



### **Bond Financing Provided by the**

## **Cleveland-Cuyahoga County Port Authority – Development Finance Group**

**1993 – Present**

### **Rock and Roll Hall of Fame and Museum - \$34,855,000 – May 1993**

#### **Cleveland (Cuyahoga County)**

Total project cost of approximately \$92 million. The Port Authority issued \$34.855 million in revenue bonds, owns the facility and leases it to the Museum on a 50-year lease term with an option for a 49-year renewal. This issue had a \$2.1 million (per year) guaranty from the State of Ohio. Source of repayment for the bonds were Bed Taxes from Cuyahoga County.

### **Applied Industrial Technologies (Bearings, Inc.) - \$18,835,000 – March 1996**

#### **Cleveland (Cuyahoga County)**

Total project cost of approximately \$37 million. The Port Authority owns the facility and leases it to Applied on a 20-year lease term with two, ten-year options. The Port Authority issued \$18.835 million through an operating lease structure and is off-balance sheet, meaning it is not on the Company's balance sheet, thereby improving certain financial statement ratios. This project retained 311 jobs in the City of Cleveland and State of Ohio, as the Company was looking out-of-state for this project. Other lenders on this project include State of Ohio, City of Cleveland, Cuyahoga County, and Cleveland Development Partners (Cleveland Tomorrow).

### **C & P Ore Docks (CBT) - \$6,640,000 – March 1997**

#### **Cleveland (Cuyahoga County)**

Total project cost approximately \$7.7 million. The Port Authority issued \$6.640 million in bonds to acquire a portion of Whiskey Island from Conrail. Oglebay Norton Company is leasing and operating the facility from the Port Authority. Debt service is paid by the Lease with Oglebay.

### **Cleveland Stadium - \$139,345,000 – June 1997**

#### **Cleveland (Cuyahoga County)**

Total project cost approximately \$250 million. The Port Authority participated in a \$139.345 million Certificate of Participation (COPS) financing that was undertaken by the City of Cleveland to assist in the construction of an open-air municipal stadium for the Cleveland NFL franchise. A ground lease was granted to the Port Authority for the project from the City of Cleveland, and the Port Authority then leased it back to the City. Because of this structure, the debt for this issuance was not counted against the City of Cleveland's debt capacity.

### **ESSROC Cement - \$3,795,000 – November 1997**

#### **Cleveland (Cuyahoga County)**

Total project cost of approximately \$4.2 million. The project consisted of infrastructure improvements to Port Authority property known as Dock 20/22. The improvements allowed ESSROC Cement to proceed with their project on the southwest quadrant of the property. ESSROC Cement is paying debt service on this project through their lease agreement with the Port Authority. The Port Authority issued \$3.795 million through the Fixed Rate Financing Program.

**Jergens - \$5,720,000 – February 1998**

**Cleveland (Cuyahoga County)**

Total project cost approximately \$9 million. Jergens, Inc. is a longtime Cleveland Company formerly located on Nottingham Road. The new facility is a 92,000 square feet manufacturing and office complex located in the new Collinwood Yard Industrial Park in the City of Cleveland. Other lenders on this project included the State of Ohio and the City of Cleveland. The Port Authority issued \$5.720 million through the Fixed Rate Financing Program.

**Northeast Ohio Areawide Coordinating Agency (NOACA) - \$3,345,000 – March 1998**

**Cleveland (Cuyahoga County)**

Total project cost approximately \$3.7 million. NOACA purchased and renovated the Levy Furniture Building on East 13<sup>th</sup> and Superior Avenue in Cleveland, a building that was vacant for many years. The building serves as the headquarters for the transportation-planning agency that serves five counties in Northeast Ohio. The Port Authority issued \$3.345 million through the Fixed Rate Financing Program.

**OfficeMax - \$20,330,000 – December 1998**

**Highland Hills (Cuyahoga County)**

This project consisted of the acquisition of 34 acres of land in Highland Hills in the City of Cleveland's Enterprise Park, and the construction of a 101,000 square feet back office operation for OfficeMax. The Port Authority issued \$20.330 million in bonds and the State of Ohio also participated in this financing with a \$1.8 million loan to the Port Authority. The Port Authority owns this project and leases it to OfficeMax through a synthetic operating lease. This lease structure allows the Company to buy the project at the end of the lease term for a price equal to the unamortized portion of the financing.

**Port Authority Improvements - \$12,070,000 – May 1999**

**Cleveland (Cuyahoga County)**

This Port Authority project was financed through the Fixed Rate Financing Program in the amount of \$5.230 million and \$6.840 million for a total of \$12.070 million in 5-year Tax Anticipation Notes. Proceeds from the financing are being used for land acquisition, the building of a 1,100 lineal foot dock and other Port improvements.

**MetroHealth Hospital - \$10,973,006 – November 1999**

**Cleveland (Cuyahoga County)**

The Port Authority issued \$10.973 million bonds to finance the governmental tax-exempt synthetic lease for the construction of a 750-car garage for employee parking at MetroHealth Hospital. The structure of the financing allows the Hospital to keep the assets off their balance sheet. The term of the financing is for up to 10 years.

