



Kristopher (Kip) Wahlers

Partner

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614 462 1074

Kip Wahlers has more than three decades of experience in the field of public finance, economic development, public law, and multifamily housing. Kip represents state and local governments at all levels as bond counsel. He has also served as underwriters' counsel, bank counsel and counsel to 501(c)(3) entities and other private sector entities doing business with government. Kip has deep experience working on transactions involving tax-exempt bonds, taxable bonds, and low-income housing tax credits (LIHTC).

Kip helps clients combine economic development tools, such as tax increment financing (TIF), community reinvestment area (CRA), and enterprise zone (EZ) tax abatements, new community authorities (NCAs), and port authority sales tax exemptions with conventional public finance tools to create innovative and mutually beneficial financing structures.

Kip has authored legislation relating to financing programs in Ohio and elsewhere, including tax credits, loan programs, and amendments to legislation establishing new community authorities and authority for impact facilities.

Kip is active in the development finance community, serving on the board of the Council of Development Financing Authorities (CDFA).

Education

- University of Georgia (B.A., *magna cum laude*, 1985)
 - English
- University of Michigan (M.A., 1986)
 - English
- University of Michigan Law School (J.D., *cum laude*, 1991)

Admissions

- Ohio

Services & Industries

- Housing Affordability
- Cannabis
- Economic Development
- Economic Development Strategies & Incentives
- Financial Services for Higher Education
- Government
- Housing Affordability - Tax Credit & LIHTC
- New Markets Tax Credits
- Procurement
- Public Finance
- Public Infrastructure/Public-Private Partnerships (P3s)
- Real Estate Financing
- Securities & Capital Markets
- Securities & Disclosure
- Solid Waste
- State & Local Government
- Transportation, Distribution & Logistics

Professional Affiliations

- Member, National Association of Bond Lawyers
- Member, Council of Development Finance Agencies
- Member, International Council of Shopping Centers

Awards & Honors

- *The Best Lawyers In America*®, Public Finance Law, 2024-2026
- *Chambers USA America's Leading Lawyers* for Public Finance, 2025-2026

Community Involvement

- Board Member, Mentoring Center of Central Ohio, 2014-present
- Board Member, Homeport, 2017-present
- Board President, REELRADIO, Inc., 2018-present

Key Matters

Representative Transactions

Multifamily Housing

- Served as bond counsel and developer's counsel in connection with the 2022 issuance by the Columbus-Franklin County Finance Authority of \$52 million in revenue obligations and 4% tax credits to finance the Retreat at Scioto Creek, a 264-unit multifamily affordable housing project in Columbus, Ohio. The Ice Miller team worked with Columbus City Council and the City's Department of Development to establish a new community reinvestment area tax exemption district and assisted the developer in establishing evidence of the requisite conditions (i.e. blight) within the CRA District to support its creation, resulting in a 15 year property tax abatement.
- Served as bond counsel and developer's counsel in connection with the issuance by the Columbus-Franklin County Finance Authority of \$42 million of Multifamily Revenue Bonds to finance Darby Crossing Apartments, a 260-unit affordable multifamily housing rental project located in Columbus, Ohio, utilizing a port authority lease/leaseback structure to obtain sales tax savings on construction materials. In addition, assisted the client in securing a 15-year tax abatement for the property.
- Served as developer counsel in connection with the establishment of a County linked deposit program which enabled the developer to secure long-term bank financing for Lockbourne Green, a 60-unit multifamily affordable housing project on the south side of Columbus, Ohio.
- Served as bond and developer counsel in connection with the substantial rehabilitation of Biltmore Towers, a 230 unit senior affordable multifamily housing project located in Dayton Ohio, providing the developer with a sales tax exemption for construction materials, utilizing a cash collateral structure together with FNMA M-TEBS in order to create a blended arbitrage yield.
- Served as bond counsel in connection with the 2019 issuance of approximately \$365 million of tax-exempt revenue bonds by the Arizona Industrial Development Authority to finance the acquisition by Great Lakes Senior Living, Inc. (*a single member 501(c)(3) corporation*) of eight senior living facilities that qualified as affordable housing from Common Sail Investment Group, Inc. and/or its affiliates.
- Served as bond counsel for six separate bond issues, four of which were included in a single obligated group under a master trust indenture structure, for developer of senior multifamily housing in Ohio and Indiana, with a total issuance of approximately \$200 million.

