



BUILDING VIBRANCY



OUR VISION is to create a
well-resourced and
thriving quality of life for
our community.

We do this by supporting
purposeful endowments, inspiring
collective growth, and building
initiatives for the future.





Financial Summary

2020 Year End Fair Market Value - \$96M

Spending Restrictions on Endowment and Scholarship Funds - 5% maximum of a 3 year fund balance

2020 Year End - Endowments and Scholarship Fund Fair Market Value - \$87M

3 Year Average Fair Market Value - \$80M

Annual Spending - 2021 Spending Capped at \$4M +/-

Philanthropic Impact

Giving Impact - \$4M+/- each year

Grants - \$1.5M +/-

Scholarships- \$1.0M +/-

Programs \$1.0M +/-

Wassenberg Art Center

Performing Arts

Hiestand Woods

Franklin Park

Impact Program (Non-Profit Capacity Building)

Administrative \$0.5M +/-



Transactional vs. Transformational

If we're capped on what we're able to give, how do we go beyond and do more (short of fundraising)?

Impact Investing - Allocating VWCF assets to produce a positive impact on the community.

Example: Van Wert Forward - Shifting investments from Wall Street to Main Street.

Capacity Building Programs - Non-profit training for our 501(c)3 grantee partners.

Example: Impact Program - Quarterly training programs geared to strengthen our grantees.

Smarter Grantmaking - Is what we're giving to moving our vision forward?

Example: Grant reporting - Telling success stories.

Re-tooling our Scholarship Program - We're paying our talent to leave our community.

Example: Learn and Return - Student Loan Payoff Scholarship Program

Impact Analysis

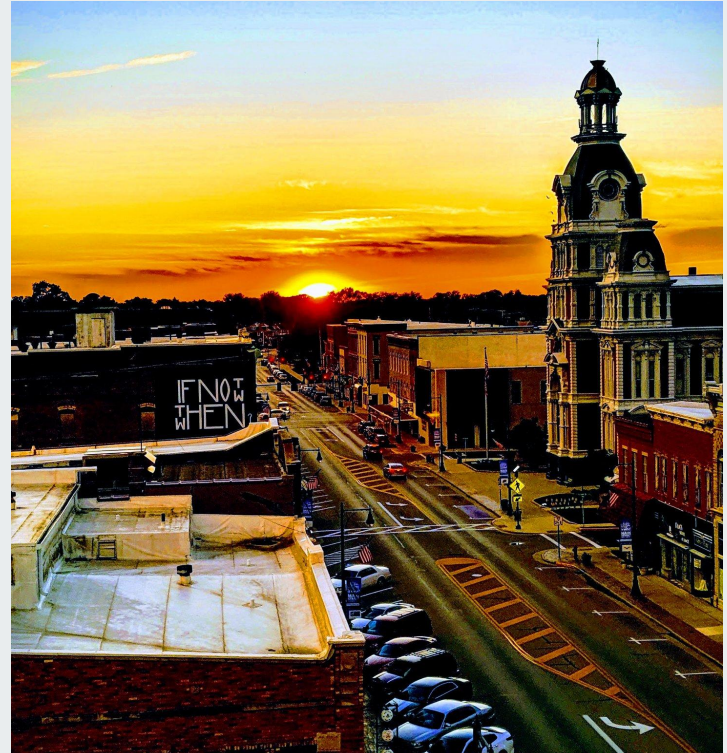
Asset Flex - Value of Foundation Assets flex \$5M +/- each year. This is our risk tolerance without seeing gain/loss in what we're able to give out each year.

Vision Statement - Return on Vision Statement

Leverage of Community Resources- 4+x return on investment from resources otherwise unavailable to our community

Financial Return - Don't need an alpha return as for-profit developers, so we can be fair. We do have investors to answer to, however.

