

**2017-2018
NEIGHBORHOOD BUSINESS DISTRICT
IMPROVEMENT PROGRAM
(NBDIP)**

APPLICATION KIT



City of Cincinnati
Department of Community & Economic Development
805 Central Ave., Suite 710
Cincinnati, Ohio 45202

CITY OF CINCINNATI
Neighborhood Business District Improvement Program
2017-2018 FUNDING REQUEST APPLICATION

Each Neighborhood Business District may submit two project requests (one major and one minor or two minor). Complete each section and provide written documentation to receive credit on scoring.

Project Title: Rainbow Building Gap Funding Project Address: 1528 Madison Rd
Neighborhood: East Walnut Hills Census Tract(s): 0360.00
Business Association: East Walnut Hills Business Group Community Council: East Walnut Hills Assembly

Please Describe Project in One Sentence: In partnership with the Walnut Hills Redevelopment Foundation, East Walnut Hills is seeking funds to close the gap in the redevelopment of the Rainbow Building at 1528 Madison Rd.

Detailed Project Description: In 2016, the Walnut Hills Redevelopment Foundation acquired 1528 Madison, a building that has long sat vacant at the heart of DeSales Corner. Following the redevelopment of 1527 and 1535 Madison Rd, the Rainbow building will complete the redevelopment of vacant buildings on DeSales corner. Since acquisition, WHRF has been working with Urban Fast Forward, New Republic Architecture, and East Walnut Hills to uncover a best use and market the building. In order to move forward with the project, the Walnut Hills Redevelopment Foundation must identify additional funds to close the gap in financing.

1. Type of Project: Major X or Minor
2. NBD Impact: Impact is limited to the specific project site or NBD. Identify the businesses physically, contractually, or financially impacted and directly benefiting from this project.

O Pie O, 1527 Madison
South Block Properties, 1535 Madison
Towne Properties, 1550 Madison
Growler House, 1526 Madison

Susie Wongs, 1544 Madison
DeSales Café, 1550 Madison
Mardi Gras on Madison, 1522 Madison
Advantage Group, 1527 Madison
Bloomfield & Schon, 1527 Madison

3. Job Impact: "Jobs retained" based on approximate number of jobs provided by above businesses.
"Jobs created" based on new FTE jobs from new business at 1528 Madison.

Jobs Retained: 50

Jobs Created: 15

4. **Businesses Assisted:** Provide the names and addresses of businesses that will directly benefit from the project, and explain how these businesses will directly benefit. *(Example – a streetscape will benefit all businesses fronting on the improvements. Parking lots benefit businesses needing additional parking in close proximity).*

Businesses Assisted: At least 9 businesses in the direct vicinity will benefit from the redevelopment of the Rainbow building through the elimination of blight and the increased foot traffic that the location will bring.

5. **Sources and Uses:** Degree to which the project leverages private and other public funding. Private leverage based on commitments through letters of support. List other public funds committed to the project (federal, state, NSP).

Fund Source	Private	Public	Amount	Use
NBDIP		X	\$150,000	Construction/Management
Mortgage	X		\$820,000	Construction/Management
Finance Fund	X		\$30,000	Pre-development

Total Budget \$1,000,000

6. Attach complete budget, including cost estimates, source of estimates, and contractor's bids. [See sources and uses above – numbers based on project Proforma summary]

7. What is the neighborhood contribution to this project (including committed volunteer hours)?

Walnut Hills Redevelopment Foundation staff time, East Walnut Hills Assembly and Business Group.

8. Does this project complete or continue a previously funded project? Yes X No

9. Does your community have an approved plan? Yes X No

If yes, which goal or objective of the plan does this project implement?

The "Cincinnati 45206 Template for Tomorrow" plan calls for (1) Strengthening and improving the economic viability in the '06 community business districts, (2) Maintaining the existing historic and architectural character of the business district, (3) improving the safety, cleanliness, and visual identity of the '06 business districts. The redevelopment of the Rainbow Building will save an architecturally significant building, bring new businesses into a previously vacant building, eliminate blight, and bring more foot traffic to the neighborhood. These outcomes further the vision of the community plan.

Is this project specified in the plan? Yes X No

See above. This project falls under several goals/objectives of the plan.

10. Letter from:

- | | | | |
|----|---------------------------------|--------------|---------------------------------|
| a) | Business Association (Attached) | <u> X </u> | Confirming knowledge of project |
| | | <u> X </u> | Supporting project |
| b) | Community Council (Attached) | <u> X </u> | Confirming knowledge of project |
| | | <u> X </u> | Supporting project |

11. Attach a map of the project location.



12. Who is the Project Coordinator and Main Contact Person for this project?

Name: Joe Sandmann

Address: 915 E McMillan St

Email: joe@walnuthillsrf.org

Phone: 5136580208 Fax: NA

List the names and email addresses of active committee members who will be implementing this project.

Name	Contact
Joe Sandmann	joe@walnuthillsrf.org
Missy Fox	melissa.fx1@gmail.com
Kevin Wallace	kevin.e.wallace@icloud.com

THE EAST WALNUT HILLS ASSEMBLY, INC.

P.O. Box 68050
Cincinnati, Ohio 45206

April 19, 2017

City of Cincinnati
Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue
Cincinnati, OH, 45202

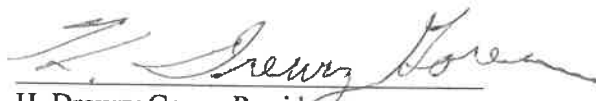
To Whom It May Concern:

The Business Association group of the East Walnut Hills Assembly (EWHA) voted at its monthly meeting on April 17, 2017 to support the Walnut Hills Redevelopment Foundation's (RF) application for CNDBU dollars for gap funding for 1528 Madison Road. This project represents a partnership between the RF, the Business Association group and the EWHA. The Board of the EWHA had informally approved the RF's application previously, but was awaiting a vote of support from the BA, before taking an official position to support the application. Because of the timing of the monthly meetings of the Board of the EWHA (the last Wednesday of the month), the Board will not be able to take an official vote on the application until April 26.

The community members of the EWHA will also be asked for their official support for the RF's application at the Assembly's upcoming monthly meeting on May 3, 2017. The Board informed the community of the RF's application for gap funding at a prior Assembly meeting. At that time, there was no opposition voiced to the RF's application.

The redevelopment of 1528 Madison Rd will contribute to the revitalization of East Walnut Hills, and will contribute to the vitality of the business district. Thank you for your consideration.

The East Walnut Hills Assembly, Inc.


H. Drewry Gores, President

City of Cincinnati
Department of Community and Economic Development
805 Central Avenue
Cincinnati, OH, 45202

To Whom It May Concern:

The Walnut Hills Redevelopment Foundation is working in partnership in applying for \$150,000 from CNBDU in gap funding for 1528 Madison Road.

The East Walnut Hills Business Group supports this request. The redevelopment of 1528 Madison Rd will contribute to the revitalization of East Walnut Hill. It is our understanding that the Walnut Hills Redevelopment Foundation will work with Urban Fast Forward to recruit a food operator into the space, thus eliminating a vacant building and adding to the vibrancy of the district. The award of these funds to this project would go a long way to successfully implementing this vision.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Wallace', with a stylized flourish at the end.

Kevin Wallace, East Walnut Hills Business Association President