

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: 1628 Hoffner Ave. Restoration Project Address: 1628 Hoffner Ave.

Neighborhood: Northside Census Tract(s): 0074.00

Business Association: Northside Business Assoc. Community Council: Northside Community Council

Please Describe Project in One Sentence: Renovation of the Building & adjoining parking lot at
1628 Hoffner Ave.

Detailed Project Description: We are proposing to renovate the house & adjoining parking lot
at 1628 Hoffner Ave. The House will require upgrades to both Plumbing & Hvac. It will need two bathrooms
& a kitchen remodeled along with extensive plaster work & painting. There is also additional work needed
to windows, doors & trim.

The parking lot needs to be repaired, resurfaced, & lines repainted. The front fencing needs to be removed
two beds created for landscaping. A separate electrical service installed for this lot & lighting upgrade for
safety & function-ability.

1. Type of Project: Major 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. 50+ (Sample letter(s) attached)

3. Job Impact: Job impact is limited to the specific project site or NBD. All jobs must be reported as full-time equivalent (FTE): FTEs must provide a minimum of 2,080 hours per year or 40 hours per week. See NBD Improvement Program Criteria for an explanation of retained or created jobs. Please provide documentation/methodology to support these numbers.

Jobs Retained 30+

Jobs Created 10

04-21-17P02:24 RC

11. Attach a map of the project location.

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

Name: Victor Williams

Address: 4125 Dane Avenue Cincinnati, Ohio 45223

Email: nba@welcometonorthside.com

Phone: 513-678-0819 Fax: 513-751-3400

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

<u>Name</u>	<u>Email/Phone</u>
Victor Williams	see above
Jim Swafford	jswafford@fuse.net 513-608-5261
Tim Jeckering	tim@jeckeringarchitects.com 513-542-2547



Northside Community Council

April 18, 2017

Mr. William S. Fischer, Development Manager
Department of Community & Economic Development
805 Central Avenue, Suite 710
Cincinnati, Ohio 45202

Dear Mr. Fischer,

The Northside Community Council would like to voice its support for both the Major & Minor Grant applications submitted by the Northside Business Association to the City of Cincinnati's Neighborhood Business District Improvement Program.

Victor Williams, President of the Northside Business Association, made a presentation at the 2/27/2017 Northside Community Council General Meeting. A vote was taken in favor of both projects with 39 Ayes, 0 Nays, & 4 abstains.

The Northside Community Council feels that these projects will both improve & enhance the Northside Community & the Neighborhood Business District

Sincerely,

James Heller-Jackson
Communications Director, Northside Community Council
(c) 513-256-8908

[SupportForNBAProjectNDDIP04182017.docx]



c/o Northside Bank & Trust 4125 Hamilton Avenue Cincinnati, Ohio 45223

2017-2018 NBDIP Major Grant

April 18, 2017

To Whom It May Concern,

The members of the Northside Business Association met on January 9th, 2017 and were informed of the NBDIP Grants for the 2017-2018 period. The following meeting on February 6th, 2017 the membership entered into discussions with a subsequent vote unanimously of 13 for & 0 against, 0 abstains approving both the Major & Minor NBDIP projects for the 2017-2018 cycle.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Williams', with a long horizontal flourish extending to the right.

**Victor Williams
President, Northside Business Association**

Meeting Called to Order at 7:02p by Victor Williams.

Officers & Board Members Present: Rick Schaeper, Barb Reist, Tim Jeckering, Victor Williams, Scotty Hunter, James Heller-Jackson, Jim Swafford, Dave Cunningham.

Approval of Minutes

Motion to approve minutes for the 1/9/17 meeting

Vote: Motion Carried

Resolved: Minutes from the meeting on 1/9/17 approved without modification

Business

Police Reporting

591-6000 to report graffiti for removal. You can take a picture and text the location to get in the queue for removal

Court Watch

NBDIP Grants need voted on and approval from this past meeting

Minor Grant

Phase two of Gateway Signage for Northside

Major Grant

1628 Hoffner property refurbishment

Idea would be to start refurbishment for use as a value added place for either resale or use as NBA/NCC joint office

Mail, filing, storage, office hours, etc.

Main reason this was acquired was for the parking lot that is associated

Motion to move forward with a minor grant for continuation of gateway signage, and major for the refurbishment of 1628 Hoffner and adjacent parking lot improvements

13 for

0 against

0 abstain

Kate Demske - Parker Woods Montessori Fundraiser

Making a wall tile mural in the school made up of self portraits

Looking for sponsorship for children to buy tiles for their self portraits

\$10/ea or \$25/three or \$50/ten

Tori Houlihan w/ Citizens on Patrol

2016 Recap

Removed 428 tires from Northside

Removed 375 signs posted in public right of way

Use the Fix-it Cincinnati App for removal of graffiti or other blight issues.