Endowment Growth - When we do the right thing, our community grows, as does endowment growth

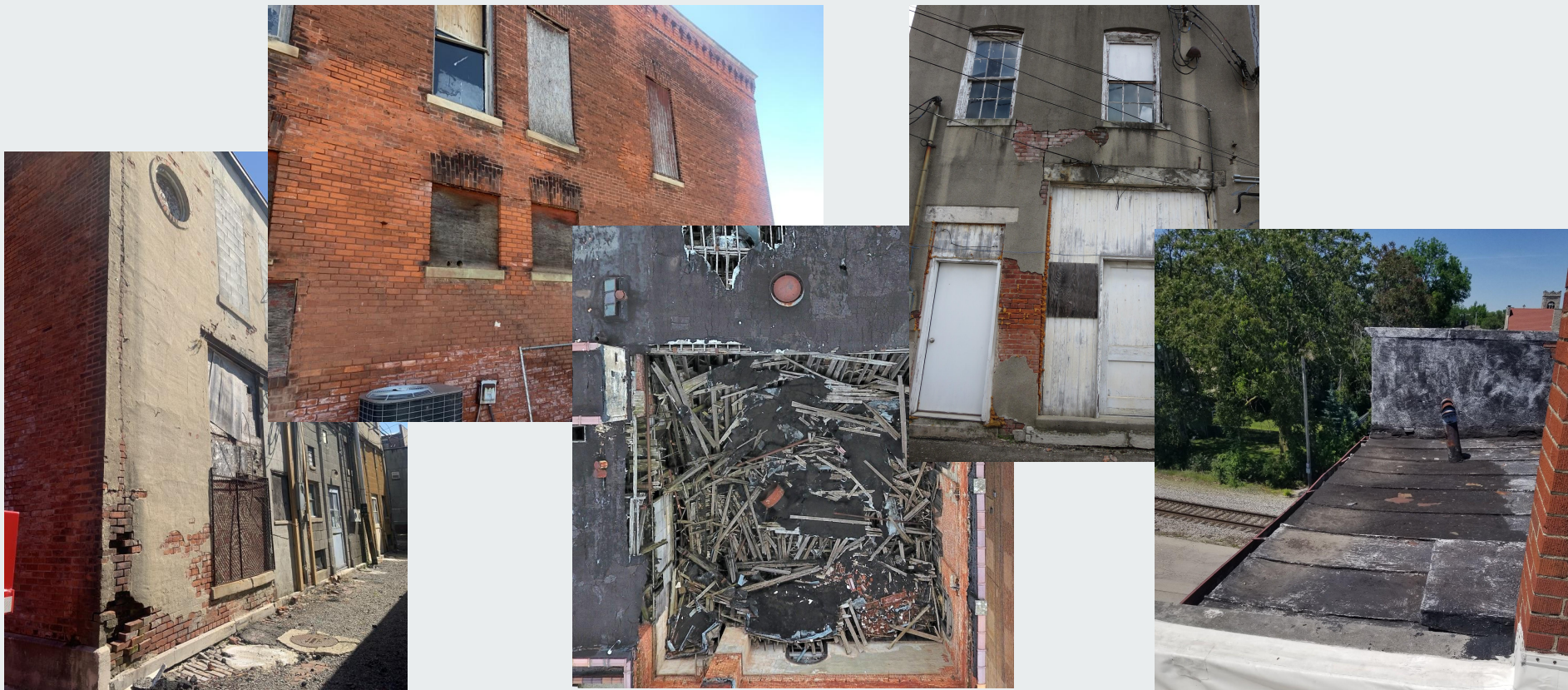


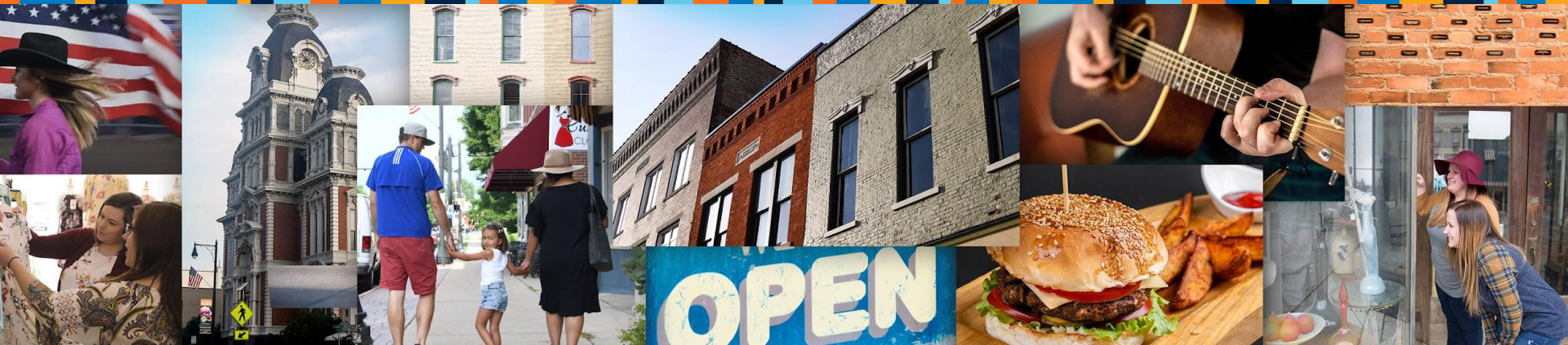


Vibrant Public Space



Distressed Conditions





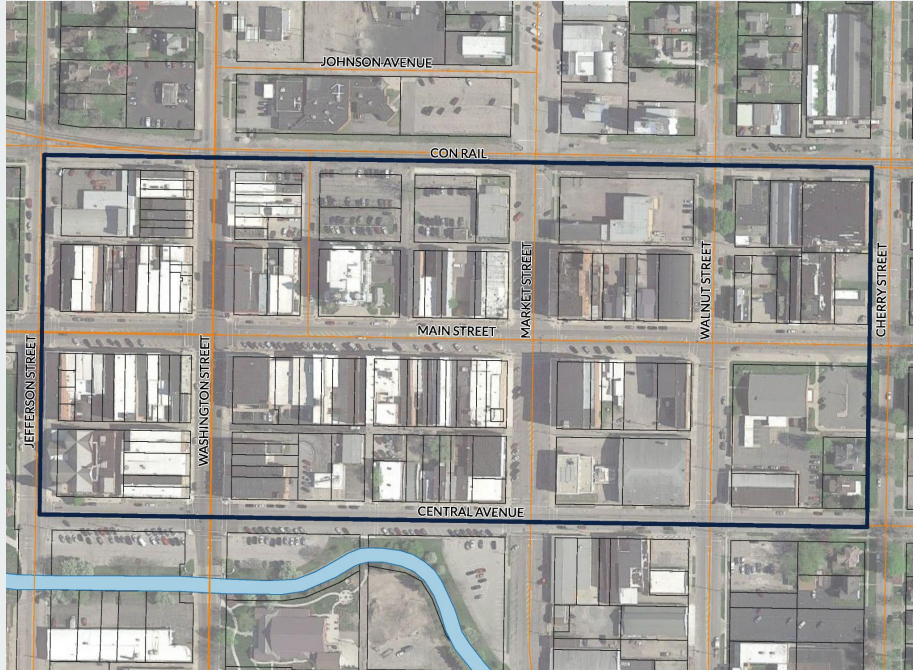
VAN WERT **FORWARD**

Vision-driven by The Van Wert County Foundation

We're investing with courage & confidence — restoring & developing our downtown's core assets and revitalizing the heart of our community.



Project Location and Scope of Work



Van Wert Forward is an **\$100M+/- multi-phase project** focused on redeveloping + restoring the core buildings within Historic Downtown Van Wert - the economic and civic center of Van Wert County, Ohio.

