



## Bradley N. Ruwe

Partner  
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Brad is known for his insightful analyses of public finance projects from both economic and legal perspectives. He serves as bond counsel, underwriter's counsel, bank counsel, disclosure counsel, and special counsel.

With more than two decades of experience in public finance, Brad has been serving as counsel in the following areas: government finance, school finance, 501(c)(3)/health care finance, economic/industrial development finance and municipal leasing. He handles both governmental and conduit transactions and is regularly called upon to address governmental and quasi-governmental councils, boards, school boards, and authorities on public finance issues.

He has served as a speaker at meetings of state and local government entities, including the State of Ohio, counties, municipalities, treasurers, trustees, school districts, and the Ohio Municipal League.

### Services

- Public Finance
- Economic Development
- Public Finance Education
- Public Finance Health Care
- Traditional Governmental Finance
- Public Finance Public Utilities

### Education

- Northern Kentucky University, Chase College of Law (J.D., 1996)
  - Moot Court
  - Potter Stewart Inns of Court
- Xavier University (B.S.B.A., 1992)

### Bar Admissions

- Ohio

## **Affiliations/Memberships**

- Association of Governmental Leasing and Finance, member; board member (2007 - 2013)
- National Association of Bond Lawyers, Bond Attorneys' Workshop panelist (2008 - present)
- Xavier University, Board of Executive Advisors for Economics (2009 - present)
- Chase College of Law, Transactional Law Center Board of Advisors (2010 - 2015)
- Cincinnati Bar Association
- Ohio State Bar Association

## **Distinctions**

- Rising Star by *Cincinnati Law and Politics Magazine* (2005, 2006)
- *Cincy Magazine*
  - Cincy Leading Lawyer
  - Leading Lawyers Power 100 (2021)
- Cincinnati Academy of Leadership for Lawyers (2005)

## **Experience**

### **Legal Counsel to the Liberty Community Authority**

Dinsmore is legal counsel to the Liberty Community Authority (“LCA”), created pursuant to Ohio statute and comprised of private developer and Butler County/Liberty Township representatives, which manages and maintains the multiple public parking garages, and storm water facilities supporting the expansive mixed use project, known as “Liberty Commons” – one of the largest residential, commercial and entertainment projects in southwest Ohio.

### **Project Counsel for \$150 million Mixed-Use Project**

We served as project counsel for a regional multi-family apartment developer in connection with the re-development of a \$150 million mixed-use project containing approximately 330 residential units, a boutique hotel, approximately 200,000 sq. ft. of office space, and a 1,400 space public parking garage on the Scioto Peninsula in downtown Columbus. Over a two year period, our team negotiated the purchase, sale and development agreement, and various interrelated land use agreements necessary for facilitating the creation of a new “festival street;” assisted in forming a new community authority which utilized a tax-exempt bond issuance to finance the public improvements supporting the project; collaborated with the Columbus Franklin County Finance Authority to issue tax exempt bonds, utilizing a ground lease/capital lease structure, to receive sales tax exemption savings on the materials used in construction of the apartment buildings; formed a joint venture entity to utilize capital contributions of equity investors and to take advantage of the project’s location in a qualified opportunity zone; and negotiated terms of an approximately \$60 million construction loan. Further, our development team negotiated an option of right of first offer as to the public parking garage and laid the groundwork for phase II

expansion in the event our client wishes to expand its development footprint. Throughout the project, our team collaborated with the city of Columbus, Columbus Downtown Development Corporation, Columbus-Franklin County Finance Authority, and counsel for two collaborative developers.

### **Counsel Children's Hospital**

Representative transactions include financings for capital improvements to the medical center, the Tower Project, parking garage projects, and other research and development infrastructure.

### **Provide a Bank Ongoing Counsel**

Representative transactions include lease-purchase and installment payment financings involving political subdivisions and non-profit entities.

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### **Provide Ongoing Counsel for School District**

Representative transactions include financings for Oak Hills High School, the district's middle schools and elementary schools, and tax levy and economic development matters.

### **Provide Ongoing Counsel to School District**

Representative transactions include financings for Colerain High School and Northwest High School, the district's middle schools and elementary schools, and tax levy and economic development matters.

### **Provide Ongoing Counsel to School District**

Representative transactions include financings for Winton Woods High School as well as the district's middle school, intermediate school, elementary and primary schools, and tax levy matters.

### **Represent Career Campuses**

Representative transactions include financings for the benefit of the Great Oak Career Campuses, as well as tax levy matters.

### **Represent Lifestyle Community and Senior Living Services**

Representative transactions include financings for Twin Towers and Twin Lakes, including financings for Manor Homes, villa homes, apartment homes, and memory care facilities.

### **Represent Municipality through Multiple Transactions**

Representative transactions include financings for The Banks Project, Stadia financings, General County Infrastructure, Sewer Infrastructure, Special Assessment Projects, and Economic Development.

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Representative transactions include financings for General County Infrastructure, Water and Sewer financings, Special Assessment Projects, and Economic Development.

### **Represent Port Authority through Multiple Transactions**

Representative transactions include financings for non-profit entities, PACE financing, and economic development.

### **Represent School District**

Representative transactions include financings for the high school, the middle school, and the elementary schools, as well as tax levy and economic development matters.

## **Publications**

February 16, 2023

**Senate Bill 33: Changes to Ohio's Community Reinvestment Area Property Tax Exemption Program**

October 3, 2022

**SEC Alleges Fraud and Deceptive Practices in Case Against City of Rochester, New York**

August 18, 2022

**Impactful Changes to Ohio Ballot Language and Election Notices**

March 25, 2022

**Reminder: SEC Requires Disclosure of Rating Changes and Financial Obligations**

August 17, 2020

**Ohio Gives Temporary Authorization for Municipalities and Townships to Use TIF Funds for Expanded Purposes**

June 23, 2020

**Ohio Treasurer's COVID-19 Community Response Initiative**

May 27, 2020

**Continuing Disclosure Amid the COVID-19 Pandemic**

May 20, 2020

**The Federal Reserve's Municipal Liquidity Facility: Providing Financial Relief but at What Cost?**

April 13, 2020

**SEC Guidance: Public Statements of Municipal Issuers Subject to Antifraud Provisions**

March 11, 2020

**A Reminder that the SEC Requires Disclosure of Rating Changes and Financial Obligations**

February 19, 2019

**SEC to Implement Two Additional Material Event Disclosures**

August 24, 2018

**SEC Approves Two Additional Material Event Disclosures**

May 24, 2018

**CUSIP Clarity: MSRB Amends Rule to Exclude Direct Purchase Transactions from CUSIP Requirements**

February 14, 2018

**Tax Reform Threatens the Future of Direct Purchase Transactions**