



The First 100



Ohio

Development
Services Agency

John R. Kasich, Governor
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Ohio
Historic Preservation
Tax Credit



The First 100 Completed Projects

The Ohio Historic Preservation Tax Credit program reached a milestone in 2015—the completion of the 100th rehabilitation project supported by the program. Since 2006, the \$215 million in tax credits issued have helped communities enrich and repurpose the buildings that make them unique. Vacant properties have been transformed into office and retail space, residential and institutional uses. Once-empty neighborhoods and downtowns have come alive with new activity, tourism and private investment. The program has helped to build a new Ohio, leveraging the best of our past as we chart a future of growth and prosperity. For information on the first 100 projects, visit ohptc.development.ohio.gov.

As the program continues, these first 100 projects foreshadow the impact and revitalization to be experienced around the state.

100 TOTAL COMPLETED PROJECTS HAVE LED TO

\$1.4 BILLION TOTAL PROJECT INVESTMENT

28 COMMUNITIES IMPACTED

120 BUILDINGS REHABILITATED

3,439 HOUSING UNITS CREATED

8.7 MILLION SQUARE FEET REHABILITATED

Data represents the 100 completed projects 2006–2014



SHAPING COOL PLACES

Some have said that Cleveland can now boast the world's most beautiful grocery store, and they may be right. As part of the \$230 million redevelopment of the Cleveland Trust Company complex, the grand banking lobby was transformed into Heinen's Fine Foods. Joe Marinucci, CEO/President of the Downtown Cleveland Alliance, said the unique place is much more than a grocery: "This investment has created a tourist destination, while also improving Downtown's overall livability for the growing number of residents."

◀ Visitors to Heinen's in the old Cleveland Trust Company bank lobby can grab groceries or a bite to eat.



REINVIGORATING DOWNTOWNS

Downtowns big and small have been revitalized through historic preservation. Rehabilitation of the Mercantile Block in Hamilton has kicked-off a wave of other redevelopment projects. Mike Dingeldein, director of a local redevelopment fund, said the Mercantile project, "showed us that it was possible to bring these buildings back and how to use tools like Ohio Historic Preservation Tax Credits to make it work on paper." Construction crews and new business ribbon cuttings continue to be a common sight in downtown, as more than five properties within a two block radius have seen or are planned for redevelopment.

◀ Hamilton's Mercantile Block is home to market-rate housing, two professional firms, and retail space.



CREATING UNIQUE HOUSING

Whether a young professional is looking for a character-rich loft, an empty nester wants to downsize in a walkable neighborhood or someone is seeking to live closer to work, Ohio communities are broadening their housing options. In Toledo's Warehouse District, the long-vacant Standart-Simmons Hardware Company was redeveloped into 88 market-rate apartments. Within three months, the apartments were fully-leased and the Michigan-based developer acquired a large warehouse in the same block to convert for additional development.

◀ Apartments in Standart-Simmons Hardware Company in Toledo maintain the industrial character.