Economic Development

- Served as counsel to a Township in connection with the issuance of tax increment finance revenue bonds in connection with the acquisition of property adjacent to and supporting a residential housing development.
- Drafted documents establishing the minority capital loan program for the Council of Development Finance Agencies.
- Served as counsel to the developer in connection with the \$30 million rejuvenation of the Kelton Avenue Streetcar Barn and Machine Shop on the Near East Side of Columbus, into a mixed-use project. Drafted the legislation for the formation of a downtown redevelopment district and acted as counsel to the developer in assembling the capital stack for the project, which include new market tax credits, state and federal historic tax credits, a leveraged loan from OCCH, as well as state and local contributions.
- Served as bond counsel and/or disclosure counsel to the port authorities in connection with the financing of a for-profit senior living facility with tax-exempt lease revenue bonds, the financing of infrastructure related to a major logistics center in the City of Union, Ohio, and the financing of energy improvements (*utilizing special assessments*) for Crawford Hoying in the City of Dayton.
- Acted as counsel to Columbus Outlets, LLC (*a joint venture of Simon Properties and Tanger Outlets*) in connection with the financing of infrastructure for a 400,000 square foot outlet mall at the intersection of US-36/SR-37 and I-71 in Delaware County, Ohio, opening in 2016. Assisted the Developer in establishing a new community authority with the power to levy charges based on retail sales as well as a TIF District. In December 2018, the Delaware County Finance Authority issued tax-exempt bonds secured by community development charges and TIF revenues, the proceeds of which were used to reimburse the Developer for its out-of-pocket costs.

Published In

- "[Environmental, Social, Green Bonds Come Home.](#)" *Inside Indiana Business*, March 16, 2021
- "New Tools: Retail Facilities Enterprise Zone Exclusion Now Permitted," *Ohio Township News*, March 2017
- "SB 235 Provides New Tool to Induce Development."

Thought Leadership

February 9, 2022

White House Releases Comprehensive Federal Guide to the Infrastructure Bill

January 19, 2022

Ohio's Brownfield Program Offers Significant Incentives for Redevelopment

February 8, 2021

Environmental, Social and Green (Sustainable) Bonds Come Home

April 17, 2020

General Assembly Provides Temporary and Limited Authority for Public Bodies to Hold Open Meetings Remotely

Speaking Engagements

- Panelist, "The Community Capital Collaborative Signature Event," Council for Development Finance Agencies (CDFA) National Development Finance Summit, October 10, 2024
- Moderator, "Islands of Impact: Deploying NMTCs Where They Matter Most," Council for Development Finance Agencies (CDFA) National Development Finance Summit, October 9, 2024
- Presenter, "Political Landscape of Private Activity Bonds," CDFA BNY Mellon Development Finance Webcast Series, March 18, 2025
- Co-presenter, "TIF and Capital Markets," Council for Development Finance Agencies (CDFA) Advanced TIF Course, November 13, 2024
- Presenter, "Navigating ESG in the Bond Market," Council for Development Finance Agencies (CDFA), BNY Mellon Development Finance Webcast Series, July 16, 2024
- Presenter, "2024 Ohio Basic Economic Development Course: Basic Course on Economic Development Financing & Incentives," Ohio Basic Economic Development Course, May 1, 2024
- Presenter, "TIF Transactions: Ideas for Responding to Typical Challenges," Council of Development Finance Agencies (CDFA) Intro Tax Increment Finance Course, June 14, 2023.
- "Introducing CDFA's Minority Loan Guarantee Program," Council for Development Finance Agencies (CDFA) National Conference, November 2, 2022
- "Managing EDO's: Don't Get Drunk and Do Stupid Things: A Tutorial in Ethics in Economic Development," Ohio Economic Development Association (OEDA) Annual Summit, October 5, 2022
- Moderator, "Demystifying Housing for Economic Developers," Ohio Economic Development Association Housing and Economic Development Convening, October 3, 2022
- "Ohio Tax Increment Financing – A Valuable Tool for Townships," Ohio Township Association, July 2022
- "Economic Development Incentives," Ohio Economic Development Association – Ohio Basic Economic Development Course, April 7, 2022
- "Negotiating Incentives for Economic Development," Ohio Township Association Annual Conference, January 28, 2022
- Presenter, "Special Districts in Land Development," Lorman Webinar, July 23, 2019
- Moderator, "Legislative Update: Tax Reform and Opportunity Zones," Council for Development Finance Agencies (CDFA), Ohio Conference, Sept. 25, 2018
- "Joint Economic Development Districts and Opportunity Zones: Tools for Reinvigorating Communities," Mahoning River Corridor Mayor's Association, Aug. 11, 2018
- "Tax Cuts and Jobs Act of 2018 - Opportunity Zones and Advance Refundings," Ohio Government Finance Officer's Association, July 19, 2018
- "Dancing with the Devil - Partnering with Developers to Create Better Communities," Ohio Township Association, January 2018
- Moderator, "Transformative Neighborhood Investments," Council of Development Finance Agencies (CDFA), 2017 National Development Finance Summit, Nov. 16-17, 2017
- Presenter, "Joint Economic Development Districts - New Law Changes," Ohio Township Association Annual Conference, February 2017
- "P3 Project Funding," Council of Development Finance Agencies (CDFA), 2015 National Summit, Nov. 3-5, 2015
- Presenter, "Bond Financing," 2015 CDFA Ohio Financing Roundtable Conference, Sept. 1, 2015
- "Alternate Strategies for Funding Demolition," Ohio Land Bank Conference, Sept. 12, 2014