**Universal Heat Treatment - \$1,480,000 – December 1999**

**Cleveland (Cuyahoga County)**

Total project cost approximately \$1.5 million. This project included an expansion to the Company's current facilities located on East 93<sup>rd</sup> Street in Cleveland, and the purchase of two heat treating furnaces. The Port Authority issued \$1.480 million through the Fixed Rate Financing Program.

**MTD Consumer Group - \$20,500,000 – August 2000**

**Valley City (Medina County)**

This project included the construction of a 170,000 square feet office building. The project, in Medina County, was the first project the Port Authority financed outside of Cuyahoga County. The benefits to MTD on this project included: off-balance sheet treatment; 100% financing, interest-only during term of the lease and ability to take depreciation. The Port Authority issued \$20.5 million in tax-exempt revenue bond through the Off-Balance Sheet Program.

**Playhouse Square Foundation - \$2,825,000 – December 2000**

**Cleveland (Cuyahoga County)**

Total project cost was approximately \$3.1 million. The Port Authority issued \$2.825 million through the Fixed Rate Financing Program. The project consisted of the purchase and installation of two outdoor jumbo screen video boards and a news ticker board in Playhouse Square.

**Regional Income Tax Agency (RITA) - \$5,000,000 – December 2000**

**Brecksville (Cuyahoga County)**

The Port Authority issued \$5 million in tax-exempt revenue bonds to assist in the agency's growth and customer service capabilities. The bonds were used for the replacement of a computerized tax system, including consulting, software and hardware, and improvements to its Brecksville facility. This project was financed through the Port Authority's Fixed Rate Financing Program.

**Council for Economic Opportunities in Greater Cleveland - \$4,440,000 – February 2001**

**East Cleveland (Cuyahoga County)**

Total project cost was approximately \$6.45 million. CEOGC leased land from the Greater Cleveland Regional Transit Authority at the recently renovated Louis Stokes Rapid Station in East Cleveland. Construction of a 28,000 square foot Head Start facility at Euclid Avenue and Windermere Road was financed. Additional funding sources for this project included \$200,000 from Cuyahoga County and \$1.3 million from the Department of Health and Human Services. The Port Authority issued \$4.440 million in tax-exempt revenue bonds through the Fixed Rate Financing Program.

**Cleveland Bottle & Supply - \$1,500,000 – September 2001**

**Cleveland (Cuyahoga County)**

Total project cost of approximately \$1.9 million. The Port Authority provided financing for the acquisition and renovation of a 62,000 square foot manufacturing and warehouse facility for Cleveland Bottle & Supply Company. The Port Authority issued \$1.5 million through the Fixed Rate Financing Program.

**Parma Community General Hospital - \$23,222,000 – November 2001**

**Parma (Cuyahoga County)**

The Port Authority provided \$23.222 million financing for the construction of a Medical Office Building, Ambulatory Surgery Center with a walkway that will service both facilities, and new medical equipment for the Surgery Center through the issuance of lease revenue bonds. This financing was structured as a synthetic operating lease, keeping the asset off the Hospital's balance sheet.

**University Heights Public Parking Garage - \$40,600,000 – December 2001**

**University Heights (Cuyahoga County)**

Total project costs approximately \$128 million. The Port Authority issued \$40.6 million in tax-exempt bonds for the construction of a five level public parking garage facility with approximately 2,600 parking spaces as well as the acquisition of land. The parking facility will support a new Kaufmann's Department Store, Target Store, Tops Supermarket and 23 other retail tenants. The Cleveland-Cuyahoga County Port Authority owns the parking facility. The debt will be serviced through the use of Tax Increment Financing and Special Assessment. This repayment structure is the first for the Cleveland-Cuyahoga County Port Authority.

**Community Assessment Treatment Services - \$2,090,000 – June 2002**

**Cleveland (Cuyahoga County)**

Total project cost was approximately \$2.5 million. The Port Authority provided financing for the acquisition and renovation of an 18,000 square foot facility located at 8415 Broadway Avenue in the city of Cleveland. Community Assessment Treatment Service, Inc. is a not-for-profit organization that offers crisis intervention, individual and group counseling, case management, intensive outpatient services, residential support and correctional halfway house service to a diverse clientele. The Port Authority issued \$2.090 million through the Fixed Rate Financing Program.

### **International Steel Group - \$6,000,000 – June 2002**

#### **Cleveland (Cuyahoga County)**

Total project cost \$22.9 million. The Port Authority provided financing for the acquisition of capital expenditures necessary to resume steel production at the Cleveland Works facility. Additional funding for this project includes \$1.8 million from the Cuyahoga County, \$4.5 million from the City of Cleveland and \$10 million from the State of Ohio. The Port Authority issued \$6 million through the Fixed Rate Financing Program.

