

# RIGHT WIN

CITIES

RETHINKING COMMUNITY DEVELOPMENT:  
A NEW CONSORTIA OF EXPERTS



FBT  
PROJECT  
FINANCE  
ADVISORS



RED TIGER  
INNOVATION

kolar  
experience  
Institute™

# VISION STATEMENT

A new consortia of industry experts in project finance and public private partnerships (P3's). These projects are the future for our communities and collectively we bring a new approach to measuring the impact on people and place, strategically rethinking the role of P3's and creatively funding community development.

That includes the new data initiative of Kolar Design, known as Kolar Experience Institute. KEI connects with specificity to space and place. The talented economic development analysis of Red Tiger. Authentic place based uses are Red Tigers specialty. FBT Project Finance Advisors group of legal and financial advisors. They activate the strategy and devise creative funding sources.

Collectively, this new comprehensive approach to development brings an entirely new way of thinking to communities and special projects- for private and public clients. Making development matter to people and places in our communities.

## OUR TEAM

# RIGHT WIN

## CITIES

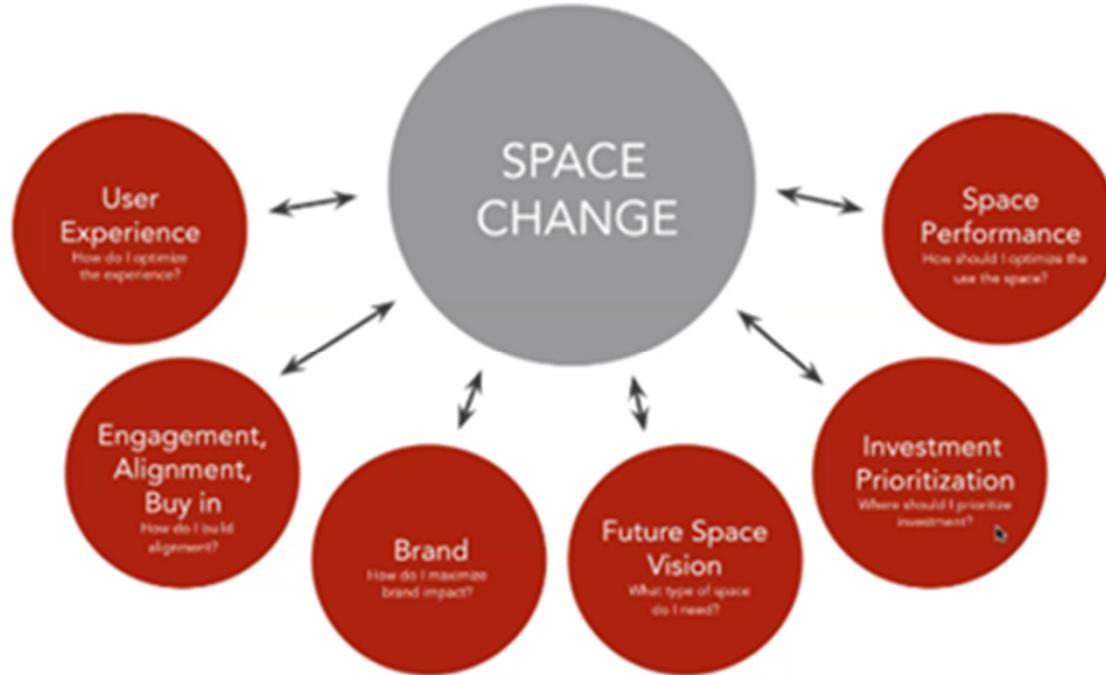


*Red Tiger Investments, LLC*



# HOW DO YOU RECOVER? MULTIPLE PANDEMICS & CRISIS IN OUR COMMUNITIES

# CONSTANT CHALLENGES



## Slide 5

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1 Audrey, can you remake this image so that is it clearer? Make it conform to formatting too?