Do a street light outage census. Last year there was 100 street lights out

Can report street lights that are out directly to Duke

<https://www.duke-energy.com/customer-service/request-light-repair-ky-oh>

Report damaged or defaced street signs

Cincinnati Clean-up

torihoo@fuse.net for help or to get involved with Northside Citizens on Patrol

542-1897 (Land Line)

Ben Weber - everything But The House School fundraiser

Doing a neighborhood wide school fundraiser to benefit all the local elementary schools
They are taking donations of literally anything in your house to sell on their website to use the funds for the local elementary schools
They will have a collection event happening in March to hopefully raise \$20k

Brad Thomas

Looking to expand the entertainment district in Northside to 15 liquor licenses by splitting the entertainment district into 2
These licenses are not simply carry out liquor store licenses but require food and other aspects
Looking to raise about \$15k to cover the costs of surveying and application

Committee Updates

Financial

Annual membership fees are due
These are very affordable, please make sure to contribute

Parking

5 new parking kiosks have arrived
Lingo Lot is expecting to have the new lots installed this week (two of the five)

Events

Rock'n'Roll carnival

Could Use more help with volunteers
Kasey Gilmore has been hired on a commission basis to help us with sponsorship packages and acquisitions
Goal is to use sponsorship as an insurance policy against the weather and insure a profitable meeting
Next week we are meeting with our beer supplier to lock up beer sponsorship
If you are interested please contact Scotty (scotty@artifactbeer.com)
WNKU has tentatively agreed to be our media sponsor

Membership

Looking for help in creating a business census of the neighborhood

Motion to have write a letter to Traffic & Engineering to paint SLOW on Hamilton Avenue

13 for

0 against

0 abstain

Apple Street Market is having a pop-up valentines dinner, feb. 11th at the North Church with updates on process

March 11th from 6p-8pm Happen, Inc is celebrating their 18th birthday. Cake!

Meeting adjourned at 8:07pm

To Whom It May Concern,

I fully support the efforts of the Northside Business Association in their goal of renovating the property at 1628 Hoffner Avenue. Their action in purchasing this property & removing the criminal element has had a tangible effect of improving our business district. We look forward to their continuing work in the rehabilitation of this property & it's creation of a viable location for a new business to come to our business district. The addition of well-lit & safe public parking will greatly serve the surrounding area as we continue to grow. Thank you for your consideration in this.

Sincerely,

Tom Schaefer
Tom Schaefer VP
Koch Refrigeration

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Sincerely,


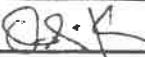

A handwritten signature in cursive script, appearing to read "Jen Knarr".

Oak. Isaac

EXISTING MEMBER SIGN IN - Feb. 2017

Company/Organization/Individual Name	Membership Status	Persons Present	Motion #1	Motion #2	Motion #3
Apple Street Market	NOT paid	Christopher P. Amadio			
Cain	NOT paid	EMILY MOORES			
Camp Smart	NOT paid				
Christian Church	PAID				
Circle 3 20	NOT paid				
Corithian Woodworking	NOT paid				
Coupsmart	NOT paid				
Creative Retreat LLC	NOT paid	Cindy Spang			
Cut and Sewn	NOT paid				
Dojo Gelato	NOT paid	MK			
Fletcher Realty	NOT paid	BARTY F.			
Form Building Solutions	NOT paid				
Form Building Solutions	NOT paid				
Future Life Now	NOT paid				
Gantry	NOT paid				
Grey Rock Property Dev.	PAID	SMITH T.			
Happen, Inc	PAID				
HCDC	NOT paid				
James Kinsman	NOT paid				
Joseph Clark Gallery	NOT paid				
Jovis	PAID				
Marketside Mercantele	NOT paid				
Moreau Sewing	NOT paid				
N S Disciples	NOT NOT paid	RUSS OOML			
N.Y.P.D. Pizza	PAID				
Newsome and Company	NOT paid				
Northside Bank	PAID	Barb Reist			
Northside Farmer's Market	NOT paid				
Northside Surplus Co.	NOT paid				