### **Cleveland Christian Home - \$5,130,000 – August 2002**

#### **Cleveland (Cuyahoga County)**

The total project cost is \$5.6 million. The Port Authority provided financing for the acquisition and renovation of three existing facilities located on the west side of Cleveland, so that this vital social service agency could continue to provide a multitude of social services for troubled youth and their families. Cleveland Christian Home is a century old agency that has served primarily as an orphanage through most of its existence. Approximately 650 youth annually receive services through the residential and foster care programs. The Port Authority issued tax exempt bonds totaling \$5.130 million. This project was also financed through the Port Authority's Fixed Rate Financing Program.

### **Cleveland Bulk Terminal (CBT) Ore Loader - \$6,000,000 – December 2002**

#### **Cleveland (Cuyahoga County)**

The Port Authority issued \$6 million in Tax Anticipation Notes (TANS) were issued for the financing of the dismantling, transporting, and re-erection of a modified ore handling system from the Lorain Pellet Terminal to Cleveland Bulk Terminal (CBT). The project is financed with TANS in the amounts of: \$ 1.965 million at an interest rate of 1.750% maturing in 2004; \$1.995 million at an interest rate of 2.100% that matures in 2005; and \$ 2.040 million with an interest rate of 2.500% maturing in 2006. The Notes have a combined interest rate of 2.21%.

### **Heidtman Steel Products - \$4,250,000 – August 2003**

#### **Cleveland (Cuyahoga County)**

The total project cost is \$26 million, with \$16 million for machinery and equipment and \$10 million for land and new building construction. The Port Authority provided financing for the acquisition of approximately 33 acres of land from the International Steel Group (ISG), for the construction of a 210,000 square foot building and an overhead crane. The new facility will support the marketing and sales efforts of the Company's steel processing services to its customers. The Port Authority issued \$4.250 million in taxable revenue bonds through its Fixed Rate Financing Program.

### **Euclid/93<sup>rd</sup> Garage and Office - \$48,415,000 – August 2003**

#### **Cleveland (Cuyahoga County)**

The Port Authority issued \$48.415 million in provided tax-exempt bonds for the construction of a 120,000 square foot parking garage and 130,000 square foot office facility to be constructed on the Clinic's main healthcare delivery campus. The project will be constructed and owned by the Cleveland Clinic Euclid/93<sup>rd</sup> Garage and Office, LLC and upon completion will be leased to The Cleveland Clinic Foundation. The project is located at the corner of East 93 Street and Euclid Avenue. The term of the tax-exempt variable rate revenue bonds is 30 years.

### **Carnegie/96th Research Building - \$32,000,000 – November 2003**

#### **Cleveland (Cuyahoga County)**

Total project cost \$39.5 million. The Port Authority financed Cleveland Clinic's genetics and stem cell research building, a six-story approximately 150,000 square foot building. The facility is located on the Foundation's main healthcare delivery campus at the East 96 and Carnegie Avenue in the City of Cleveland. Cleveland Clinic Carnegie/96<sup>th</sup> Research Building, LLC will use the bond proceeds to fund the acquisition and construction of the building which will be leased and operated by The Cleveland Clinic Foundation. The Port Authority issued \$32 million in tax-exempt variable-rate revenue bonds. The bonds are secured by an irrevocable, direct pay letter of credit issued by Fifth Third Bank.

**Ohio Savings (OSF Properties) - \$16,000,000 – February 2004**

**Cleveland (Cuyahoga County)**

Total project costs are approximately \$23.7 million. The Port Authority provided financing for the acquisition of land, demolition of an existing building and construction of a five-level public parking garage. The garage will accommodate approximately 522 parking spaces and an 11,000 square-foot retail space on the ground level. The garage, located at East 6 and Euclid Avenue, will be owned by the Port Authority and leased to OSF Properties, Inc. The Port Authority issued \$16 million in taxable-adjustable rate revenue bonds as part of the Infrastructure Financing Program.

**Luigino's - \$5,000,000 – March 2004**

**Jackson (Jackson County)**

Total project cost was \$23.6 million. The Port Authority provided financing for the construction of an 82,000 square foot food processing facility in Jackson. Luigino's, Inc. is a leading producer and marketer of frozen entrees sold under the brand names Michelina's and Budget Gourmet. This project allows the company to significantly increase their production capacity. Luigino's will retain 1,057 employees and create 300 new jobs as a result of this project. The Port Authority partnered with the State of Ohio Department of Development and the Toledo-Lucas County Port Authority to finance this project. The Port Authority issued \$5 million in taxable revenue bonds through the Fixed Rate Financing Program.

**City of Cleveland (Superior Avenue Streetscape) - \$2,965,000 – March 2004**

**Cleveland (Cuyahoga County)**

Total project cost \$3.8 million. The Port Authority issued \$2.965 million in tax-exempt revenue bonds to provide financing for public improvements along Superior Avenue in downtown Cleveland, which included sidewalks, curbs, landscaping, brick splash-strips, traffic signals and traffic median. The debt will be serviced through the use of Tax Increment Financing.

**City of Brecksville (House of LaRose) - \$2,195,000 – April 2004**

**Brecksville (Cuyahoga County)**

The Port Authority issued \$2.195 million in taxable revenue bonds to finance the acquisition of land, which consists of approximately 19.5 acres of property in the City of Brecksville. The Port Authority leased the land to the City. The City subleased the land to Holar Properties LLC, for the construction and operation of a warehouse distribution and office facility for the House of LaRose, which is engaged in the wholesale distribution of Anheuser-Busch products throughout a six-county area in Northeast, Ohio.

