

CITY OF CINCINNATI
Neighborhood Business District Improvement Program
2018-2019 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: College Hill Building Stabilization Project Address: 6120 Hamilton Avenue and 1551 Marlowe Ave.

Neighborhood: College Hill Census Tract(s): 82.01 and 82.02

Business Association: College Hill Business Association Community Council: College Hill Forum

Please Describe Project in One Sentence: The College Hill Community Urban Redevelopment Corporation ("CHCURC") proposes to replace the roof above the CHCURC office at 1551 Marlowe Avenue and to replace the damaged roof sections above the property located at 6120 Hamilton Avenue.

Detailed Project Description: CHCURC proposes to replace four roofs above properties owned by CHCURC that are causing substantial water damage to the buildings. These buildings, located at 6120 Hamilton Avenue and 1551 Marlowe Avenue, are home to four businesses, 16 residential apartments, and CHCURC's office. The water damage causes unnecessary maintenance expenses for the businesses in the properties, unnecessary damage to residents' personal property, and causes damage to the long term stability of each property. 6120 Hamilton Avenue is home to the College Hill Coffee Co., H&R Block, Inspire, and Enliven Nail Salon. 1551 Marlowe Avenue is home to CHCURC's office. CHCURC has already spent \$80,000 to renovate the 1551 Marlowe Avenue building and \$30,000 in capital repairs and improvements for 6120 Hamilton Avenue in the first year since we purchased the building. The replacement of these roofs will help to stabilize the buildings, while CHCURC studies how to fully renovate 6120 Hamilton Avenue.

1. Type of Project:

Major _____ or Minor X

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. 4 (Support letters at attached as Attachment #1)

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 14 # Jobs Created 3

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 4

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).

<u>Fund Source</u>	<u>Private</u>	<u>Public</u>	<u>Amount</u>	<u>Use of Funds</u>
<u>NBD Improvement Program</u>	<u> </u>	<u>X</u>	<u>\$29,928</u>	<u>Roof replacement</u>
<u>CHCURC</u>	<u>X</u>	<u> </u>	<u>\$110,000</u>	<u>Stabilization and Renovations</u>
<u>CDF</u>	<u>X</u>	<u> </u>	<u>\$500,000</u>	<u>Mortgage for Acquisition</u>
<u>CHCURC</u>	<u>X</u>	<u> </u>	<u>\$375,000</u>	<u>Down payment for Acquisition</u>
Total Budget			<u>\$ 1,014,928</u>	

6. Attach complete budget, including cost estimates, source of estimates, and contractor's bids. (See Attachment #2)
7. What is the neighborhood contribution to this project (including committed volunteer hours)?

The Neighborhood has contributed approximately \$1 million in acquisition, stabilization, and renovation to these buildings to secure these critical properties for the long-term betterment of College Hill. The neighborhood expects to commit at least an additional 250 volunteer hours to these properties on top of the over 250 hours already committed by the neighborhood. CHCURC also expects that it will commit to an additional \$500,000 in renovations to the 6120 Hamilton Avenue building in the next five years.

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

If yes, please specify the following:

a) Phased project (Project Name) _____

b) Cost over run Explain: _____

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

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

Strategy 1 – Develop the two ends of the business district to be successful.

Is this project specified in the plan? Yes No X

10. Letter from:

a) Business Association X Confirming knowledge of project
(See Attachment #3) X Supporting project

b) Community Council X Confirming knowledge of project

(See Attachment #4) X Supporting project

11. Attach a map of the project location. (See Attachment #5)

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

Name: Seth Walsh

Address: 1551 Marlowe Avenue, Cincinnati, OH 45224

Email: seth.walsh@chcurc.com

Phone: 513-681-1551 Fax: N/A

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

<u>Name</u>	<u>Email/Phone</u>
<u>Seth Walsh</u>	<u>seth.walsh@chcurc.com</u> <u>513-681-1551</u>
<u>Mike Cappel</u>	<u>mcappel@kmklaw.com</u> <u>513-227-2711</u>
<u>Patrick Ewing</u>	<u>patrickewing51@gmail.com</u> <u>513-680-5045</u>
<u>Tony Thompson</u>	<u>tonyt@fuse.net</u> <u>513-542-8889</u>

