



Ben Kitto

Partner

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Ben Kitto is a Chambers USA Band 1-ranked Public Finance attorney and a partner in the firm's Public Finance group, where he leads Ice Miller's national charter school finance practice. He serves as bond counsel and underwriter's counsel in connection with tax-exempt bond financings for 501(c)(3) organizations, particularly educational, health care and cultural institutions.

Licensed to practice law in Ohio, Indiana, and California, Ben has served as bond counsel and underwriter's counsel roles on health care and education financings for borrowers or issuers in 32 states and the District of Columbia. Over the past five years, he has served as the lead attorney on more than 260 transactions spanning education, healthcare, cultural institutions, housing, and infrastructure. Representative transactions include local- and multistate program-issued tax-exempt and taxable bonds and loans for charter schools, independent schools, colleges and universities, senior living communities, nursing homes and long-term care facilities, hospitals, and cultural facilities.

Ben is a member of the National Association of Bond Lawyers' (NABL) securities law committee and has presented to NABL's Bond Attorneys' Workshop on charter school finance, as well as ethics in bond counsel and underwriter's counsel engagements. He frequently writes and presents on tax, disclosure, and regulatory matters affecting charter school and nonprofit financings and is regularly sought out for his insight on developments impacting the education finance market.

Ben is the chair of the board of directors of College Mentors for Kids. He was recognized as one of *The Bond Buyer's* Rising Stars in 2025 and was a member of the Leadership Columbus Class of 2017. Ben has also been continuously recognized by Ohio *Super Lawyers* since 2021.

Ben earned his juris doctor, *cum laude*, from the Washington University School of Law and his Master of Business Administration from the Olin Business School. He also holds a Bachelor of Arts in Interdisciplinary Philosophy and Political Science from Indiana University.

Education

- Indiana University (B.A., 2008)

Services & Industries

- Financial Services for Higher Education
- Health Care
- Healthcare, Higher Education & Nonprofit Institutions
- Health Care Finance
- Higher Education
- Long-Term Care & Senior Housing
- Public Finance
- Securities & Disclosure
- Health Care

- Interdisciplinary Philosophy and Political Science
- Washington University in St. Louis (M.B.A, 2012)
- Washington University in St. Louis School of Law (J.D., 2012)

Admissions

- California
- Indiana
- United States District Court - Northern District of Indiana
- United States District Court - Southern District of Indiana
- Ohio

Professional Affiliations

- Member, National Association of Bond Lawyers, 2012-present

Awards & Honors

- *The Bond Buyer* Rising Star, 2025
- *Chambers USA* America's Leading Lawyers for Public Finance, 2025-2026
- *The Best Lawyers in America*® for Public Finance Law, 2025-2027
- Ohio *Super Lawyers* Rising Star: Government Finance, 2021-2026
- 40 Under 40, *Columbus Business First*, 2020

Community Involvement

- Chair, Board of Directors, College Mentors for Kids, 2016-present
- Board of Directors, American Red Cross Greater Columbus Ohio Chapter, 2019-2025
- Associate Board, American Red Cross Buckeye Region, 2015-2019
- Leadership Columbus Class of 2017

Success Stories

Ice Miller Serves as Underwriter's Counsel to HJ Sims in \$69.63 Million Student Housing Bond Financing

Ice Miller served as underwriter's counsel to HJ Sims in connection with the \$69,630,000 Series 2026 bond financing for The Park at South Stadium, a purpose-built student housing development in downtown Fresno, California, which closed on May 28, 2026.

Proceeds of the bonds are being used to fund the construction of a 174-unit, 587-bed community that will integrate housing with educational programming through the affiliated Campus of Life platform of Ascent 613, helping address a structural undersupply of quality student housing in the Fresno market.

The development has been planned for more than a decade and has struggled to obtain financing since 2016. The financing team delivered creative solutions to address issues that had previously prevented the project from accessing the market, with construction expected to begin in August 2026 and opening anticipated in summer 2028.

Ice Miller's Role as Underwriter's Counsel

Ice Miller served as underwriter's counsel to HJ Sims on this student housing bond transaction, supporting the due diligence process and providing strategic legal counsel on the critical components of the financing, including:

- Compliance with securities laws governing tax-exempt and taxable municipal bond offerings
- Senior and subordinate sources of funding, including bonds and loans
- Preparation of transaction documentation and coordination of the closing process

Ice Miller played a key role in successfully closing this public finance transaction. The Ice Miller Public Finance team included:

- Partner [Ben Kitto](#)
- Associate [Brian Magorien](#)
- Practice Group Specialist [Victoria White](#)

About The Park at South Stadium

[The Park at South Stadium](#) is a brand-new, purpose-built student housing development in downtown Fresno, California, sponsored by Ascent 613, a nonprofit organization focused on creating educational, community-oriented living environments. The community will combine student housing with educational programming offered through Ascent 613's affiliated Campus of Life platform. Development is being led by The Park Partners, LLC, a subsidiary of JCI Development, Inc., and The Noyan Company, a seasoned team with extensive experience in student housing and mixed-use development. Located in a market experiencing rising student enrollment and a structural undersupply of quality housing, the project is designed to meet the growing demand for modern student residences in the Fresno area.

