



WINDSOR DEVELOPMENT  
Downtown Forward Project Overview  
March 3, 2026





Through an extraordinary gift from a longtime Mansfield family, a partnership composed of the Windsor Companies (“Windsor”) and the Richland County Foundation (the “Foundation”) will be entrusted with the stewardship of a large portfolio of historic buildings in downtown Mansfield for the long-term benefit of the community. This responsibility reflects both the trust placed in the partnership and its ability to lead with care, intention, and integrity.

The project, named “Downtown Forward,” brings historic downtown buildings back to life by adding housing, commercial and retail space, supporting existing businesses, and increasing daily activity and foot traffic — all essential components for long-term economic vitality.

This work advances a mission to improve quality of life in Richland County through strategic investment and community leadership. We are fortunate to have an extraordinary donor gift, significant local support and years of community planning behind this work. We are well-positioned to help lead the effort in a way that lifts the entire community for the long-term benefit of Mansfield and Richland County.

Downtown Forward presents the opportunity to be a model for urban renewal throughout the state of Ohio and beyond.

# Windsor Development Downtown Forward Revitalization Vision



A vision to create one of central-Ohio's most vibrant mixed-use destinations, bringing new residents, jobs and businesses to downtown Mansfield



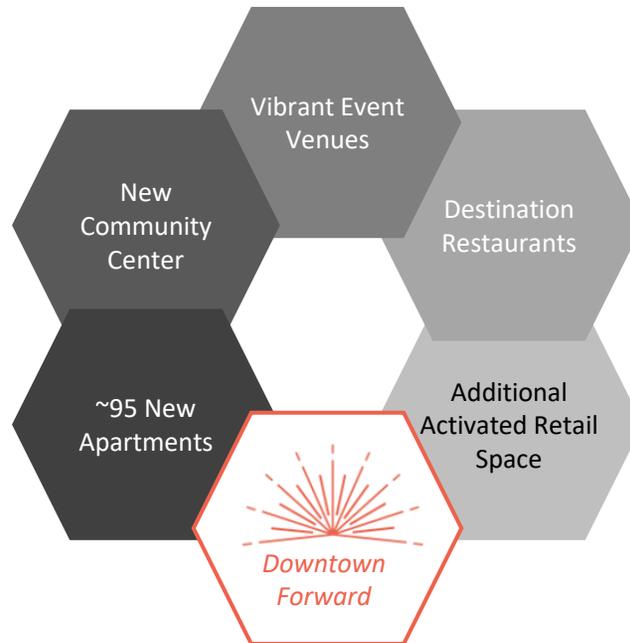
*The Arcade, Newark, OH*



*Downtown Canton, OH*



*Converted Bank Building to Restaurant*



*The Fire Blocks District, Dayton, OH*



*Fire Blocks District Apartment, Dayton, OH*



*Community Center Interior Example*

# Windsor Development

## Project Summary As Currently Planned



The proposed project is structured to balance residential and commercial / retail activation in order to create a vibrant mixed-use community

### I Phase I – 14 Buildings | ~180,000 SF



~ 95 New Rental Apartments



New Community Center (Gym, Lounge, Coworking)



Event Space (Eagle's Building)



