



The Ohio State University
Keenan Center for Entrepreneurship
2100 Neil Avenue
Columbus, Ohio 43210

RE: Wheeler or Wolstein intern

Dear prospective intern,

Spire Development, Inc. (www.livespired.com) (“Spire”) is a small, growing real estate development company located in Dublin, Ohio that is committed to building and owning meaningful communities for working families and seniors. Spire owns multi-family apartment communities in Ohio, West Virginia, Kentucky, and Michigan. Spire specializes in real estate developments that utilize the federal Low-Income Housing Tax-Credit (“LIHTC”) program. LIHTC is a federal financing mechanism created by the Tax Reform Act of 1986 to promote the creation of safe and affordable housing communities targeting middle-income Americans. The Tax Cuts and Jobs Act of 2017 preserved the LIHTC program in its entirety and more recent legislation has expanded the program further. The pandemic has only made Spire’s mission of creating safe and affordable housing even more critical.

Spire was formed in 2015 and currently consists of the two owners and two employees, three of whom attended The Ohio State University to obtain master’s degrees. The internship will likely consist of a hybrid in-person/remote-work setting. If the team is vaccinated by the time the internship begins, then there will be a greater degree of in-person work. The beginning and end dates of the internship are flexible.

The internship project objective is to identify viable multi-family development sites in Kentucky, West Virginia, Michigan, and/or Indiana. First, the intern shall read and analyze the Qualified Allocation Plan (“QAP”; outlines the competitive scoring process by which LIHTC are awarded) for each state and develop a corresponding development strategy. Second, after the strategy is agreed upon, the intern shall create an analytical tool (e.g. an Excel model) that identifies, sorts, and prioritizes municipalities fitting said strategy. Third, the intern and Spire shall reach out to each municipality’s economic development department to gauge their appetite for such a development, their local zoning process and timeline, and whether sites are earmarked for redevelopment. Fourth, the intern shall utilize zoning maps and other online resources to identify viable land parcel(s) for the proposed development.

Respectfully,

SPIRE DEVELOPMENT, INC.

A handwritten signature in blue ink that reads "Thomas Grywalski".

Thomas Grywalski
President