Learn More About Our Public Finance Bond Financing Services & Underwriter's Counsel

[Ice Miller's Public Finance team](#) delivers comprehensive, end-to-end support on every transaction—guiding clients through due diligence, document drafting, post-issuance matters, and continuing disclosure with deep expertise in securities laws and regulations, disclosure requirements, and ongoing compliance obligations. We are proud to support [educational financings](#) that bring stability, flexibility, and enduring value to the communities they serve. Whether you're navigating a complex bond issuance or seeking guidance on any [public finance matter](#), our team is ready to help.

Ice Miller Serves as Underwriter's Counsel to Piper Sandler in \$8.03 Million Charter School Bond Financing

Ice Miller served as underwriter's counsel to Piper Sandler in connection with [Coastal Empire Montessori Charter School's](#) \$8,030,000 fixed rate bond financing, which closed on June 29, 2026. Proceeds of the tax-exempt bonds were primarily used to fund the acquisition and renovation of a replacement school facility, securing a permanent home for the Savannah, Georgia charter school and strengthening its long-term financial foundation.

Ice Miller's Role as Underwriter's Counsel

Serving as underwriter's counsel on this [charter school bond transaction](#), Ice Miller supported Piper Sandler throughout the due diligence process and provided strategic legal counsel on the critical components of the financing, including:

- Compliance with securities laws governing tax-exempt municipal bond offerings
- Preparation of underwriting documentation

Ice Miller's counsel played a key role in successfully closing this public finance transaction.

The [Ice Miller Public Finance team](#) included:

- Partner [Ben Kitto](#)

- Associate [Brian Magorien](#)
- Practice Group Specialist [Victoria White](#)

About Coastal Empire Montessori Charter School

[Coastal Empire Montessori Charter School](#) is a free, public charter school in Savannah, Georgia, and the first Montessori charter school in the state. Serving students in Pre-Kindergarten through fifth grade, the school delivers an individualized elementary education rooted in the Montessori philosophy, emphasizing the emotional, intellectual, physical, and social development of every child in a nurturing and rigorous academic environment. The school is committed to cultivating a diverse, inclusive learning community that fosters intellectual curiosity, cognitive flexibility, and responsible stewardship among its students, families, and staff.

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We are proud to support [educational financings](#) that bring stability, flexibility, and enduring value to the communities they serve. Whether you're navigating a complex bond issuance or seeking guidance on any public finance matter, [our team](#) is ready to help.

Ice Miller Serves as Underwriter's Counsel to Piper Sandler in \$13.05 Million Charter School Bond Financing

Ice Miller served as underwriter's counsel to Piper Sandler in connection with the [Yi Hwang Academy of Language Excellence's \(YHALE\)](#) \$13,050,000 Series 2026 bond financing, issued through the Public Finance Authority.

The tax-exempt bond transaction enabled YHALE to purchase the building it leased and to reimburse itself for tenant improvements, securing a permanent facility for the school and strengthening its long-term financial foundation.

Ice Miller's Role as Underwriter's Counsel

As underwriter's counsel in the [charter school bond transaction](#), Ice Miller assisted Piper Sandler in conducting its due diligence and advised Piper Sandler on key legal aspects of the transaction, including:

- Securities law compliance applicable to tax-exempt municipal bond offerings
- Transaction documentation and closing coordination

Ice Miller's guidance helped bring the public finance transaction to a successful close.

[Ice Miller Public Finance](#) professionals included:

- Partner [Ben Kitto](#)
- Associate [Brian Magorien](#)
- Practice Group Specialist [Victoria White](#)

About Yi Hwang Academy of Language Excellence (YHALE)

[YHALE](#) is a tuition-free public charter school in Duluth, Georgia, offering dual language immersion programs in Korean-English and Mandarin Chinese-English. Serving students in grades K–8 from across the state of Georgia, YHALE is dedicated to providing a flexible and innovative educational experience that strengthens students' minds and opens their hearts to a diverse world. The school's curriculum features the top-ranked Singapore Math program, differentiated learning, and an integrated curriculum model designed to help students thrive socially, emotionally, and intellectually.