**Tru-Fab Technology - \$1,060,000 – April 2004**

**Eastlake (Lake County)**

Total project cost was approximately \$1.29 million. The Port Authority provided financing for the acquisition of land and two industrial buildings of approximately 23,080 and 4,800 square feet, respectively. The buildings are used for customized fabrication, machining, welding, deep-hole drilling, powder coating, industrial and commercial screen printing, sheet metal fabrication and laser cutting. The Project is located in the City of Eastlake. The Port Authority issued \$1.060 million in taxable revenue bonds through its Fixed Rate Financing Program.

**Laurel School - \$10,000,000 – June 2004**

**Russell Township (Geauga County)**

The Port Authority refinanced the costs associated with Laurel School redevelopment of 140 acres in Geauga County for Laurel School Fairmount Campus. The project involved the development of road and bridge infrastructure, the design and construction of state of the art athletic facilities (playing fields, track, softball diamonds and tennis courts), the construction of lodges for support and shelter for outdoor learning, an adventure course for leadership and team building skills and the renovation of a house for the purpose of creating a field study center. The Port Authority issued \$10 million of variable rate educational facility tax-exempt bonds.

**City of Garfield Heights (City View) - \$8,850,000 – September 2004**

**Garfield Heights (Cuyahoga County)**

Total project cost \$78 million. The Port Authority issued \$8.850 million in revenue bonds to finance the costs of public improvements including roads and utilities in connection with the construction of a retail center with multiple big-box tenants, containing approximately 500,000 square feet of space located on approximately 97 acres of land. Tenants for the development include Wal-Mart, Giant Eagle, Jo-Ann Stores, Inc., Dick's Sporting Goods, Circuit City, Bed Bath and Beyond and OfficeMax. The Port Authority issued tax increment financing (TIF) revenue bonds through its Fixed Rate Financing Program.

**Swagelok - \$21,000,000 – October 2004**

**Solon (Cuyahoga County)**

The Port Authority issued \$21 million in taxable bonds to finance costs associated with the construction of a 325,000 square-foot order fulfillment center. The fulfillment center, scheduled to open in early 2006, will allow Swagelok to retain more than 1,100 workers in the Solon area. Under the financing terms, the Port Authority leased the fulfillment center to Swagelok for five years. At the end of the lease, Swagelok may choose to extend the lease for an additional five years or purchase the property. This project was financed through the Off- Balance Sheet Financing and Leasing Program.

**Marine Mechanical - \$8,500,000 – November 2004**

**Euclid (Cuyahoga County)**

The Port Authority issued \$8.5 million in taxable revenue bonds to provide the funds necessary finance the acquisition of the former Rockwell Automation buildings and a manufacturing facility located on Euclid Avenue. The Port Authority leased the buildings, through a synthetic operating lease to Marine Mechanical Corporation (MMC) for a 10-year term.

**Playhouse Square Foundation - \$18,000,000 – November 2004**

**Cleveland (Cuyahoga County)**

The Port Authority issued \$18 million in variable rate cultural facility revenue bonds to provide the funds necessary for refinancing and financing of a portion of the costs of acquiring, constructing, equipping and improving the theatres, a parking garage and related facilities. The financing is for a 30-year term.

**Myers University - \$5,725,000 – December 2004**

**Cleveland (Cuyahoga County)**

Total project costs were approximately \$6.3 million. The Port Authority provided funding for the acquisition, renovation, construction, equipping, furnishing and improvement of an existing 40,000 square foot facility located at 1904 East 40th Street to be used as a learning center containing classrooms, lecture halls, a library resource center, and offices for faculty and staff and other related uses. The Port Authority issued \$5.725 million in tax- exempt development revenue bonds through its Fixed Rate Financing Program.

**Regional Income Tax Agency (RITA) - \$20,990,000 – December 2004**

**Brecksville (Cuyahoga County)**

The Port Authority issued \$20.990 million in development revenue bonds to refinance the cost of developing, acquiring and installation personal property consisting of HVAC system, computer equipment, computer software and certain other furnishings and equipment. The project is to be leased to the Regional Council of Governments, a regional council of governments established pursuant to Chapter 167 of the Ohio Revised Code, acting through it agency the Regional Income Tax Agency. This project was financed through the Off- Balance Sheet Financing and Leasing Program.

**Cleveland State University Fenn Tower Student Housing - \$34,385,000 – March 2005**

**Cleveland (Cuyahoga County)**

The Port Authority issued \$34.385 million in variable rate revenue bonds for this student housing facility which provided funding for the acquisition, construction, renovation, installation and equipping of a student housing facility consisting of approximately 174 units accommodating a total of 438 students, faculty, and staff of Cleveland State University.

