

THE **PORT**

Making Real Estate Work

Executive Vice President/ Chief Financial Officer



The Position

With a mission to transform “unproductive real estate in neighborhoods and industrial areas into opportunities for employment and housing,” The Port is an economic and community development agency driving change throughout Cincinnati. The organization is seeking its next Executive Vice President/Chief Financial Officer (EVP/CFO) to join a high-performing team dedicated to creating lasting impact in communities – from revitalizing residential neighborhoods to energizing commercial business districts.

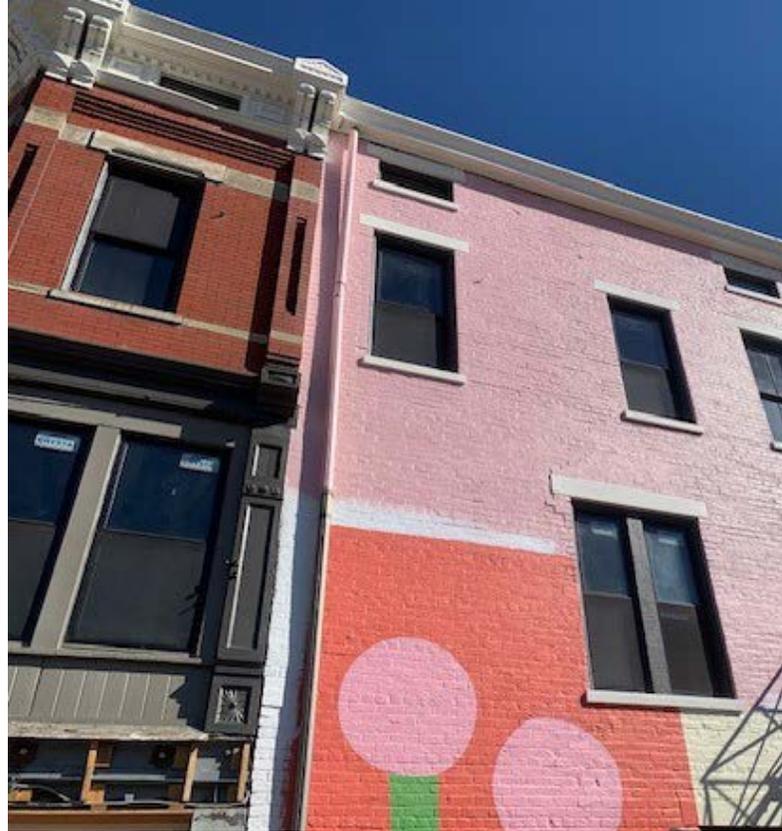
This position serves as Executive Vice President of Finance, is a strategic and operational leader who works in close partnership with the CEO and as a key member of the executive leadership team. This individual is responsible for attracting capital, leveraging the balance sheet and borrowing capacity, and ensuring strong financial policies, procedures, and reporting systems are in place. The EVP/CFO plays a critical role in strategic planning and execution across the organization and provides timely financial business intelligence and analytical support to the Executive Team and Board of Directors.

A key responsibility for the EVP/CFO will be leading the development of two “Impact Funds,” each totaling approximately \$100 million, to support The Port’s ambitious real estate initiatives. This includes identifying and soliciting investors and serving as manager of the investment committee. The EVP/CFO will also identify opportunities for revenue diversification and pursue grants in partnership with internal grant-writing teams. An understanding of bonding, non-tax revenue streams and how best to leverage borrowing potential will be essential.

The EVP/CFO oversees both the public finance practice and the accounting functions for The Port and its three managed entities, which collectively have a 2024 revenue budget of \$28 million and net assets of \$259 million. They will directly manage the Senior Vice President of Public Finance and their team of two, as well as the Senior Vice President Finance and Accounting and their team of four. The EVP/CFO is responsible for ensuring compliance with all legal and regulatory accounting and financial reporting requirements, overseeing annual audits, and guiding long-term financial projections – both operating and capital.

The EVP/CFO will lead the annual budgeting process, working closely with senior leadership and managers to ensure budgets are realistic and actionable. They will also be accountable for all aspects of accounting operations and internal controls, ensuring records adhere to Generally Accepted Accounting and Auditing Principles and Standards.

This is a rare opportunity to work alongside and advise the President/CEO, who has led The Port for 13 years and grown the organization from six employees to more than forty. The EVP/CFO will join a tight-knit executive leadership team that includes an Executive Vice President of Real Estate, and General Counsel/Executive Vice President. Together, this leadership team is shaping the future of Cincinnati’s communities – and the EVP/CFO will play a central role in ensuring that growth is not only impactful but also financially sustainable.