Learn More About Our Public Finance Bond Financing Services & Underwriter's Counsel

Ice Miller's Public Finance team provides start-to-finish support, from due diligence and document drafting through post-issuance and continuing disclosure, drawing on their in-depth knowledge of securities law and regulations, disclosure obligations, and continuing disclosure compliance issues.

Ice Miller is proud to support educational financings that create stability, flexibility, and lasting value for the communities they serve.

If you need guidance on any public finance matter, our team is here to help.

Ice Miller Serves as Underwriter's Counsel to Raymond James in \$18.6 Million Charter School Financing

Ice Miller served as underwriter's counsel to Raymond James in connection with the Arts and Technology Academy of Pontiac (ATAP)'s \$18.6 million Series 2026 financing. The transaction refinanced existing bonds and funds campus expansion—including a new gymnasium and additional classrooms—that will strengthen ATAP's financial foundation and expand its capacity to serve students and families in the Pontiac, Michigan community.

As underwriter's counsel, Ice Miller assisted Raymond James in conducting its due diligence and advised Raymond James on key legal aspects of the transaction, including securities law compliance, disclosure, and documentation, helping guide the financing to a successful close. Ice Miller's Public Finance team included Partner Ben Kitto, Associate Brian Magorien, and Practice Group Specialist Vicki White. Ice Miller is proud to support educational financings that create stability, flexibility, and lasting value for the communities they serve.

About Arts and Technology Academy of Pontiac

ATAP is a tuition-free public charter school in Pontiac, Michigan, dedicated to delivering a personalized, student-centered learning experience in a safe and supportive environment. Consistent with its mission to educate and motivate students to achieve lifelong success both inside and outside of the classroom, ATAP integrates dance, visual arts, 3D printing, and video production into its curriculum, emphasizing both academic excellence and creative development.

Learn More About Our Public Finance Services

Ice Miller's Public Finance team provides start-to-finish support, from due diligence and document drafting through post-issuance and continuing disclosure, drawing on their in-depth knowledge of securities law and regulations, disclosure obligations, and continuing disclosure compliance issues. If you need guidance on any public finance matter, our team is here to help.

Ice Miller Serves as Counsel to Raymond James in Metro Deaf School's 2025–2026 Minnesota Financing

Ice Miller served as counsel to Raymond James, the placement agent for the 2025 bonds and the underwriter of the 2026 bonds for Minnesota Metro Deaf School's financing (MDS). MDS is a charter school providing bilingual education exclusively for deaf, hard-of-hearing, and deafblind students. Founded in 1993, MDS now serves 177 students from birth through 12th grade and has a distinctive funding profile: its 100 percent special-needs student population enables the school to receive full reimbursement for operating expenses under Minnesota law.

Partner Ben Kitto, associates Brian Magorien and Grant Miller, and practice group specialist Vicki White worked with the financing team to help Raymond James bring the deals to closing. Kitto and White were pleased to see MDS's financing strategy come full circle, having also participated in MDS's 2018 bond issue, a portion of which was refunded in 2025-26.

Ice Miller's Public Finance team brings deep experience across charter school and education financings nationwide, having delivered bond counsel, borrower's counsel, underwriter's counsel, purchaser's counsel, and issuer's counsel solutions for charter school deals in more than 24 states and Washington, D.C., totaling more than \$5 billion in principal amount. The team is able to provide start-to-finish support, from due diligence and document drafting through post-issuance and continuing disclosure, drawing on their in-depth knowledge of securities law and regulations, disclosure obligations, and continuing disclosure compliance issues.

Ice Miller Closes on American Leadership Academy Financing Deal for Charter Schools in Arizona

Ice Miller represented American Leadership Academy, Inc. (ALA) in a \$201,620,000 bond issuance to finance, among other things, the acquisition and construction of two ALA charter school campuses located in Arizona. ALA currently operates 10+ charter schools in Arizona and this financing allows it to continue to serve students at existing and new campuses.

Ice Miller served as borrower's counsel, bond counsel, and disclosure counsel, drafting the core financing and disclosure documents, and shepherding the bond issuance through the conduit revenue bond approval process. The firm also counseled ALA on tax matters and provided insights into the structuring considerations and compliance responsibilities unique to the charter school market and the ALA organization itself.

The Ice Miller team was led by partners Monika Calamita and [Ben Kitto](#), who both hold in-depth experience in charter school financings. Ice Miller's charter school finance lawyers have helped to finance individual charter schools and systems of charter schools under common management, including those that are under management by nonprofit and for-profit education management organizations across the United States.

Thought Leadership

March 16, 2026

IRS Clarifies Arbitrage Rules: What Issuers and Borrowers Should Know

January 4, 2022

Final IRS LIBOR Transition Regulations Published

March 25, 2020

To Speak or Not to Speak? Public Statements Regarding COVID-19 & Antifraud Provisions