

## Brad DeHays - FOUNDER



Brad J. DeHays, is the founder and president of Connect Real Estate and Connect Construction. Connect Real Estate is a commercial real estate developer, investor and property manager. They are a market leader in the development of large scale urban infill projects for office and housing developments. Their projects are visible throughout downtown Columbus and surrounding markets.

DeHays is an expert in developing unique projects for the benefit of the surrounding communities. His experience as a lead developer utilizing the tools of government programs includes: Low Income Housing Tax Credits, Federal and State Historic Tax Credits, Conservation Easements, Federal and State New Market Tax Credits, Job Creation Tax Credits, Downtown Re-Development Districts, Pace Financing, Capital Lease Structures, Jobs Ohio Revitalization Program grants, Ohio Housing Finance Agency Bond Gap Program, and the Franklin County Magnet Fund Program amongst others. All tools which provide the necessary resources to reduce risk in large projects.

Connect Real Estate has been a driver in the development boom in central Ohio by transforming previously neglected spaces into first-class commercial and residential units. While others see blight, they see potential growth opportunities for the city. Their projects have modernized neighborhoods and stimulated economic development, all while preserving the cultural and historic fabric of the surrounding communities. They have created much-needed affordable housing in the downtown area by creating Columbus' first micro apartment developments with their branded "Micro-Living" utilizing vacant historic buildings.

With a keen eye toward the future, Connect developed the adaptive re-use of Columbus' Coal Fired Power Plant into a 110,000 ft Class A office complex that won the Nancy Recchie Award for Design Excellence and also the top office project award for NAIOP in 2022. They also developed the Columbus Trolley District with a \$55 million dollar investment in Columbus' near east side that was named as one of Columbus' most transformational projects.

Other notable projects include the adaptive reuse of the former Custom Coach Facility, turning the 60,000 vacant square feet on 6 acres along Dublin Road into offices, gymnastics facility, commercial test kitchen and co-working space. Additionally, the group completed the historic renovation of the Ohio Farm Bureau offices, which converted 34,000 vacant square feet into fully occupied office space for law firms and ProMusica.

Recently, Connect was awarded as a mega project recipient in the first Transformational Mixed Use Development round for his Connect Housing Blocks Project in central Ohio. The \$100 million project consists of a 630,000 ft modular apartment manufacturing facility and two affordable apartment complexes on-site. Connect also owns and manages one of the largest portfolios of private parking in the central business district – including the renovated Long Street Parking Garage. In surrounding markets, they have amassed ownership in a wide range of office and retail developments, affordable housing units and apartment complexes.

An active supporter of his community, DeHays served as a city of Columbus appointed board member of the Columbus Zoo and Aquarium, president of the Upper Arlington Rotary Club, as a member of the Executive Committee of the Prevent Family Homelessness Collaborative, a member of the Affordable Housing Alliance of Central Ohio, as a board member of the Columbus Apartment Association, a member of the Urban Land Institute, and is a board member of Alvis Inc. DeHays has recently been named as a 4 time recipient of the Business First "Power 100" for 2019, 2020, 2021, and 2022 as one of central Ohio's 100 most influential people.