EXISTING MEMBER SIGN IN

Company/Organization/Individual Name	Membership Status	Persons Present	Motion #1	Motion #2	Motion #3
Ohana Properties	PAID				
Pallet 23	NOT paid	LAURA CHENIN			
Pangaea International	NOT paid				
Porch Swing Properties	NOT paid				
Public Library	NOT paid				
Reverb Art and Design	NOT paid				
Sarah Thomas	NOT paid				
Schaeper's Pharmacy	NOT paid	Rick Schaeper			
Shake It Records	NOT paid				
South Block Properties	NOT paid				
South Block Properties	NOT paid				
Spun Bicycles	NOT paid				
Strausbaugh Constrct. Services	NOT paid				
Taft's Brewing Co.	NOT paid				
TCM Solutions	NOT paid	JAMES H-S			
The Comet	NOT paid	DAVID			
The Hoop and Needle	NOT paid	DAVID			
The Kitchen Factory	PAID				
The Law Office of Owen Kelm	NOT paid				
The Listing Loon	NOT paid				
The Littlefield	NOT paid				
Thielen Dental Practice	NOT paid				
Tillie's Lounge	PAID				
Tim Jeckering Architect	PAID				
Urban Artifact	PAID	Bret & Scott			
Visionaries and Voices	NOT paid				
Wizard Computers	PAID				

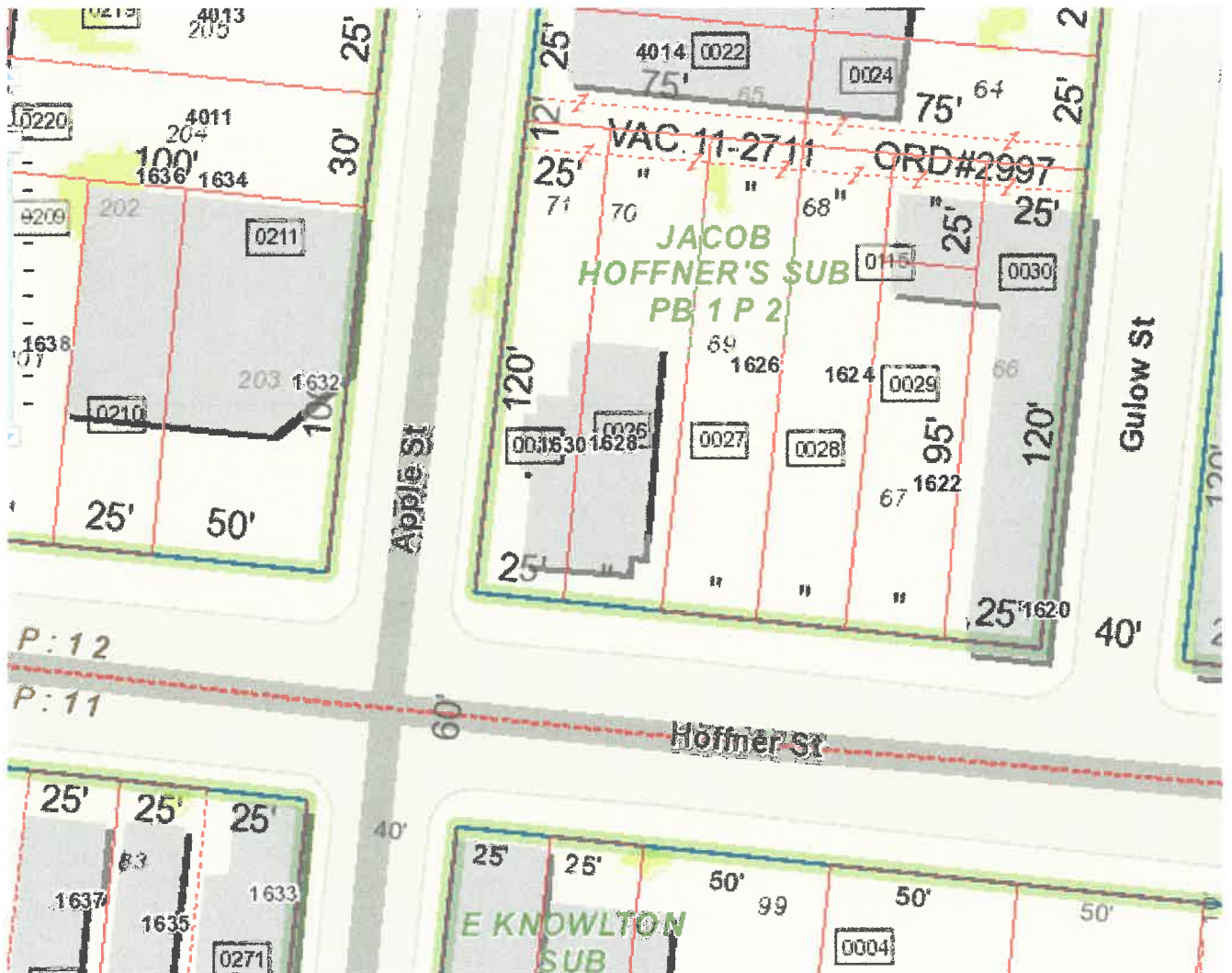
NEW MEMBER SIGN-IN

Company/Organization/Individual Name	Contact Name	Email Address	Phone Number
Ben Weber EBTH	Vicki	Ben.Weber@EBTH	513 828 9144
Brad Thomas		bradleywilliamthomas @gmail.com	513 515 4698
Kate Demski		Kate.Sold@grandstudio.com	513

