

2025 YEAR IN REVIEW



Columbus-Franklin County
Finance Authority

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WELCOME MESSAGE

A Letter From Patty Huddle



On behalf of the Board of Directors and staff, I am pleased to present the 2025 annual report for the Columbus-Franklin County Finance Authority (CFCFA). The past year marked a period of **exceptional activity and achievement**, reflecting both the strength of our region and the effectiveness of the CFCFA financing tools. **As I marked my fifth year with CFCFA**, it was especially meaningful to see the organization continue to build on a strong foundation of collaboration, innovation, and public service.

The momentum of 2025 is carrying into 2026. Demand for our programs remains strong, and our project pipeline reflects continued confidence from public and private partners alike. Even amid broader economic uncertainty, **CFCFA has remained focused on delivering flexible, cost-effective financing solutions while maintaining responsible stewardship of public resources**. Our success reflects the expertise and commitment of our valued service providers: **Kutak Rock, Bricker**

Graydon, DiPerna Group, Huntington National Bank, Argent Institutional Trust Co., Adelphi Bank, Julian & Grube, Fetch Design Co., and Versatile Words. My thanks to the broader team for your service to our clients.

As we look ahead, CFCFA is well positioned to build on this success. Guided by our mission and strategic priorities, **we will continue to innovate, strengthen partnerships, and respond to the evolving needs of the region**. I am grateful for the continued support of our Board, partners, and staff, and I look forward to continuing this work together in the years ahead.

A handwritten signature in black ink that reads "Patty Huddle". The signature is written in a cursive, flowing style.

