Development Program. The summaries of each grant were compiled by the Ohio Department of Development. Questions related to the grant program should be directed to Development Public Information Officer Megan Nagy at megan.nagy@development.ohio.gov. Questions about individual grants should be directed to the entity receiving the funding.

Major City Projects:

Circle Square Phase 1 (Cuyahoga County)

Total Development Cost: \$416,681,048

Total Tax Credit: \$8,000,000

The Circle Square Phase 1 project is part of a larger development encompassing 4.5 acres in the Greater University Circle District, creating a walkable, urban center in the heart of this historic neighborhood. Upon completion, the project will include approximately 505 residential apartments, 36,000 square feet of retail and restaurant space, a 125-room hotel, parking, and the 27,000 square foot Martin Luther King Jr. public library. The project is expected to create more than 200 construction jobs and 500 permanent jobs.

City Club Apartments Union Central (Hamilton County)

Total Development Cost: \$149,607,684

Total Tax Credit: \$1,000,000

The City Club Apartments Union Central project will redevelop the 31-story Union Central Life Insurance Tower (PNC Tower) into a luxury, mixed-use development, including 281 residential apartments, 24,000 square feet of retail, and 20,000 square feet of parking. The historic tower, fifth tallest in the world when it was constructed in 1913, will once again be a transformative hub of activity in Downtown Cincinnati. The project is expected to create 48 full-time jobs and more than 200 construction jobs.

Erievue Tower (Cuyahoga County)

Total Development Cost: \$162,391,499

Total Tax Credit: \$13,089,149.90

Located in downtown Cleveland, the Erievue Tower project will include the complete rehabilitation of the historic Erievue Tower and attached Galleria. Currently underutilized, both sites will be redeveloped to house 227 residential apartments, 210 hotel rooms and 300,000 square feet of office space. The project is expected to create more than 2,000 full-time jobs, targeted at surrounding low-

income communities, and 274 construction jobs.

Grandview Crossing (Franklin County)

Total Development Cost: \$506,085,305

Total Tax Credit: \$6,300,000

Formerly the Dublin Road Landfill, the Grandview Crossing project is a two phase, 60-acre mixed use development. Phase I of the development will construct a mix of residential, commercial and office space, including more than 121,000 square feet of office, 420,000 square feet of residential, 69,000 square feet of commercial space, and 225,000 square feet of parking. Remediation efforts have been completed on the 36-acre former landfill site. The project is expected to create more than 300 construction jobs and more than 1,900 permanent jobs.

Mercantile + Traction Block Redevelopment (Hamilton County)

Total Development Cost: \$132,010,540

Total Tax Credit: \$11,713,348

The Mercantile + Traction Block Redevelopment includes the rehabilitation of three historic buildings at the heart of Cincinnati's urban core: Mercantile Library, Mercantile Center "MCA", and Traction Building. Mostly vacant, the space will be rehabilitated into approximately 172 residential units, a 150-room boutique hotel, 133,000 square feet of commercial space and expansion of the Mercantile Library, one of the oldest membership libraries in the country. The project is expected to create more than 700 permanent jobs targeted at surrounding low-income communities and more than 300 construction jobs.

The Merchant Building (North Market Mixed-Use Project) (Franklin County)

Total Development Cost: \$344,800,000

Total Tax Credit: \$34,000,000

Located in the heart of the capital city, the Merchant Building Development will construct a nearly 700,000 square foot, 31-story mixed-use building at the historic North Market. When completed, the project will include a 212-room lifestyle boutique hotel, 173 residential units, including 35 workforce housing units, 68,000 square feet of office space, 13,000 square feet of retail space, parking and expansion of outdoor space connecting to the existing market building. The project is expected to create more than 4,500 permanent jobs, and 659 construction jobs.

General Projects:

Downtown Painesville to Grand River Corridor (Lake County)

Total Development Cost: \$54,815,763

Total Tax Credit: \$5,449,076.30

The Downtown Painesville to Grand River Corridor project includes the construction of a new, five-story, mixed-use 147,784 square foot building overlooking the Grand River and renovation of two existing buildings including the historic Victoria Place. Upon completion, the project will house approximately 88,000 square feet of residential apartments, 11,600 square feet of retail space, 5,400 square feet of restaurant space, parking, and recreational areas including a pool, fitness center and outdoor patio seating. The project is expected to create more than 1,200 full-time jobs and 85 construction jobs.

Hall of Fame Village (Stark County)

Total Development Cost: \$536,356,521

Total Tax Credit: \$15,886,612

The Hall of Fame Village project will construct a 180-room hotel and 120,000 square feet water park surrounding the Pro Football Hall of Fame Museum in Canton. Part of a larger vision of transforming the area, the project is the final step in the Hall of Fame redevelopment project including youth fields, a field house and an assisted living facility focused on memory care and drug addiction for former professional football players and coaches. The project is expected to create more than 1,000 permanent jobs and 473 construction jobs.

Spring and Main Lima – A (Allen County)

Total Development Cost: \$8,290,288.56

Total Tax Credit: \$666,902.80

Located in the southeast quadrant of downtown Lima, Spring and Main Lima will redevelop three separate, currently neglected parcels, including the former home of Blattner's department store. The project will deliver more than 25,000 square feet of retail, entertainment, parking, and commercial office space and include streetscape improvements, allowing for extended outdoor dining. It is the first of its kind in downtown Lima. The project is expected to create 79 full-time jobs and 35 construction jobs.

Spring and Main Lima – B (Allen County)

Total Development Cost: \$2,441,416

Total Tax Credit: \$178,041

Spring and Main Lima – B will redevelop three primarily vacant buildings and a surface parking lot in the southeast quadrant of downtown Lima. Part of the larger Lima development, Spring and Main Lima – B will house 21,000 square feet of retail and commercial office space and parking. The project is expected to create 55 full-time jobs and eight construction jobs.

Van Wert Forward II (Van Wert County)

Total Development Cost: \$42,215,775

Total Tax Credit: \$896,134

Van Wert Forward II is part of the historic rehabilitation of 19 largely vacant buildings in the Downtown Business District of Van Wert. Phase II of the project will rehabilitate five buildings to house 15 residential units and 7,440 square feet of commercial space. The project is expected to create 35 full-time jobs and 46 construction jobs.

Wren Lofts (Clark County)

Total Development Cost: \$29,090,000

Total Tax Credit: \$2,820,736

The Wren Lofts project includes the historic rehabilitation of an existing building to include 36 residential units and approximately 5,700 square feet of first floor restaurant and retail space. Additionally, the project will construct a five-story, 6,000 square foot addition to encompass 53 residential units with ground floor retail and restaurant space. The project is expected to create more than 2,200 full-time and 200 construction jobs.