**Goodyear Tire & Rubber - \$4,125,000 – May 2005**

**Akron (Summit County)**

Total project cost was \$18.5 million. The Port Authority provided financing to Goodyear to assist in the purchase, construction and installation of certain lighting, power generating heating and cooling equipment at the Company's headquarters in Akron. Electricity, compressed air, heat, processed steam and chilled water were supplied to the campus, prior to this project through a powerhouse that was built in the 1940s. The maintenance costs for the aging turbines and boilers made it cost prohibitive to run the powerhouse at full capacity. The financing for this project helped retain 2800 employees and keep a large headquarters operation in Northeast Ohio. The Port Authority partnered with the State of Ohio Department of Development, the Summit County Port Authority and the City of Akron to finance this project. The Port Authority issued \$4.125 million in taxable revenue bonds through its Fixed Rate Financing Program.

**Fairmount Montessori - \$3,375,000 – June 2005**

**Cleveland Heights (Cuyahoga County)**

Total project cost was approximately \$3.5 million. The Port Authority provided financing to Fairmount to assist in the renovation and 9,000 square foot expansion of classrooms and administrative offices. Fairmount Montessori Association is a 501(C)(3) organization doing business as Ruffing Montessori School. Ruffing is a non-tax-supported state chartered school with the distinction of being the second oldest Montessori school in the nation. Founded in 1959, Ruffing has grown to be one of the largest Montessori schools in Northeast Ohio with 280 students from ages three through fourteen. The expansion allowed the school to grow from 280 students to over 300 students. This project was a first of its kind for the Port Authority, never having lent directly to a primary education facility before this project. The Port Authority issued \$3.375 million in tax-exempt revenue bonds through its Fixed Rate Financing Program.

**Avery Dennison - \$39,785,000 – September 2005**

**Mentor (Lake County)**

The Port Authority provided financing to Avery Dennison Corporation to assist in the expansion of Avery's Fasson Roll Division. The project consisted of land acquisition, purchasing equipment, furniture and fixtures and constructing a new 250,000 square foot worldwide headquarters/research and development facility located in Lake County. The project will be leased by the Port Authority to Avery Dennison. Avery Dennison is a global leader in pressure-sensitive technology and innovative self-adhesive solutions for consumer products and label materials. Avery Dennison employs 20,300 employees in 275 facilities around the world with 2,000 employees in Ohio at locations in Painesville, Mentor, Concord, Strongsville and Cleveland. The Port Authority issued an aggregate amount of \$39.785 million in taxable development lease revenue bonds with a 10 year term for the project.

**Avery Dennison - \$6,000,000 – September 2005**

**Mentor (Lake County)**

The Port Authority issued \$6 million in taxable development revenue bonds through its Fixed Rate Bond Fund Program to assist with a portion of the cost identified above.

**Columbia National - \$6,020,000 – September 2005**

**Cleveland (Cuyahoga County)**

Total project costs were approximately \$7.7 million. The project consisted of the acquisition of approximately 5.8 acre located in Cuyahoga Heights, construction of approximately a 40,800 square foot building and the acquisition and installation of equipment for manufacturing and production of specialty steel products. Financing also included a \$750,000 loan from The Ohio Department of Development under State of Ohio Chapter 166 loan program. The Port Authority issued \$6.020 million in tax-exempt development revenue bonds through the Fixed-Rate Financing Program.

**Judson - \$31,500,000 – October 2005**

**Cleveland (Cuyahoga County)**

The Port Authority will serve as conduit issuer for \$31.5 million of development revenue refunding bonds that will be loaned and used by Judson (formerly known as Judson Retirement Community), an Ohio nonprofit corporation, to refund \$20 million of outstanding tax-exempt bonds and finance approximately \$10 million of capital improvements at Judson's two existing retirement facilities known as Judson Manor and Judson Park. Judson provides senior health care for the elderly employing 580 employees.

**The Cleveland Museum of Art - \$90,000,000 – October 2005**

**Cleveland (Cuyahoga County)**

Total project cost is estimated to be \$258 million. The Port Authority will serve as conduit issuer for \$90,000,000 variable rate tax-exempt cultural facility revenue bonds for financing the costs associated with renovating and upgrading of the existing facilities, administrative office space, educational facilities with state of the art technology, and additional 650 parking spaces, a new restaurant and retail store. The bonds are structured at an interest-only variable rate through 2035, with the principal due from 2036-2040.

**Park Synagogue - \$10,000,000 – January 2006**

**Pepper Pike (Cuyahoga County)**

Total project cost is estimated at \$19 million. The Port Authority will serve as conduit issuer for \$10 million of multi-mode variable rate revenue bonds. The proceeds of the sale of the bonds will be used for financing and refinancing costs associated with land acquisition and construction of a new educational, cultural and religious facility. Proceeds of the bonds will be loaned to and used by Park to refinance approximately \$7 million outstanding on a construction line of credit and to reimburse Park approximately \$3 million previously expended on capital improvements at Park's newly constructed facility.

**Catholic Charities (Emerald Village) - \$20,000,000 – June 2006**

**North Olmsted (Cuyahoga County)**

Total project costs are estimated to be \$17.795 million. The project will consist of an 111,326 square foot 2 to 3 story building containing 100 independent living apartments with one and two bedrooms as well as 30 assisted living units comprising of studio and one bedroom apartments located on the grounds adjacent to the Church of St. Clarence, a Roman Catholic Church within the Archdiocese of Cleveland. The Port Authority will serve as conduit issuer for \$20 million revenue bonds.