Patricia Huddle

President

Columbus-Franklin County Finance Authority

2025 OVERVIEW
ACCOMPLISHMENTS

Meaningful Outcomes



Projects
48



Transactions
55



Total Financed
\$1,514,849,060



Total Project Investment
\$2,170,815,620



Flexible Industrial Space
2,034,491 sf



Office Space
125,146 sf



Multifamily Housing Units
7,230



Affordable Housing Units
3,507



Parking Spaces
318



Energy Efficiency Projects
2



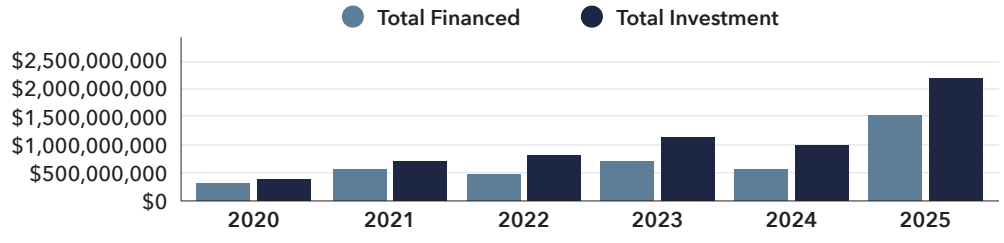
Public Infrastructure
\$9.9 Million



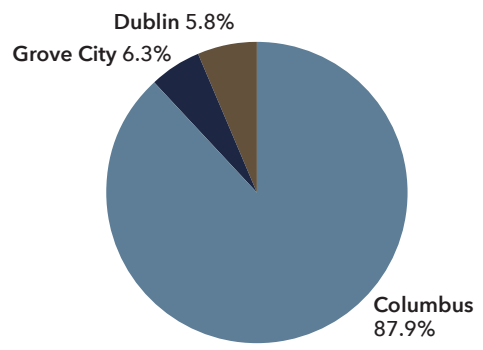
Small Business Loans
1

2025 BUSINESS BY THE NUMBERS

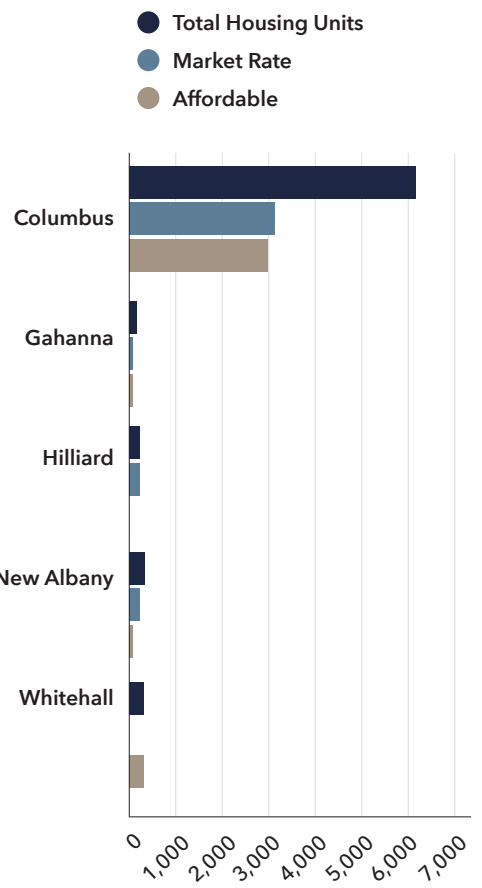
Totals by Year



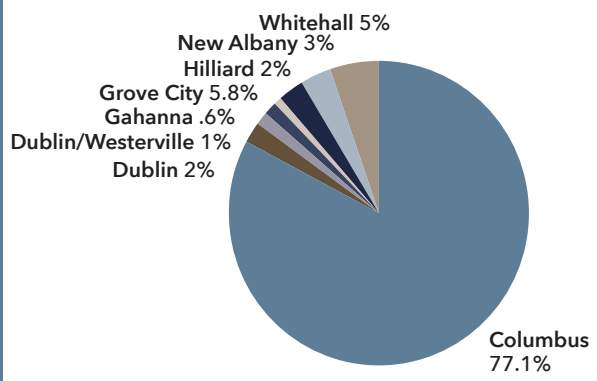
Office/Industrial Flex Space by Location



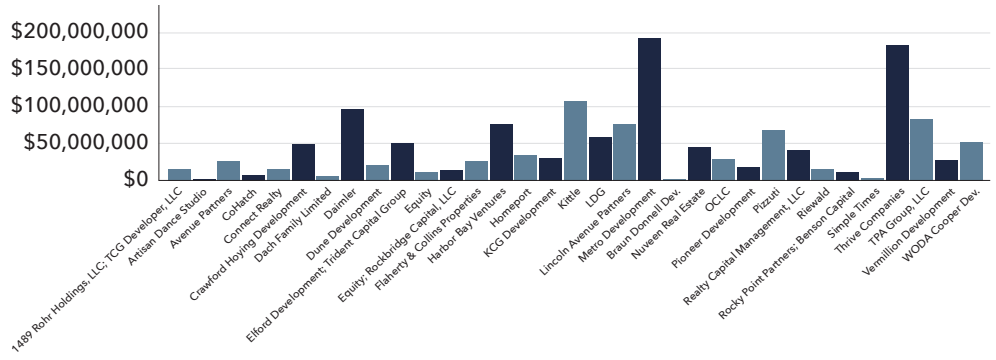
Housing by Location



Total Investment by Location



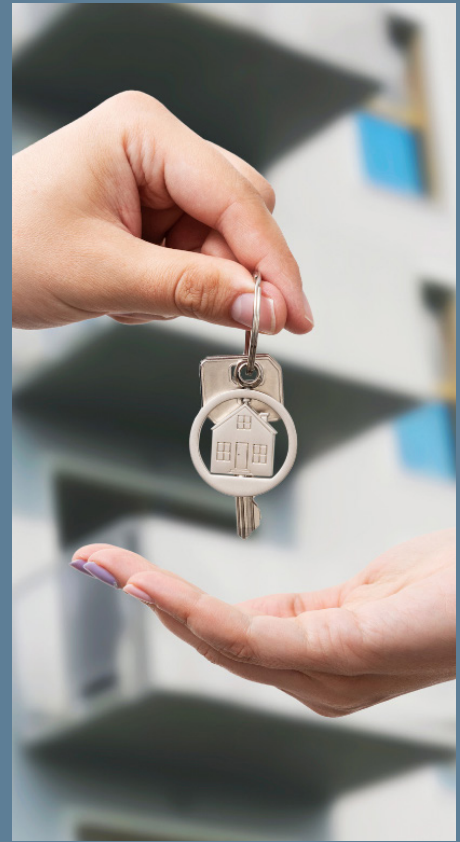
Total Financed by Developer



AFFORDABLE HOUSING

Surge in Multifamily Construction

For years we've heard the urgent need for **increased housing inventory** in the Columbus Region. In 2025 a large number of developers commenced construction on new multifamily housing projects. CFCFA collaborated with both existing and new clients who in total **committed to construct 7,230 units ranging from market rate to Low Income Housing Tax Credits (LIHTC) units (60% AMI)**. Although there was a smattering of units in several first ring and suburban markets, the vast majority of development occurred within the City of Columbus.



Landmark on Scioto by Lincoln Avenue

The project, at 4080-4086 South High Street, Columbus Ohio, 43207, is an over 44-acre parcel, approximately **9 miles south of Downtown Columbus**. The project will utilize 4% LIHTC and will include approximately **320 Single Family Build-to-Rent Units**, all restricted to 60% AMI. Unit amenities will include HVAC, range, oven, refrigerator, microwave, dishwasher, laundry hook-ups, and at least two full bathrooms in each unit. Site amenities are anticipated to include central clubhouse, pool, playground, on-site management office, on-site maintenance staff, fitness center, business center with computer access, laundry facilities, green space for recreation, and parking spaces in an amount that will meet city zoning code and parking requirements.