Priorities

- Develop and maintain strong, collaborative relationships with the CEO, executive leadership, and staff to support The Port's mission and long-term financial sustainability.
- Support the development and launch and lead the strategic management of two "Impact Funds," including attracting investors, managing the investment committee, and aligning fund performance with organizational goals. Ultimate goals include a fund for industrial development and one to support investment in the Uptown Cincinnati neighborhoods.
- Support the 2026 Strategic Planning of The Port including five-year forecasting and the development of a capital plan.
- Provide strategic financial leadership to support the continued growth of The Port's operations, ensuring all financial decisions are grounded in sound analysis, aligned with long-term goals, and compliant with legal and regulatory standards.
- Identify and pursue diverse revenue sources; including grants, non-tax revenues, and creative borrowing strategies to expand The Port's impact and reduce reliance on traditional funding mechanisms.
- Presentations to the Board of Directors of The Port and its managed entities of key financial scorecards, regular financial statements and the annual budgets.
- Lead The Port's Finance Committee including identification of key topics for discussion and input.

The Successful Candidate

The Executive Vice President/Chief Financial Officer of The Port will be a seasoned financial strategist and operational leader with a deep understanding of finance within complex governmental quasi-governmental or nonprofit environments. They will bring a high level of financial acumen, with proven experience in budgeting, strategic forecasting, compliance, risk management, and the oversight of sophisticated financial systems. Adept at navigating both big-picture strategy and intricate financial details, the EVP/CFO will be an intellectually curious and analytical thinker who also possesses the entrepreneurial spirit to identify and launch new lines of revenue. Demonstrated experience with financial modeling and capital attraction will be essential, along with a collaborative, service-oriented approach to leadership.

As an organizational leader and manager, the EVP/CFO will lead with intention, executive presence, and the ability to inspire confidence. They will bring expertise in change management and possess the interpersonal skills necessary to quickly build trust and cultivate relationships across all levels of the organization. With a strong track record of empowering staff, building systems of accountability, and fostering a culture of collaboration and mutual respect, the EVP/CFO will be a connector; able to bridge departments, elevate diverse perspectives, and champion inclusion across the organization.

A skilled communicator, the EVP/CFO will be articulate, approachable, and clear - able to translate complex financial data into accessible, compelling information for a wide range of audiences. Whether presenting to the Board of Directors, speaking with investors, or mentoring internal teams, they will do so with calm confidence and integrity. Their communication style will reflect a commitment to transparency, professionalism, and mission alignment.

The EVP/CFO will also be a strategic problem solver and thought partner to the CEO and other Executive Vice Presidents. They will approach challenges with a solutions-oriented mindset, proactively identifying potential issues and developing data-driven, innovative responses, even in the absence of precedent or policy. Unquestioned integrity, sound judgment, and discretion in handling sensitive information are hallmarks of their leadership style.

Above all, the successful candidate will be passionate about The Port's mission to transform underutilized real estate and deliver equitable, community-driven outcomes. They will understand the critical role finance plays in advancing organizational impact and will be deeply committed to The Port's ongoing work around equity, inclusion, and community reinvestment. Their leadership will reflect not only financial excellence, but also a sincere dedication to driving meaningful change.

Qualifications

Minimum requirements include any combination of education and experience equivalent to a bachelor's degree in accounting, finance, business administration, public administration, or a closely related field and at least 10 years of progressively responsible financial management experience. Experience should include direct responsibility for budgeting, financial reporting, forecasting, compliance, risk management, and oversight of accounting functions. A minimum of five years in a senior leadership or executive role with supervisory responsibility is also required.

Preferred qualifications include a master's degree in accounting, finance, business, or public administration; certification as a Certified Public Accountant (CPA); and demonstrated experience in a complex, multi-entity governmental, nonprofit or quasi-governmental organization. Experience working with or establishing public-private partnerships, managing complex fund structures, and raising capital through innovative financial tools is highly desirable.

Inside the Organization

Established in 2000 as The Port of Greater Cincinnati Development Authority, The Port is an economic development agency that initiates projects to improve property value and promote job creation throughout Hamilton County. The broad development-related powers granted under Ohio Revised Code 4582, as well as the extensive expertise of staff, allow The Port to take on complex projects that catalyze private investment.

The organization focuses on three key strategies - industrial revitalization, neighborhood revitalization, and public finance. In support of these initiatives, The Port offers partnerships, programs, and services to support the advancement of Hamilton County. The programs and services are available to small businesses, developers, homebuyers, and neighborhood advocates.

The Port is considered a "body corporate and politic" (Chapter 4582 of the Ohio Revised Code) and, for some purposes, a political subdivision. The Port is governed by a ten-member Board of Directors that has authority over all aspects of The Port's management.