**Cleveland Cavaliers Players Development Center - \$9,500,000 – December 2006**

**Independence (Cuyahoga County)**

Total project costs are estimated to be \$30.455 million. The Cleveland-Cuyahoga County Port Authority will provide financing to the Cleveland Cavaliers for the construction of a new 50,000 square foot state-of-the-art practice/training facility on 33 acres of vacant and wooded land along Brecksville Road that overlooks the Cuyahoga Valley National Park in the City of Independence. The project includes taxable bond fund participations from the Cleveland-Cuyahoga County Port Authority at \$9.5 million the Summit County Port Authority at \$6 million and the Toledo Port Authority at \$5.2 million. This project is financed through the Fixed-Rate Financing Program.

**Preston Place at Levis Commons - \$5,060,000 – December 2006**

**Perrysburg (Wood County)**

Total project costs are estimated to be \$11,604,000. The Cleveland-Cuyahoga County Port Authority will participate with the Toledo Port Authority in providing financing to the City of Perrysburg for public improvements for the Preston Place phase of the J. Preston Levis Commons project to be developed by the Dillin Corporation. Preston Place will consist of a 155,000 square foot retail development within the 400-acre Levis Commons. When finished the master planned lifestyle community will have over 600,000 square feet of retail, entertainment and restaurants together with 600,000 square feet of Class A office space and over 800 residential units. The project includes taxable bond fund participations from the Toledo Port Authority at \$6,440,000 and the Cleveland-Cuyahoga County Port Authority at \$5,060,000, this project was financed through the Fixed-Rate Financing Program.

**Carnegie/89<sup>th</sup> Street Garage and Service Center - \$156,920,000 – October 2007**

**Cleveland (Cuyahoga County)**

Total project costs are estimated to be \$156.920 million. The Port Authority refinanced interim indebtedness and provided additional long-term financing for the construction of a parking garage and service center on the Cleveland Clinic's main campus in the City of Cleveland. The garage and service center consists of an above grade 4,000 space, multi-story parking garage and information technology center and a below-grade service center that will house shipping/receiving, laundry, inventory management and other support functions. The facility is located East 89<sup>th</sup> and Carnegie Avenue. Cleveland Clinic Carnegie/89<sup>th</sup> Street Garage and Service Center, LLC will lease the facility to The Cleveland Clinic Foundation. The term of the tax-exempt rate revenue bonds is 30 years. The bonds are secured by an irrevocable, direct pay letter of credit issued by JPMorgan Chase Bank, National Association.

**Science Park Cleveland Buildings 1 & 3 - \$34,590,000 – October 2007**

**Beachwood (Cuyahoga County)**

Total project costs are estimated to be \$34.590 million. The Port Authority refinanced interim indebtedness for SPC Buildings 1 & 3, LLC incurred for the acquisition of two commercial properties known as Science Park Buildings 1 & 3 located in the City of Beachwood, on the former MBNA corporate campus. SPC Buildings 1 & 3, LLC will lease both buildings to The Cleveland Clinic Foundation. The term of financing for the bonds is 30 years. The bonds are secured by an irrevocable, direct pay letter of credit issued by JPMorgan Chase Bank, N.A and Key Bank.

**Science Park Cleveland Buildings 2, 4 & 5 - \$45,700,000 – October 2007**

**Beachwood (Cuyahoga County)**

Total project costs are estimated to be \$45.7 million. The Port Authority refinanced interim indebtedness incurred for Science Park Cleveland, LLC for the acquisition of three commercial properties known as Science Park Buildings 2, 4 & 5 located in the City of Beachwood, on the former MBNA corporate campus. Science Park Cleveland, LLC will lease the buildings to The Cleveland Clinic Foundation. The term of financing for the bonds is 30 years. The bonds are secured by an irrevocable, direct pay letter of credit issued by JPMorgan Chase Bank, N.A and Key Bank.

**Laurel School - \$16,000,000 – March 2008**

**Russell Township (Geauga County)**

The Port Authority issued \$16 million of tax-exempt variable rate educational facility bonds. The bonds are secured by an irrevocable direct pay letter of credit issued by J.P. Morgan Chase Bank, N.A. The bonds were used to refinance the costs associated with Laurel School redevelopment of 140 acres in Geauga County for Laurel School Fairmount Campus. The new project involved the completion of capital improvements to the main school building on the Lyman Circle Campus in Shaker Heights, Cuyahoga County, as well as the construction of a new physical fitness and wellness center on the Butler Campus in Geauga County.