FRANCES MENNONE, 8/31/2021

1 yeah

Audrey Eyman, 8/31/2021

# 2020 EXPOSED FRAGILITY

## Spring A Call for Main Street Regenerators

(Katz, Mennone, Saadine, Higgins)

Cincinnati Team Forms and is Funded

(Drexel Nowak Metro Finance Lab, Frances Kern Mennone, Kolar Experience Institute, Frost Brown Todd)

## Summer Mainstreet USA Study

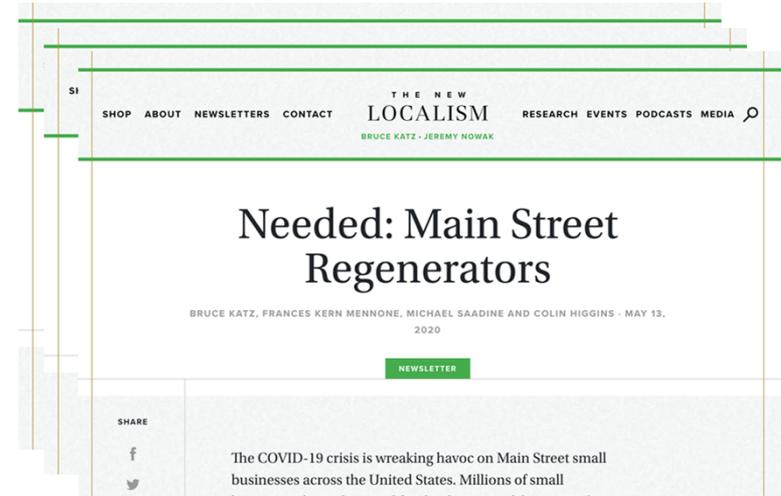
Four sponsors Align to Prototype Cincinnati

(The Carol Ann and Ralph V. Haile, Jr./U.S. Bank Foundation, Cincinnati Development Fund, Fifth Third Bank, The Port)

## Fall Alliance Comes into View

CARES Act Funding Identified to Support Revitalization

## Winter Model Expands to Other Cities



# THE KOLAR EXPERIENCE INSTITUTE

We built a research and insights institute focused on exploring the intersection of people, process, and place and creating positive impact for our clients and communities.



**PEOPLE**

+



**PROCESS**

+



**PLACE**

=



**IMPACT**

An aerial photograph of a zebra crossing on a paved road. Several people are walking across the crossing, their shadows cast on the pavement. The crossing consists of alternating black and white horizontal stripes.

local

divergent thinking

consumer insights

ideation

interdisciplinary

design **thinking**

for **COMMUNITIES**

human centered

rapid prototyping

# OUR PROCESS



## Clarify

Analyze & synthesize existing plans & data. A current state analysis and deduce what mechanism or tools may be available and not yet employed. Gaps and assets are identified.

Collect new data while defining the challenges & obstacles.

## Vision

Explore the possibilities through stakeholder & community ideation. Promulgate multiple solutions and concepts. Solicit client feedback and navigate the selection process.

## Prototype

Use engagement outcomes to recommend a catalytic solution. Implementation may take several routes. Navigate the best route for implementation.

## Implement

Identify the first steps for initiating a catalytic project & potential funding sources  
Enlist activation strategy

## Close



# OUR R2W OFFERING

## NEW CONSULTING APPROACH

### **Strategic Consulting** **Financial Consulting**

A holistic new approach that connects people to place, ensures impacts are reaching the intended user, Builds and strengthens strong P3's and introduces a multitude of creative funding sources.