The Port receives its funding from Hamilton County, the City of Cincinnati, and charges for service. The Port's operating budget for FY2022 is just over \$10 million. The organization has 45 staff members and is led by the President & CEO, who reports to the Board of Directors. The Port team manages three other entities:

- Hamilton County Land Reutilization Corporation "The Landbank," which is also a public entity with 9 Board members
- Uptown Consortium Inc., a non-profit CDC in the Uptown area, with a board consisting of the CEO's of the University of Cincinnati, Cincinnati Children's Hospital Medical Center, UC Health and the Cincinnati Zoo
- Housing and Urban Redevelopment Corporation, a nonprofit housing development organization

Public funding in the form of operating grants is provided in equal amounts of \$800,000 from the City of Cincinnati and Hamilton County to support The Port's economic development and inclusion activities. Other revenue sources include management fees for other entities, fees generated from owned assets, development financing, and real estate development. Capital funding is provided by public and private grants and loans.

The Port's Impact:

- 155 acres purchased and made development-ready since 2016
- 1,000 Landbank properties have been disposed of to new responsible end-users
- 1,900 vacant, underutilized properties improved since 2012
- \$1.8 billion in capital investment leveraged since 2012 on Port public finance projects



The Port's Strategic Vision

In 2015, The Port Board of Directors approved a three-pronged revitalization strategy: a Public Finance practice that drives redevelopment; a holistic Neighborhood Revitalization strategy that restores property to productive use and raises the quality of life; and an Industrial Revitalization program designed to create development-ready sites that support manufacturing investment. The Board approved an updated strategic plan in 2020 after significant stakeholder engagement. The organization will lay the foundation in 2025 for a comprehensive strategic planning initiative in 2026.

Vision: To be a trusted partner in tackling the most complex real estate challenges in the County.

Mission: To promote and enable equitable development by using unique tools to transform unproductive real estate in neighborhoods and industrial areas into opportunities for employment and housing.

Values: The Port is committed to:

- Collaboration
- Community
- Diversity
- Economic Opportunity
- Integrity
- Sustainability

The Community

Hamilton County is in the southwestern corner of the state of Ohio and neighbors southeastern Indiana and northern Kentucky. The County covers 414 square miles and is strikingly beautiful and bounded by rivers – the mighty Ohio, the Little Miami, and the Great Miami, whose valleys have created unparalleled vistas. The County is the third-most populous county in the state and is part of the Greater Cincinnati Region.

Hamilton County includes 49 local jurisdictions, with Cincinnati serving as the County seat. There are 22 public school districts within the County. In addition, eight higher education institutions serve the Greater Cincinnati Region, including the University of Cincinnati, Xavier University, Miami University, Thomas More University, and Northern Kentucky University.

The County was ranked number nine on the Forbes list of “The Best Cities for Raising a Family” and offers world-class public libraries, parks, and one of the nation’s best children’s hospitals. The Greater Cincinnati Region boasts many attractions, including major sports teams, museums, an aquarium, performing arts venues, cultural events, festivals, and special events. The County, in cooperation with the City of Cincinnati, operates the Public Library of Cincinnati and Hamilton County system, including a main library and 41 branches.

For the outdoor lover, Hamilton County doesn’t disappoint. The region offers a wide array of outdoor recreational activities ranging from fishing, boating, and kayaking to hiking, biking, and camping. The Great Parks of Hamilton County Park district resides within the County and maintains a series of preserves and educational facilities, including 96 regional parks, 78 miles of trails, six golf courses, three campgrounds, two dog parks, and aquatic complexes. Hamilton County marries the best of nearby-city dwelling with its natural beauty along the Ohio River. In this county, there is always growth – and there is truly something for everyone.





Quick Facts

- Hamilton County Population: 826,139
- Median Household Income: \$60,198
- Median Home Value: \$148,200
- Median Age: 36.7

All demographic information was sourced from the U.S. Census Bureau.



Compensation and Benefits

The salary is competitive and commensurate with experience. There will be an annual bonus potential of 15%. The Port provides competitive benefits for health, dental, vision, life and long-term disability insurance. As a public employer, its employees are members of OPERS, with 14% contributions made to a retirement plan.



How to Apply

Applications will be accepted electronically by Raftelis at jobs.crelate.com. Applicants complete a brief online form and are prompted to provide a cover letter and resume. The position will be open until filled with a first review of applications beginning **May 20, 2025**.



Questions

Please direct questions to Catherine Tuck Parrish at ctuckparrish@raftelis.com and Kelsey Batt at kbatt@raftelis.com.