**Euclid Avenue Housing Corporation - \$14,500,000 – July 2008**

**Cleveland (Cuyahoga County)**

The Port Authority issued \$14.5 million of tax-exempt variable rate demand revenue bonds backed by a letter of credit. The bonds were used to finance the construction of a 612 space parking garage facility that will be located in the block bounded by Prospect Avenue, Carnegie Avenue, East 21<sup>st</sup> and East 22<sup>nd</sup> Streets. The total project cost is estimated to be \$13 to \$15 million. The project lease has a 30-year term. The security for the Bonds will be an assignable Project Lease from Cleveland State University as lessee, to Euclid Avenue Housing Corporation as lessor, for the Parking Garage in an amount sufficient to satisfy debt service and all of the attributable expenses.

**Brush Wellman - \$5,155,000 – June 2008**

**Elmore (Ottawa County)**

The Port Authority issued \$5.155 million of taxable revenue bonds backed by a parity 1st mortgage on the new and existing facilities and a letter of credit. The bonds were used to finance costs associated with the acquisition of land and the construction of a new beryllium manufacturing facility, a storage facility and the rehabilitation of an existing support facility located in the County of Ottawa and City of Elmore, Ohio. The total project cost is estimated to be \$40 to \$50 million. The Port Authority will enter into a capital lease agreement with the Brush Wellman for the purpose of repayment of the Port Authority bonds and the State of Ohio Research and Development Loan. The Department of Defense has agreed to fund \$25 million of equipment costs related to the Project.

**Veterans Development, LLC - \$115,000,000 – July 2009**

**Cleveland (Cuyahoga County)**

The Port Authority issued \$115 million of taxable lease revenue bonds secured by a first mortgage, the lease payments and payments in lieu of taxes. The bonds will be used to finance the acquisition of the Project Site and the construction and equipping of the Administrative Offices and a Parking Facility. The project will be located at the Louis Stokes Cleveland Veterans Affairs Medical Center at East 105<sup>th</sup> & Wade Park in Cleveland, Ohio. The total project cost is estimated to be \$116 million. The term of the lease bonds are 22 years. In 2006 Congress appropriated full funding for a new Wade Park Division bed tower with total costs estimated at \$102 million. This new bed tower was the first step in consolidating and co-locating all clinical and administrative functions of the Brecksville Division of the Louis Stokes Cleveland Veterans Affairs Medical Center to the main campus.

**Eaton Corporation - \$2,000,000 – September 2009**

**Beachwood (Cuyahoga County)**

The total project cost to acquire the approximately 53-acre project site was \$28.885 million. The Port Authority financed up to \$2.0 million of the acquisition cost through the Fixed-Rate Financing Program and the State of Ohio, Department of Development provided the remaining balance, with the Port Authority acting as Borrower. The State of Ohio loaned the Port Authority \$8.855 million from the issuance of Ohio Enterprise Bond Fund Bonds and \$15.5 million in a State of Ohio Chapter 166 Direct Loan funds.

**Eaton Corporation - \$150,000,000 – September 2009**

**Beachwood (Cuyahoga County)**

The total project cost is estimated to be \$170 million. The Port Authority issued \$150 million of taxable revenue bonds. The bonds were used to assist in the construction and equipping of a 10-story, 470,000 square foot office building to be used as the corporate world headquarters for the Eaton Corporation within the Chagrin Highlands development located in the City of Beachwood.

**Nehst Creation, LLC - \$5,200,000 – May 2010**

**Cleveland (Cuyahoga County)**

The total project was estimated to be \$11.7 million. The Port Authority issued \$5.2 million of taxable special revenue bonds however production of the films never took place, consequently the bonds were repaid in full. The bonds were to be used to assist in the financing of a slate of 3 feature films to be produced in Cleveland by this New York based film production studio. The project involved cooperation between the State of Ohio with Film Production Tax Credits from the Ohio Department of Development, as well as Cuyahoga County and the City of Cleveland with Civic Guarantees. Nehst Creation, LLC was to provide \$6.5 million in equity.

**Independence Research Park, LLC - \$46,000,000 – May 2010**

**Independence (Cuyahoga County)**

The total project cost is estimated to be \$46 million. The Port Authority will issue \$46 million of taxable revenue bonds. The bonds will be used to assist in the acquisition of the existing approximately 168,000 square foot office building and approximately 50 acres of land from Independence Research Park, LLC, as well as the construction and equipping of an estimated 138,800 square foot addition. The project is being undertaken to accommodate the increased needs of the Cleveland Clinic, who is the primary tenant in the existing building.

**Cleveland Museum of Art - \$70,430,000 – June 2010**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$338 million. The Port Authority issued \$70.430 million of fixed rate tax-exempt cultural facility revenue bonds. The bonds will be used to assist in the financing for construction of a new west wing of the Museum; an atrium; a new building housing the administrative offices, new galleries and additional educational facilities; underground storage facilities, future library storage and general storage; and mechanical, electrical and plumbing systems.

**Higbee Building - \$2,520,000 – December 2010**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$47 million. The Port Authority issued \$2.520 million of taxable revenue bonds through the Fixed-Rate Financing Program. The project will be further advantaged by the use of Tax Increment Financing. The term of the Bonds will be twenty-five (25) years. The bonds will be used to assist in financing the improvements to the Higbee Building. The project involved the build-out of approximately 221,000 square feet for offices on 3 floors. The project was undertaken to accommodate the increased needs of KeyBank.

