



On Jan. 27, 2025, Ohio Governor Mike DeWine and Department of Development Director Lydia Mihalik announced \$2 billion in investments for mixed-use development projects across Ohio through 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 Mason Waldvogel at mason.waldvogel@development.ohio.gov. Questions about individual grants should be directed to the entity receiving the funding.

Major City Projects

Cuyahoga Riverfront Development Phase 1 (Cuyahoga County)

Total Development Cost: 488,708,473

Total Tax Credit: \$9,112,011

The Cuyahoga Riverfront Development is a transformational mixed-use project that will redefine Cleveland's eastern Cuyahoga riverfront. Phase I of the development will convert approximately 11.5 acres of surface parking lots into a vibrant urban district. This phase will include a 560,017-square-foot, 17-story mixed-use building featuring a 190-room hotel, a 6,100-seat live entertainment venue, restaurants, retail space, and structured parking. Publicly accessible amenities will include a plaza and staircase linking Huron Road to the riverfront, a new publicly accessible riverwalk, park space, and a future kayak launch. Additionally, the project will feature a 98,208-square-foot, two-building athletic performance, practice, and medical facility, connected by new public spaces and supported by 57,103 square feet of structured parking. The project is expected to create approximately 2,944 construction jobs and 548 permanent jobs at the project site.

The Capitol Square Renaissance (Franklin County)

Total Development Cost: \$573,533,000

Total Tax Credit: \$33,000,000

The Capitol Square Renaissance project will transform a 9.8-acre site located between Broad and Third Streets in downtown Columbus into a vibrant mixed-use district. The redevelopment will replace an underutilized building and surface parking with four new buildings, creating over 1,000 new downtown residences, nine restaurants, structured parking, and nearly 200,000 square feet of Class A office space. The project will replace a concrete-heavy, automobile-centric environment with improved streetscapes, green spaces, and three new publicly accessible parks, enhancing the pedestrian experience and fostering community connection. A centerpiece of the project will be Preston Park, a public, handicap-accessible elevated green space inspired by New York City's iconic High Line. Featuring public art and hosting events, the park will connect all five buildings within the development. The project is expected to create approximately 2,634 construction jobs and 1,954 permanent jobs at the project site.

The Estrella (Franklin County)

Total Development Cost: \$122,605,000

Total Tax Credit: \$4,500,000

Located at 175-199 Rich St. in downtown Columbus, the Estrella is a 24-story, 503,103-square-foot mixed-use tower development. The project will remediate brownfield conditions and add to the revitalization of the 4th street district corridor with a mix of residential units, restaurants, grocery, office space, event venues, recreation areas, a public plaza, institutional spaces, and structured parking. The project will include a fresh-food grocery store, providing much-needed access to healthy food options in a food desert. The project is expected to create approximately 1,239 construction jobs and 808 permanent jobs at the project site.

The Galaxy at Polaris (Delaware County)

Total Development Cost: \$269,413,881

Total Tax Credit: \$7,387,989

The Galaxy at Polaris is a multi-phased, 3,093,667-square-foot mixed-use development located 25 minutes north of downtown Columbus. Spanning three phases, the project integrates retail, residential, office, restaurant, hotel, and community spaces. Phase II will deliver 11 buildings totaling more than 1.7 million square feet of residential, retail, office, restaurant, grocery, and community spaces, further solidifying the development as a hub of activity. The project is expected to create approximately 2,102 construction jobs and 1,699 permanent jobs at the project site.

West End Mixed Use Development Phase 2 (Hamilton County)

Total Development Cost: \$332,785,879

Total Tax Credit: \$26,000,000

Located in Cincinnati's West End, this project is a multi-phased, mixed-use development at TQL Stadium that will include office, hotel, multifamily rentals, condos, retail, restaurants, parking, and updates to the stadium. Phase 2 of the project includes more than 1.2 million square feet of the 2.7 million-square-foot total development. This phase includes constructing two 13-story mixed-use buildings featuring offices, condos, residential units, retail, restaurants, and hotel spaces totaling 517,130 square feet. Additionally, Phase II will include 610,456 square feet of renovations to the existing TQL Stadium, enhancing the venue's offerings and capabilities. The project is expected to create approximately 2,102 construction jobs and 1,699 permanent jobs at the project site.

General Projects

Heath Central Park Phase II (Licking County)

Total Development Cost: \$66,112,320

Total Tax Credit: \$5,809,819

The Heath Central Park Phase II project is part of a larger development in Licking County near the Newark Earthworks that combines residential, commercial, and recreational spaces. Central Park Phase I, funded in Round 3 of the Transformational Mixed Use Development Program, developed more than 500,000 square feet of the project. Phase II will develop 729,754 square feet into 24 single-story multifamily residential buildings, assisted living facilities, public spaces, and recreational facilities. Planned amenities include soccer fields, an ice-skating rink, and other recreational spaces designed to support year-round athletic events and activities. The project is expected to create approximately 575 construction jobs and 376 permanent jobs at the project site.

Hocking Hills Complex (Hocking County)

Total Development Cost: \$54,837,500

Total Tax Credit: \$5,200,000

The Hocking Hills Complex will transform more than 20 acres of undeveloped land near Lake Logan into a mixed-use development with amenities and attractions for residents and visitors alike. The site will feature eight, one- to three-story buildings and include office, retail, restaurant, residential units, and a fresh foods market, providing much-needed amenities and housing in an increasingly popular tourist destination. The development will offer programming such as live entertainment, a farmers' market, and extensive outdoor amenities. Planned features include greenspaces, outdoor exercise stations, a dock and water sports deck, access to hiking trails, and other recreational facilities. The project is expected to create approximately 597 construction jobs and 426 permanent jobs at the project site.

Liberty Center Apartments (Butler County)

Total Development Cost: \$76,235,042

Total Tax Credit: \$7,600,000

The Liberty Center Apartments is the second phase of the 65-acre mixed-use development outside of Cincinnati. The site, totaling approximately 1.5 million square feet of retail, housing, and entertainment, will add an additional 250,000 square feet of multi-family residential and retail space. The additional housing and retail will contribute to the walkable community with considerable amenities provided by the existing Liberty Center development. The project is expected to create approximately 584 construction jobs and 83 permanent jobs at the project site.

Mahoning County Bank (Mahoning County)

Total Development Cost: \$16,500,000

Total Tax Credit: \$1,390,181

Located in downtown Youngstown, the Mahoning County Bank project will rehabilitate the historic Mahoning National Bank office tower into a unique, mixed-use site. The 13-story building will be reimagined with an event space in the basement bank vault, commercial space on floors 1-4, and 71 residential units on the upper floors. The project is expected to create approximately 180 construction jobs and 196 permanent jobs at the project site.