PROJECT HIGHLIGHT
**INDUSTRIAL
FLEX SPACE**

Jetway Flex Center

Developed by Pioneer Development, the Jetway Flex Center Project includes the single-phase construction of **two multi-tenant flex industrial buildings totaling approximately 74,630 sf** on roughly 8 acres at 1905 and 1931 Jetway Boulevard in Columbus, **adjacent to John Glenn Columbus International Airport**. The project will provide 117 parking spaces and versatile industrial space, including a 46,500 sf building accommodating up to 10 tenants and a 28,130 sf, two-tenant building featuring dock and drive-in access with build-to-suit office space.



Restaurant Equipppers

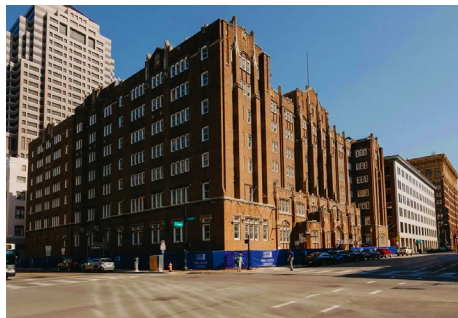
The Restaurant Equipppers Inc. distribution center expansion project consists of an approximately **109,000 sf expansion** to the company's existing 171,000 sf dc facility on 14.571 acres at 6375 LaSalle Drive in Columbus. Owned and developed by Dach Family Limited Partnership, the project is designed to **meet growing market demand and support continued business growth at the site**.



OUR
PARTNERS 2025

Collaboration In Action

Artisan Dance Studio
Avenue Partners
Benson Capital
Braun Donnell Development
City of Columbus
CoHatch
Connect Realty
Crawford Hoying Development
Dach Family Limited
Daimler
Dune Development
Elford Development
Equity/ECS Commercial
Real Estate
Flaherty & Collins Properties
Franklin County
Harbor Bay Ventures
Homeport
KCG Development



2025 YMCA Conversion
Lofts at 40 Long
Woda Cooper Companies

2025 Mass Timber
Student Housing
INTRO Columbus
Harbor Bay Ventures



Kittle Property Group, Inc.
LDG
Lincoln Avenue Partners
Metro Development LLC
Nuveen
OCLC
Pioneer Development
Pizzuti
Realty Capital Management, LLC
Riewald
Rockbridge Capital , LLC
Rocky Point Partners
Simple Times
Thrive Companies
TPA Group, LLC
Trident Capital Group
Vermillion Development
Woda Cooper Companies

SMALL BUSINESS LOAN PROGRAM

How the Small Business Program Works

In 2020, CFCFA pledged seed capital for a **loan program for under-served small business owners and/or those in disinvested neighborhoods**. The low-interest, fixed-rate loans are limited to fixed assets and may be used for acquisition of equipment, land, buildings, or new construction. It can serve as a **single source of financing or gap financing coupled with other sources of funds**. The loans are intended to enable long-term stability and growth for local entrepreneurs.



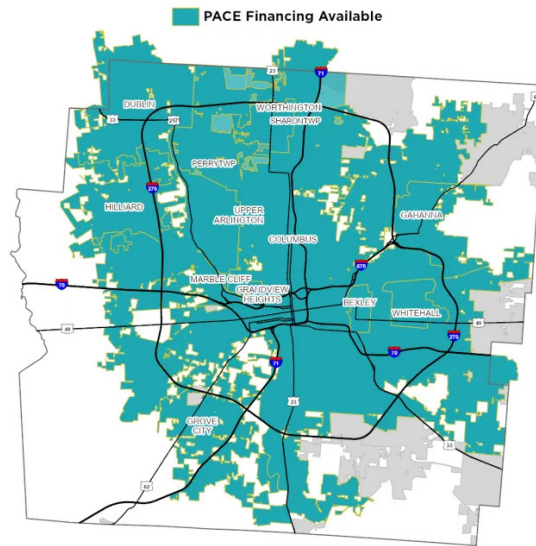
Simple Times Mixers

Simple Times Mixers expanded its Gahanna operations in 2025, with support from CFCFA, to accommodate significant growth and diversification of its business. A key component of the expansion was the purchase of an **automatic filler machine**, which allows the company to package products in plastic rather than glass, allowing it to expand into the food service industry. This growth positions the company to better serve its established distribution network, which includes **major retailers as well as local food service businesses**, and to meet rising demand across multiple markets.