**Flats East Bank Development - \$8,800,000 – December 2010**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$278.5 million. The Port Authority will issue \$8.8 million of tax-exempt revenue bonds. The (Office Tower) project will be further advantaged by the use of Tax Increment Financing. The term of the bonds will be thirty (30) years. Additionally, the project will receive \$15 million of taxable revenue bonds issued by the Ohio Department of Development, through its Ohio Enterprise Bond Fund. The term of these bonds will be twenty-five (25) years. The bonds will be used to assist in financing the construction of the Office Tower component of the project. The total Phase I Project will be located on approximately 3 acres of land and will include a commercial office tower building, hotel, retail space, public parking garage and a public park, all located on the banks of the Cuyahoga River, adjacent to Lake Erie in the Flats/Downtown, Cleveland area.

**Flats East Bank - \$108,900,000 – December 2010**

**Cleveland (Cuyahoga County)**

The Port Authority will issue \$108.9 million of taxable first mortgage bonds to assist in the financing of the total Phase I Project to include the Office Tower, Hotel and Retail components.

**Flats East Bank - \$11,000,000 – December 2010**

**Cleveland (Cuyahoga County)**

The Port Authority will issue \$11 million of City of Cleveland taxable annual appropriation bonds. The term of the bonds will be twenty-five (25) years. The bonds will be used to assist in financing the costs associated with the acquisition of real property for the public rights-of-way in the project.

**Flats East Bank - \$3,000,000 – December 2010**

**Cleveland (Cuyahoga County)**

The Port Authority has approved the issuance of up to \$3 million of additional taxable first mortgage bonds to assist in the financing of the total Phase I Project. No issue date has been set.

**Hospice of the Western Reserve - \$22,000,000 – December 2010**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$29.2 million. The Port Authority issued \$22 million of “bank-qualified” tax-exempt economic development revenue bonds. The bonds will be used to assist in financing a portion of the costs associated with acquisition of real estate and the construction of a 32 bed, 44,000 square foot residential inpatient hospice facility in Westlake and to refund a \$3.5 million balance of Healthcare Facilities Revenue Bonds originally issued by the County of Cuyahoga. The term of the Bonds will be thirty (30) years. The project will create 80 new jobs.

**Oriana Services, Inc. - \$2,505,000 – December 2010**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$2.505 million. The Port Authority issued \$2.505 million of “bank-qualified” tax-exempt economic development revenue bonds. The bonds will be used to refund the balance due to Cuyahoga County on Civic Facility Revenue Bonds. In 2001 Oriana Services, Inc. renovated Oriana House and financed the project with \$7.375 million of County of Cuyahoga Multi-Mode Variable Rate Civic Facility Revenue Bonds. The term of the bonds will be five (5) years, which is the remaining maturity of the prior bonds.

**The Medical Center Company - \$77,470,000 – March 2011**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$77.470 million. The Port Authority issued \$77.470 million of “bank-qualified” tax-exempt variable rate revenue bonds. The bonds will be used to assist with the financing of costs for upgrades to the Medical Center Company’s existing plant located in the University Circle area, Cleveland, as well as the refunding of approximately \$16M in two series of bonds issued by Cuyahoga County in 1995 and 1998 and the refinancing of approximately \$46M of a line of credit that was used as interim financing for select projects previously completed by the company. The term of the bonds will be up to seven (7) years, with repayment based on a twenty (20) to thirty (30) year amortization.

**University Circle Marriott - \$2,500,000 – December 2011**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$26.5 million. The Port Authority issued \$2.5 million of taxable Port Authority Bond Fund tax increment financing revenue bonds. The bonds will be used to assist with the financing of costs for public improvements as well as construction of a 153 room Courtyard by Marriott Hotel, located in the University Circle area, Cleveland. The project will be further advantaged by the use of Tax Increment Financing. The term of the bonds will be thirty (30) years.

**Optima-Sage Downtown Cleveland Hotel - \$36,000,000 – December 2011**

**Cleveland (Cuyahoga County)**

The total project cost is estimated to be \$73 million. The Port Authority issued \$36 million of taxable Port Authority revenue bonds. The bonds will be used to assist with the financing of costs for the demolition, renovation, construction, equipping and rebranding of the current Crowne Plaza Hotel to a new 481 room Westin Hotel. The term of the bonds will be twenty (20) years.

**St. John Medical Center - \$40,000,000 – December 2011**

**Westlake (Cuyahoga County)**

The total project cost is estimated to be \$50 million. The Port Authority issued \$40 million of tax-exempt Port Authority revenue bonds. The bonds will be used to assist with the financing of costs for the renovation, construction and systems upgrades to the St. John Medical Center. The bonds will be sold in 2 equal tranches of \$20,000,000. The term of the bonds will be up to seven (7) years, with repayment based on a twenty-five (25) year amortization.

**Flats East Bank - \$5,000,000 – January 2012**

**Cleveland (Cuyahoga County)**

The Port Authority closed on the transaction to issue up to \$5 million of additional taxable first mortgage bonds to assist in the financing of the Hotel Project. No issue date has been set.