706 54



c/o Northside Bank & Trust 4125 Hamilton Avenue Cincinnati, Ohio 45223



1628 Hoffner Map



c/o Northside Bank & Trust 4125 Hamilton Avenue Cincinnati, Ohio 45223

Businesses directly benefitting

John Hall Body Shop 1632 Hoffner St.
Cecil Lock & Key 1633 Hoffner St.
Koch 1629 Hoffner St
Happen Inc. 1625 Hoffner St.
Lur Apparel 1646 Hoffner St.
Par Projects 1647 Hoffner St.
Casablanca Vintage 3944 Spring Grove
Golden Tagine 3938 Spring Grove
BP 3949 Spring Grove
Subway 3949 Spring Grove
White Castle 3940 Old Ludlow Avenue
Palette 23 3932 Spring Grove
Fan Mail Marketing 3925 Spring Grove
Second Place 3936 Spring Grove
Little Field 3934 Spring Grove
Arcade Legacy 3931 Spring Grove
Northside Surplus 4019 Spring Grove
Cappozzolo Printing 4000 Hamilton Avenue
King's Carryout 4003 Hamilton Avenue
Ralph's Mattress 4009 Hamilton Avenue
Vicke's Mattresses 4010 Hamilton Avenue
Alberts Beauty Supply 4011 Hamilton Avenue
Hoop & Needle 4019 Hamilton Avenue
Halo Productions 4019 Hamilton Avenue
Quality Appliance 4021 Hamilton Avenue
Wizard Computer 4024 Hamilton Avenue
Black Plastic 4027 Hamilton Avenue
Hamilton 4029 Hamilton Avenue
Bistro Grace 4034 Hamilton Avenue
Beau Strands 4031 Hamilton Avenue
Happy Chicks 4035 Hamilton Avenue
Skin Craft 4036 Hamilton Avenue
Cluxton Alley Roasters 4037 Hamilton Avenue
Collective Espresso 4037 Hamilton Avenue
Bee Haven 4037 Hamilton Avenue
Chocolats Latour 4037 Hamilton Avenue
Joseph Clark Gallery 4038 Hamilton Avenue

Businesses are listed by proximity to the property to be developed. Due to the fact this property comes with a parking lot I have listed most of the businesses of the lower area of our business district. With the growth we have experienced & the potential growth of the 4000 block of Hamilton Avenue & surrounding area this added parking would be a valuable asset to this area.

Job Impact

Job impact numbers are based on the average occupancy of employees in comparable buildings in the surrounding area. This represents projected permanent jobs housed within the redeveloped building. This does not include the additional employment and infrastructure resulting from the redevelopment process which would create significant shorter term employment and commerce in the construction and related local trades, or the additional commerce generated from the activities of new business that would be located there long term.

The adjacent parking lot will also provide a supporting infrastructure to the surrounding area businesses.

Budget

This budget is based on estimations from executive members of the NBA. We are comprised of architects & property owners, who have had experience with renovating properties through this grant process.

1628 Hoffner House

Plaster, drywall, & paint	\$22,000
Doors, Windows & Trim	\$20,000
Bathrooms & Kitchen	\$40,000
HVAC	\$ 8,000

Parking lot

Repair & resurface asphalt	\$40,000
Electrical service	\$ 5,000
Removal of old front fencing & Landscaping	\$ 5,000
New fencing	<u>\$10,000</u>
Total	\$150,000

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Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas Scott Rucker".

Thomas Scott Rucker
Cecil Lock & Key

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I fully support the efforts of the Northside Business Association in their goal of renovating the property at 1628 Hoffner Avenue. Their action in purchasing this property & removing the criminal element has had a tangible effect of improving our business district. We look forward to their continuing work in the rehabilitation of this property & it's creation of a viable location for a new business to come to our business district. The addition of well-lit & safe public parking will greatly serve the surrounding area as we continue to grow. Thank you for your consideration in this.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Spaeth", written over a long, thin horizontal line that spans across the width of the signature area.

Mike Spaeth
John Hall Body Shop

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I fully support the efforts of the Northside Business Association in their goal of renovating the property at 1628 Hoffner Avenue. Their action in purchasing this property & removing the criminal element has had a tangible effect of improving our business district. We look forward to their continuing work in the rehabilitation of this property & it's creation of a viable location for a new business to come to our business district. The addition of well-lit & safe public parking will greatly serve the surrounding area as we continue to grow. Thank you for your consideration in this.

Sincerely,



Scott Ponderz
Northside Chop Shop