Activation of Vacant Ground Floor Retail



# Windsor Development Downtown Mansfield Historic District

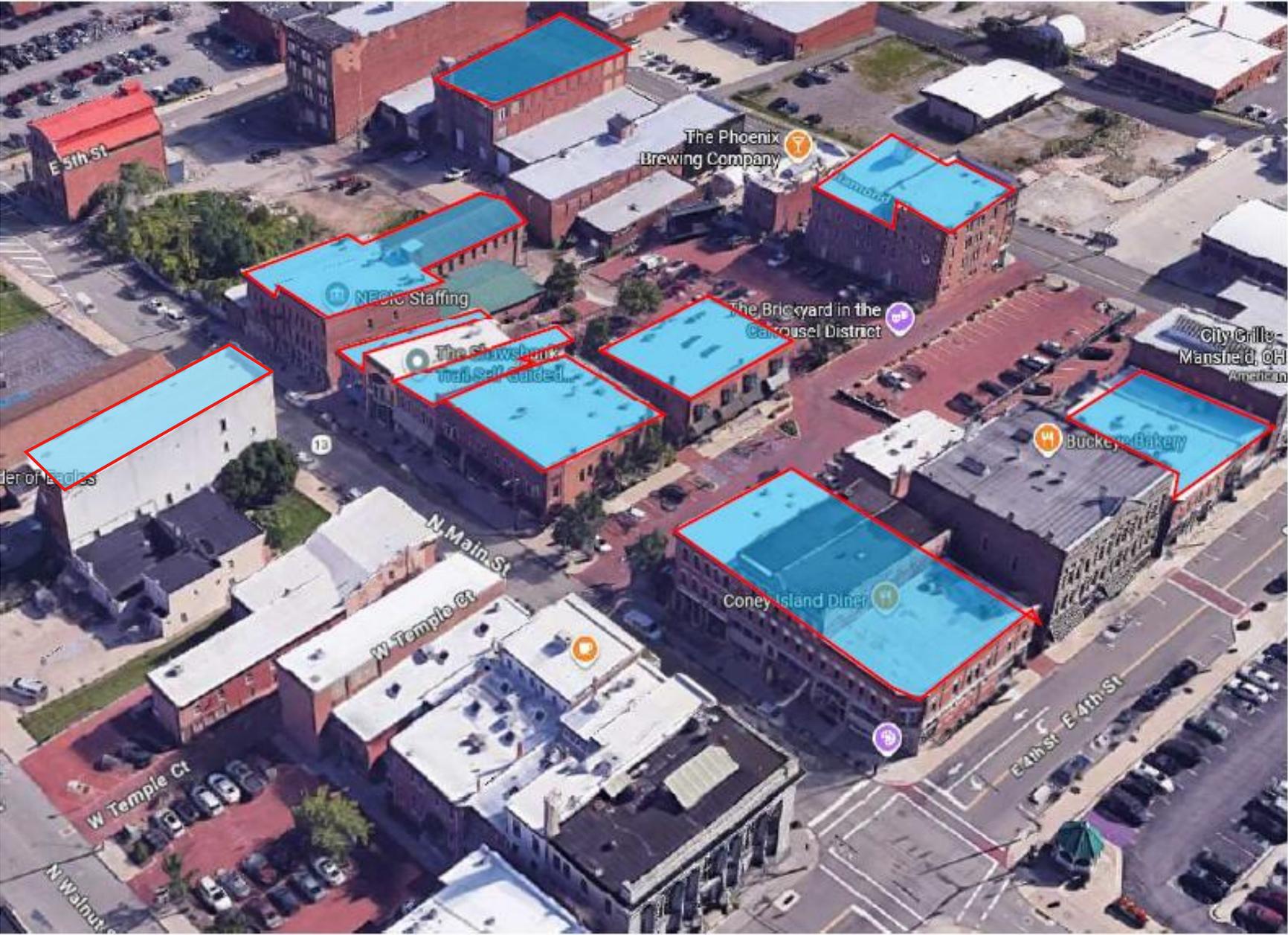