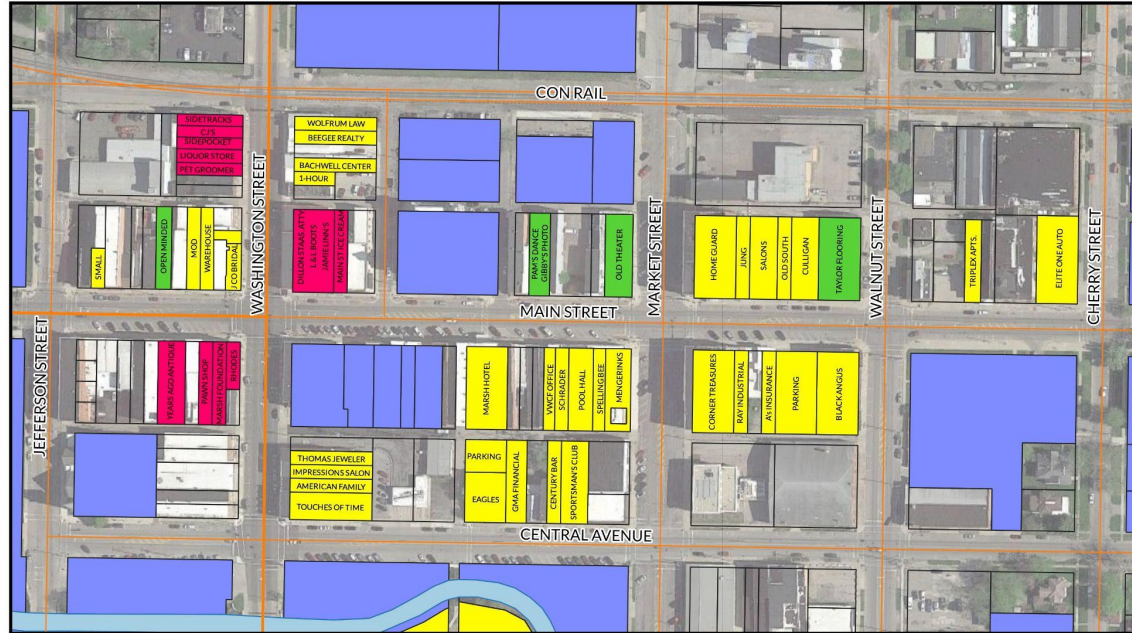
Project Scope:

- 5-7 years
- 50+ parcels
- Restore to NPS Historic Preservation Standards
- Repair structural elements
- Resolve environmental concerns
- Modernize building standards for efficiency
- Mixed-use concepts
 - Class A commercial space
 - Upper floor residential space
- Public infrastructure overhaul

Van Wert Forward



Van Wert Forward Ownership and Phasing



Parcels

- Phase 1
- Phase 2
- Later Phases
- Govt/Inst.

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Historic Downtown
Van Wert, OH



Development Timeline

Phase 1

Pre-development 15 months

Construction Start August
2021

Targeted Construction
Completion August 2022 -
February 2023

Phase 2

Pre-development March 2021

Targeted Construction Start
August 2022

Targeted Construction
Completion August 2023 -
February 2024

Phase 3 + beyond

Pre-development March 2022

Targeted Construction Start
August 2023

Targeted Construction
Completion August 2024 -
February 2025

Project Partners

Investing Partners

- Private Community Equity Investors

Community Development Partners

- Main Street Van Wert
- Economic Development Corporation
- Chamber of Commerce
- Business Development Corporation
- City of Van Wert
- Van Wert County

Lead Development Consultant

- Pago USA
- The Model Group

Architecture & Design Consultants

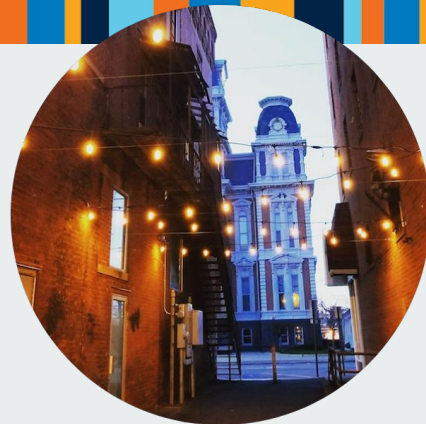
- Platte Architecture + Design
- Revival Design Studio
- JPR (Jones Petrie Rafinski)

Downtown Redevelopment Master Plan Consultants

- OHM Advisors
- Epic Small - Public Art Plan
- Small Nation - Tenant Attraction & Retention

Economic & Finance Advisors

- Montrose Group



SOURCES OF FUNDS

Investor Equity

Local Govt Contribution

Federal New Market Tax Credits

State New Market Tax Credits

Federal Historic Tax Credits

State Historic Tax Credits

TMUD Tax Credits

Grants

Van Wert Forward Phase One - \$26M project

- Work Includes:
 - 11 private parcels
 - 37 Residential Units
 - 12 Commercial Spaces
 - Landscape in private courtyards
 - Street and alley improvements
- Source of Funds
 - \$16 M in New Market Tax Credits
 - \$4.3 M awarded in Federal Historic Tax Credits
 - \$2.5 M awarded in State Historic Tax Credits
 - \$1.5 M awarded by JobsOhio Vibrant Community Grant
 - \$156,000 awarded by NPS and Heritage Ohio through the Paul Bruhn Historic Revitalization Grant