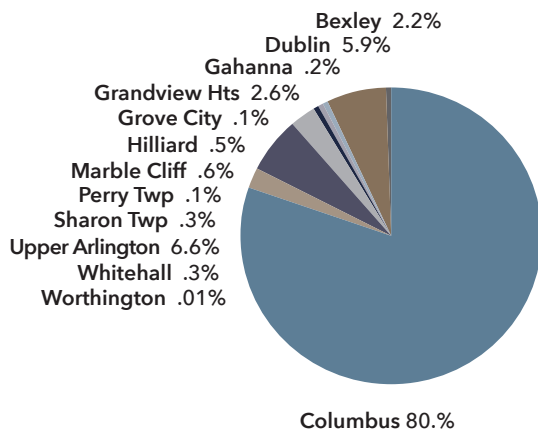
COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT

Columbus, Ohio ESID

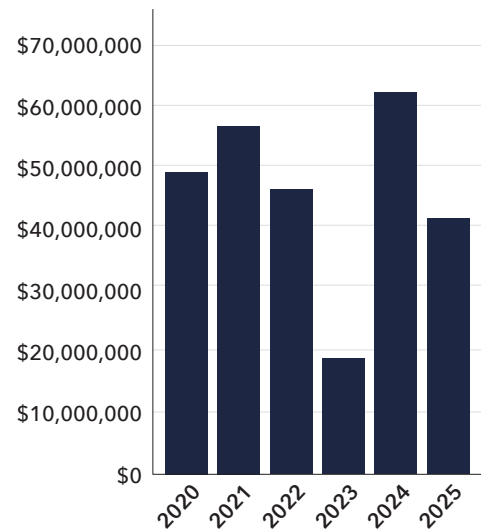


The Columbus Regional Energy Special Improvement District, Inc. (ESID) was formed in December 2015 to **promote energy improvement projects** that enhance property values and support environmental sustainability. Governed by a 19-member Board of Directors representing participating municipalities and property owners, the ESID **administers commercial Property Assessed Clean Energy (PACE) financing** through special assessments on real property. Commercial property owners may voluntarily participate by petitioning their municipality or township, which, upon approval, may levy assessments to finance eligible energy efficiency projects.

Totals Financed by Location



Totals Financed by Year



PROJECT HIGHLIGHT

PACE FINANCING

1000 E. Broad Street

The property at 1000 E. Broad Street, owned by Braun Donnell Development, received a commercial PACE loan to **support HVAC upgrades and operational improvements**. The financing supports a 22,000 sf multi-tenant office building situated on Columbus' Near East Side and **occupied by several long-term medical and professional tenants**. The improvements are projected to save the property owner over \$41,000 a year in energy and maintenance costs with a simple payback of less than 8 years!



4140 Indianola Avenue

Artisan Dance Studio, located at 4140 Indianola Avenue in Columbus, received a commercial PACE loan to support **upgrades to the building envelope, door/window replacement, and basement insulation**. These building improvements were necessary to support the growth of the business and hopefully lower operating costs. **PACE was the addition to the capital stack** needed to make this happen!

MEET OUR TEAM



Patty Huddle
President



Rose Roman
Vice President



Kaitlyn Geiger
General Counsel
& Compliance



Leah Ferron
Director of
Administration
& Operations



Susan Brown
Accounting Director



Matt Lima
ESID Program Manager
& Project Coordinator

MEET OUR BOARD



Ralph Abbott
Premiere Commercial Group Inc.
Chair



Steve Brooks
Physicians First Leasing LLC
Vice Chair



Tenesha Hartgrove
NCrease Financial Services LLC
Secretary, Treasurer



Joseph Alutto, PhD
The Ohio State University, Emeritus



Darci Congrove
GBQ Partners LLC



Darnita Bradley
JobsOhio

WELCOMED IN 2025



Keith Jones
Stonehenge Capital



Shawn Keller
Buckeye State Bank

ON THE HORIZON



The most challenging times for our clients and the community are often high-volume years for our organization. After another **high-water mark year in 2025**, the Columbus-Franklin County Finance Authority enters 2026 with strong momentum and unwavering dedication to making a positive impact. Last year's project activity and community investment demonstrated both sustained market demand and CFCFA's capacity to deliver complex transactions efficiently. Those results strengthened partnerships across the region and reinforced CFCFA's role as a trusted financing partner for public and private development initiatives.

Based on activity and discussions with past, present, and future clients, the indicators in **2026 suggest that this momentum is continuing**. CFCFA is tracking closely with last

year's pace. Demand for CFCFA's tools remains strong as communities and developers seek flexible, cost-effective financing solutions to advance priority projects.

Looking ahead, **2026 is expected to be another busy year** focused on advancing strategic priorities focused on long-term regional growth. CFCFA will continue to emphasize responsible stewardship, expanded partnerships, and innovative financing programs that support housing, sustainability, and job creation throughout Franklin County and beyond. With a proven track record and a robust pipeline already in place, **CFCFA is well positioned to deliver another year of measurable impact** for the communities it serves.



Columbus-Franklin County Finance Authority

Let's talk.

Patty Huddle

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