# Windsor Development

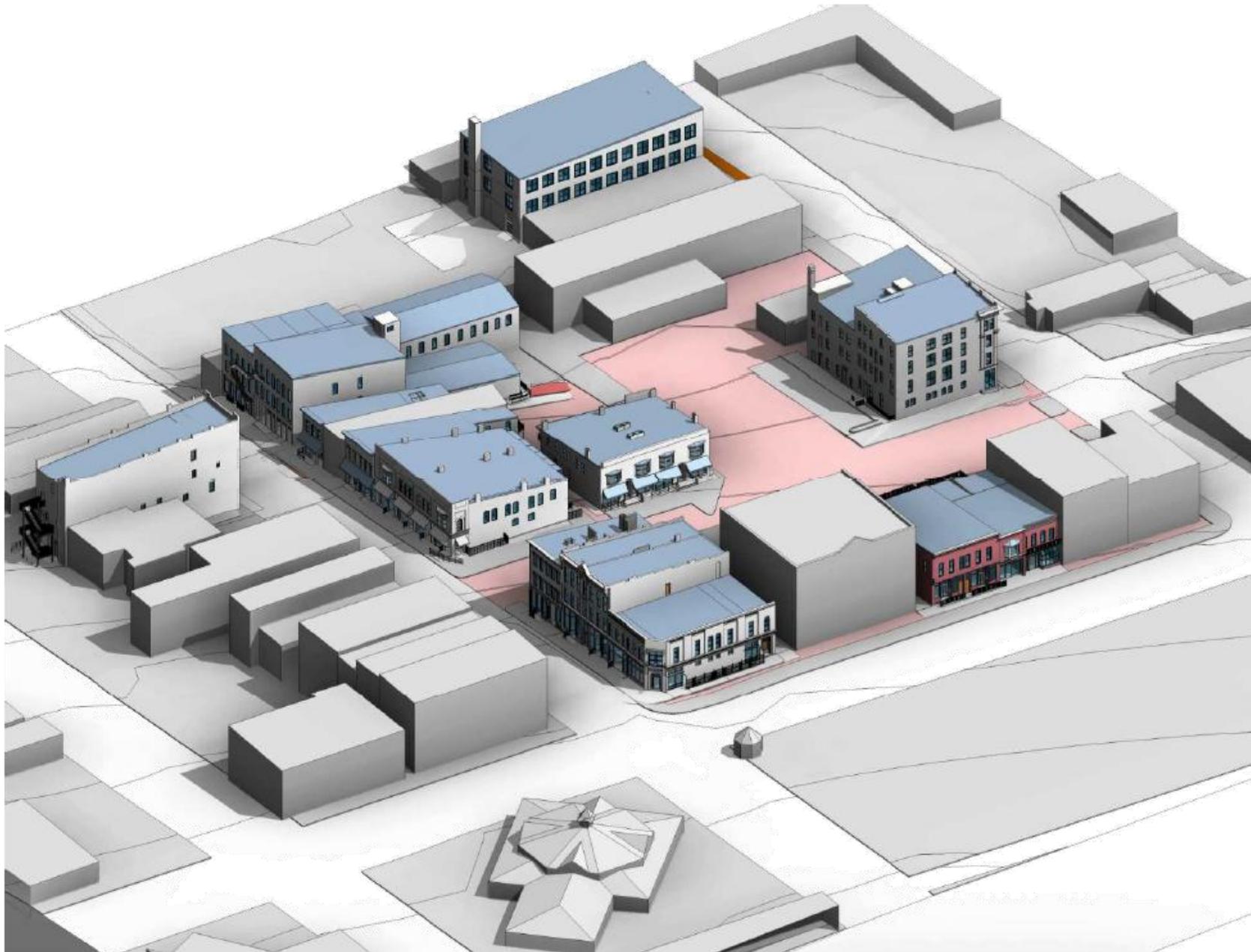
## Downtown Forward | Project Site



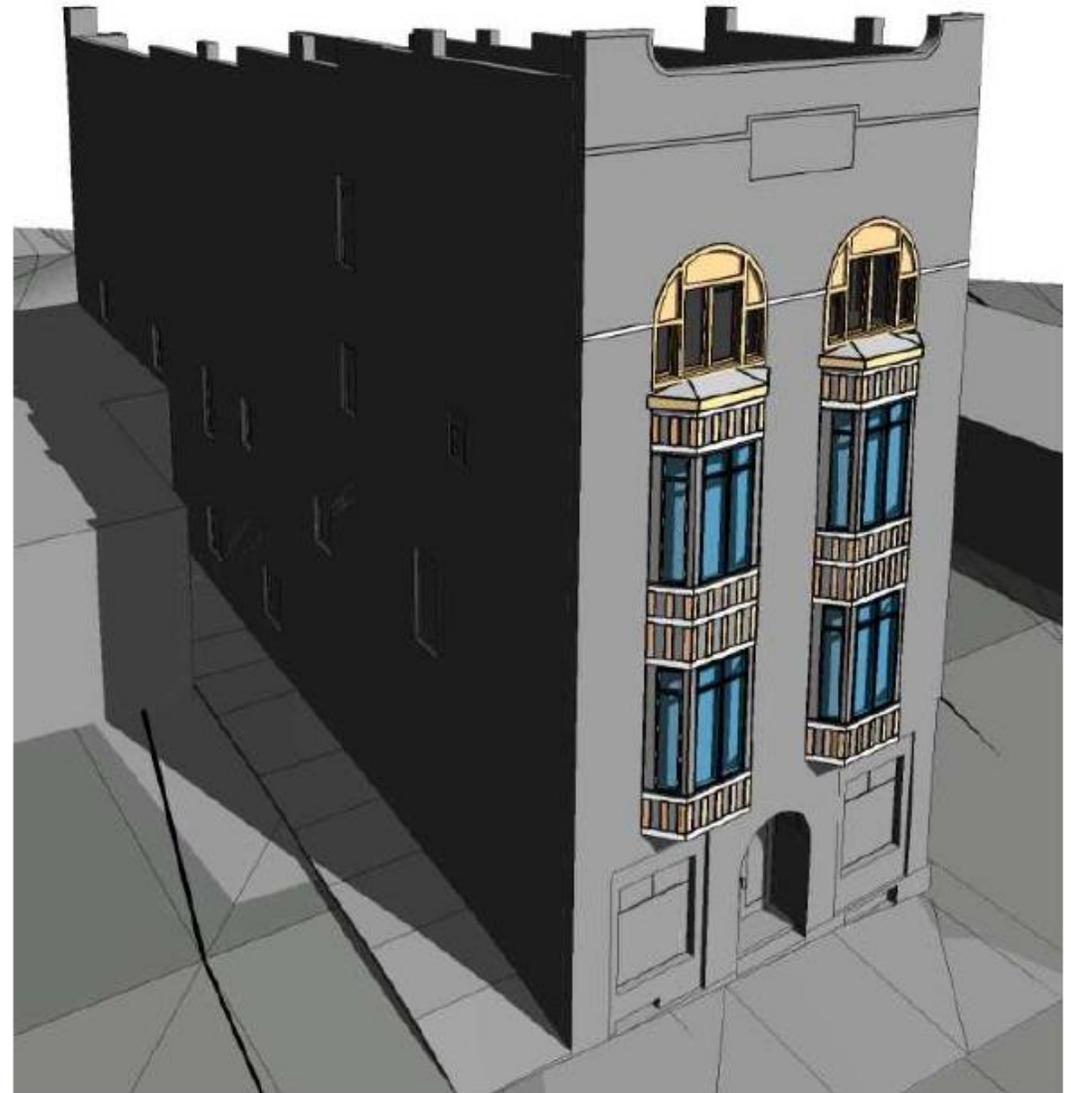
# Windsor Development Project Overview | Aerial