Partnering Projects

1. **Historic District Designation** led by MSVW
 - i. Contributing buildings
 - ii. Non-Contributing Buildings
 - iii. Access to Historic Tax Credits and alternative financing opportunities.
2. **Downtown Redevelopment Districts** - a grant to MSVW & City of Van Wert from The Van Wert County Foundation - Lead Consultant - Montrose Group
3. **Downtown Redevelopment Master Plan** - a grant to MSVW & City of Van Wert from The Van Wert County Foundation - Lead Consultant - OHM Advisors, Small Nation, Epic Small

Phase One Current Activity

- Phasing Tenant relocations
- Phase One launch - September 25th
- Abatement and Demolition work
- Full Phase One Construction Documents completed.
- Wrapping up Phase One Bid Process
- Phase One financial closing will be by end of year



Phase One Conceptual Designs

- ❖ 14 residential units
- ❖ 4 commercial spaces



117-119 + 121-123 N. Washington St.

Phase One Conceptual Designs

- ❖ 15 residential units
- ❖ 4 commercial spaces



101 - 107 E. Main St.
+ 108 - 110 N. Washington St.

Phase One Conceptual Designs

- ❖ 8 residential units
- ❖ 5+ commercial spaces



101 - 104 W. Main St.
108 W. Main St.

Phase Two Current Activity

- Pre-development work in Process
- Submitting another 4-8 parcels for historic tax credits
- Entertainment/amenities focus
- Demo beginning in August 2022
- Spaces will be available in 12-18 months (Aug. '23-Feb. '24)



Parking

- Parking Study
 - Designed by Dan Baisden
 - Completed by JPR
 - Engineering consultants
 - Studied existing conditions
- Parking Plan
 - Created by JPR
 - Analyzes future projected uses
 - Proposes new/reconfigured parking areas
 - Suggests City ordinance changes
- Presented to VWCF Board, MSVW Board, and City Council in August
- Code Changes under review by Council





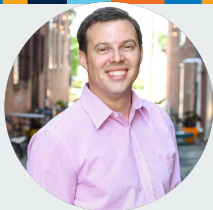
Leasing

- Phase 1 spaces will be available in 12-18 months (Aug. '22-Feb. '23)
- Residential Pre-Leasing
- Commercial Spaces
 - One medium-size restaurant/bar space
 - One fast casual restaurant space
 - 5 commercial spaces
 - Coworking, business incubator, cafe
 - Three businesses returning
 - Some temporary relocations

Communication Efforts

- Neighbor to Neighbor communication
 - Construction and traffic control updates
 - Downtown Lowdown
- Public Relations
 - Multimedia communication
 - Emails, text blasts, newsletters
 - Social media updates
 - Intuitive traffic control





SETH BAKER

Chief Executive Officer

seth@vanwertcountyfoundation.org



MICHAEL HOLLIDAY

Chief Financial Officer

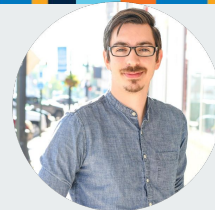
michael@vanwertcountyfoundation.org



RENEE THATCHER

Office Manager

renee@vanwertcountyfoundation.org



HALL BLOCK

Property Manager

hall@vanwertcountyfoundation.org

Our Trustees:

Gary Clay

Tom Burenga

Cindy Hurless

Thad Lichtensteiger

Francis "Bill" Purmort

Tim Stoller

Tom Turnwald

Eva Yarger

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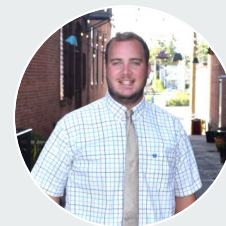
Mark White



LANEY NOFER

Planning + Resources

laney@vanwertcountyfoundation.org



JOEL GERMANN

Engagement + Outreach

joel@vanwertcountyfoundation.org



THE VAN WERT COUNTY FOUNDATION | 138 East Main Street | Van Wert, OH 45891
419.238.1743 | vanwertcountyfoundation.org | vanwertforward.org