Events

October 14, 2026

Homeport Voice & Vision Celebration

Greater Columbus Convention Center

August 6, 2026

2026 Ohio Township Association Golf Outing

Virtues Golf Club

June 24, 2026

2026 CDFA Intro Housing Finance Course | State and Local Financing Programs

Virtual via Zoom

June 3, 2026

Ohio Economic Development Institute's Basic Economic Development Course | Economic Development Finance + Incentives

Embassy Suites Columbus Dublin

April 20, 2026

Housing Ohio 2026 Conference | Housing Development 101

Hyatt Regency Hotel

November 20, 2025

CDFA Advanced Tax Increment Finance Course | TIF and Capital Markets

Virtual via Zoom

November 13, 2025

2025 Ohio Housing Conference | Developer Download: Tariffs, Labor and Red Tape

Greater Columbus Convention Center

6/25/2025 - 6/26/2025

2025 CDFA Intro Housing Finance Course

Virtual via Zoom

May 5, 2025

Housing Ohio 2025 Conference | Community Development Tools for Creating Affordable Housing

Hyatt Regency Columbus

April 15 – 16, 2025

2025 CDFA Federal Policy Conference

Washington Marriott Georgetown

March 18, 2025

CDFA // BNY Development Finance Webcast Series | Political Landscape of Private Activity Bonds

Online Webinar

May 8, 2024

Housing Ohio 2024 Conference | Community Development Tools for Creating Affordable Housing

Hyatt Regency Columbus

February 8, 2024

2024 Ohio Township Association's Winter Conference | Economic Development Update

Greater Columbus Convention Center

November 8-10, 2023

CDFA National Development Finance Summit

Hilton Philadelphia at Penn's Landing

May 2, 2023

2023 Ohio Basic Economic Development Course

Embassy Suites Columbus Dublin

November 3, 2022

CDFA 2022 National Development Finance Summit

The Westin Denver Downtown

News

June 4, 2026

Ice Miller Announces Top National Rankings in Chambers USA 2026

August 21, 2025

134 Ice Miller Attorneys Listed in *The Best Lawyers in America*® 2026 Rankings

June 26, 2025

Kip Wahlers Quoted in *The Huddle Up*: "The Role of a Conduit Tax-Exempt Bond Issuer in Affordable Housing Development"

June 5, 2025

Thirty Ice Miller Attorneys and Nine Practice Groups Ranked by *Chambers USA*

March 19, 2025

Jarrold Loadholt and Kip Wahlers Quoted in *The Bond Buyer*: "Local, State Officials Need to Make the Case In Person for Preserving PABs"

August 15, 2024

130 Ice Miller Attorneys Listed in *The Best Lawyers in America*® 2025 Rankings

August 17, 2023

133 Ice Miller Attorneys Listed in *The Best Lawyers in America*® 2024 Rankings