# Windsor Development Project Overview | Model



# Appendix



### Overview

- Beginning in 2012, an effort was launched to rehabilitate more than 50 largely vacant downtown buildings in Bellefontaine, OH
  - The town had suffered from a large exodus of its population for larger Ohio communities
- Tens of millions of dollars in public and private capital were deployed to restore historic structures, improve streetscapes, and attract small businesses
- The revitalization brought over 200 new jobs and dozens of new local shops, restaurants, and creative businesses to the downtown core
- The project also brought hundreds of new residents downtown seeking the convenience and quality of life the revitalized downtown offered
- Preservation-minded design and locally owned storefronts helped re-establish Bellefontaine as a regional destination, boosting resident quality of life and benefiting local business



June 11, 2025

"...the [redevelopment] effort has built up more than \$30 million in private investments, renovated 56 buildings in Bellefontaine's downtown, and helped jumpstart about 60 new businesses providing nearly 200 jobs for the city."



September 18, 2024

"'Back in 2008, we wouldn't dream of getting in our car and going downtown to eat,' [the retired mayor] said... Now, you make a reservation in town for Friday night and you see people you know there.'"

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IF INCLUDED, INDEX INFORMATION IS INTENDED MERELY TO SHOW THE GENERAL TREND IN THE MARKETS FOR THE PERIODS INDICATED AND IS NOT INTENDED TO IMPLY THAT THE INVESTMENTS ARE SIMILAR TO THE INDICES EITHER IN COMPOSITION OR RISK. REFERENCES TO ANY INDICES ARE FOR INFORMATIONAL AND GENERAL COMPARATIVE PURPOSES ONLY. THE PERFORMANCE DATA OF VARIOUS INDICES MENTIONED IN THIS UPDATE ARE UPDATED AND RELEASED ON A PERIODIC BASIS BEFORE FINALIZATION. THE PERFORMANCE DATA OF VARIOUS INDICES PRESENTED HEREIN WAS CURRENT AS OF THE DATE OF THE PRESENTATION. PLEASE REFER TO DATA RETURNS OF THE SEPARATE INDICES IF YOU DESIRE ADDITIONAL OR UPDATED INFORMATION. INDICES ARE UNMANAGED, AND THEIR PERFORMANCE RESULTS DO NOT REFLECT THE IMPACT OF FEES, EXPENSES, OR TAXES THAT MAY BE INCURRED THROUGH AN INVESTMENT WITH WINDSOR. RETURNS FOR INDICES ASSUME DIVIDEND REINVESTMENT. AN INVESTMENT CANNOT BE MADE DIRECTLY IN AN INDEX. ACCORDINGLY, COMPARING RESULTS SHOWN TO THOSE OF SUCH INDICES MAY BE OF LIMITED USE.

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