## PRODUCTS

### **Financial Strategic Plan**

### **Economic Development Strategy**

### **Economic Toolkit Analysis**

### **Policy Review**

**Framework Plan** (includes identification of a transformational project).

### **Covid Impact Studies**

**Consumer Mapping**- with anchors and NBD's.

### **Population Experience Studies**

### **People Pattern Studies**

**Persona/Perception Mapping** (psychographic & demographic).

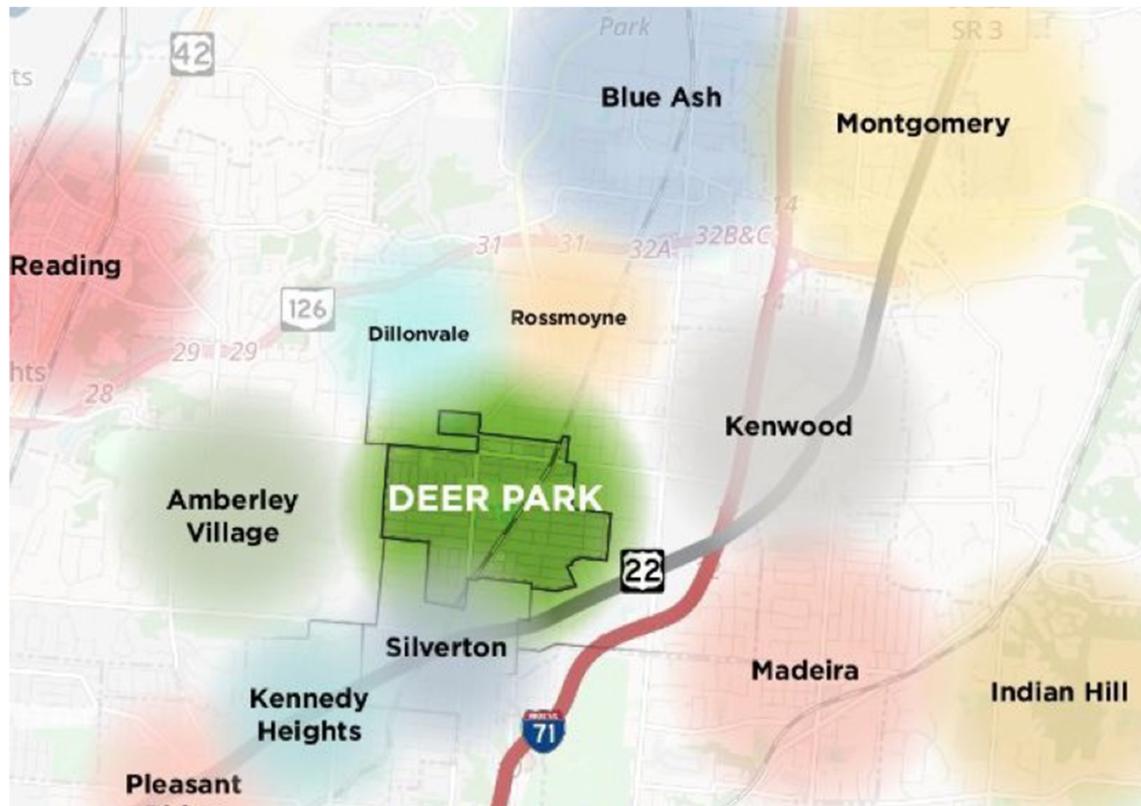
**Civic Engagement Profile** (civic duty/engagement)



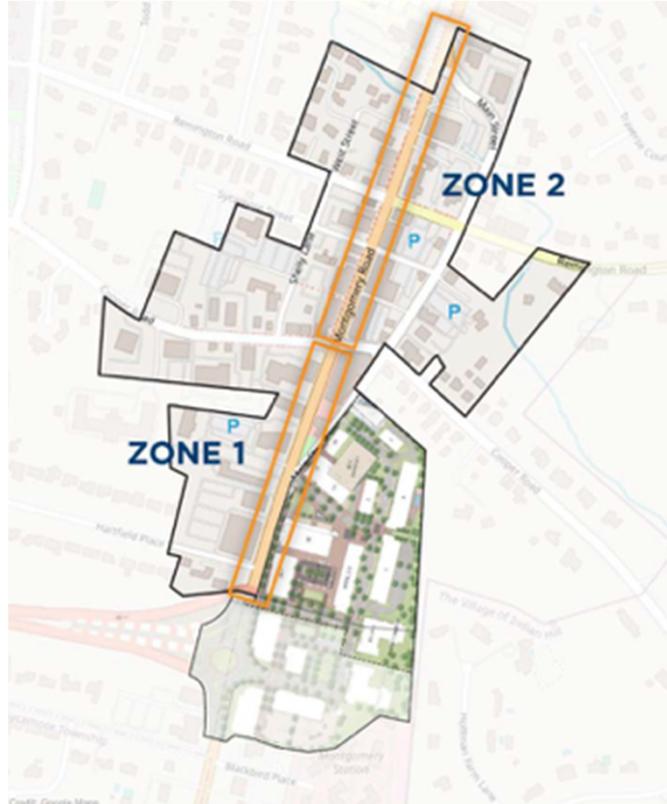
# PROJECTS DAYTON ARCADE



# PROJECTS DEER PARK



# PROJECTS MONTGOMERY



# PROJECTS TRAIL NETWORKS



# PROJECTS VILLAGE OF EVENDALE + AEROHUB

## OPPORTUNITIES PLAN



# WHAT DO YOU **THINK?**

**Want to know more? Contact us.**

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R2W PARTNERS



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