ECKSTEIN ROOFING

QUALITY & RELIABILITY SINCE 1945

513-941-1511

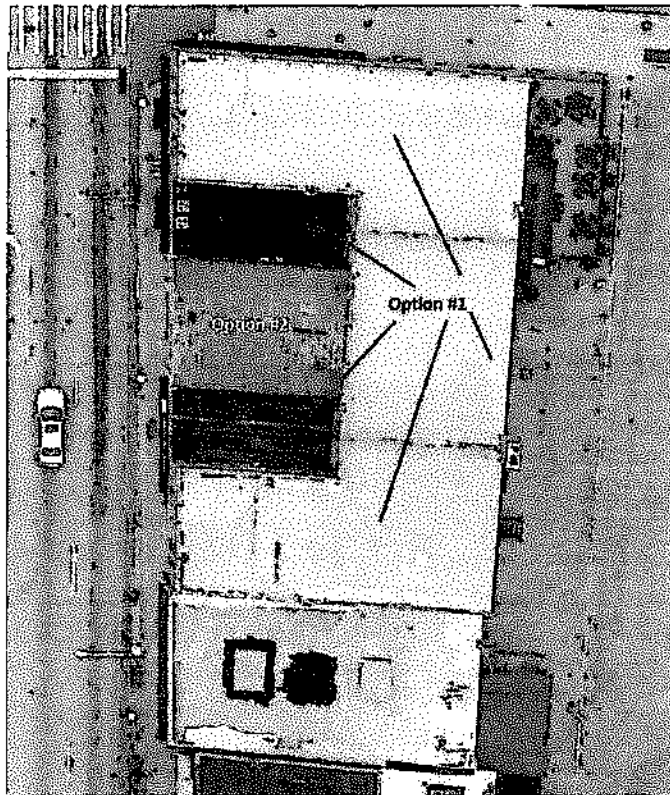
264 Stille Rd., • Cincinnati, Ohio 45233-1647 • Fax (513) 941-1572 • www.ecksteinroofing.com

BID PROPOSAL

To: Seth Walsh

Date: Thursday, April 19, 2018

Project: 6128 Hamilton Ave. Roof Replacements



We propose to furnish and install the following per plans and specifications except as noted:

Option #1-

- Mechanically fasten ½" Durolast fan-fold cover board over the existing roofing material.
- Mechanically fasten 40 mil white Durolast PVC membrane over the cover board.
- Flash all penetrations and termination points according to Durolast specifications.
- Terminate all membrane below the stone coping cap at all parapet walls.
- Install new pre-finished steel 7" gutters and 4"x 5" downspouts.
- Furnish a 15 year labor and material warranty from Durolast.

Option #2-

- Power wash the existing metal roof assembly.
- Patch any deficient areas.
- Install silver Karnak fibered aluminum coating over the roof panels.

Total Cost delivered to job site:

Option #1 - \$41,500.00

Option #2 - \$5,500.00

Exclusion: Any work not specifically noted above

We have seen Addendum #'s: N/A

Excluding Tax _____ / Including Tax ___X___

Prevailing Wage Rates do _____ / do not __X__ apply.

Submitted by: Brian Eckstein

ECKSTEIN ROOFING COMPANY

QUALITY & RELIABILITY SINCE 1945

513-941-1511

1/27/17

To: Seth Walsh – CHCURC

From: Brian Eckstein

Re: 1551 Marlowe Ave. Roof Replacement



Our proposal includes labor and materials to perform the following:

1. Remove the existing roof system down to the wood deck.
2. Dispose of all debris off site.

3. Install ½" substrate board over the wood decking. This is necessary to achieve a Class A fire rating over a wood roof deck as required by the City of Cincinnati building code.
4. Mechanically fasten ¼" per foot tapered polyiso insulation board through the substrate board into the roof deck.
5. Adhere black 60 mil rubber membrane to the insulation board using bonding adhesive.
6. Flash all penetrations and termination points according to manufacturer specifications.
7. Install 24ga. pre-finished steel coping caps and gutter system.
8. Provide a 15 year labor and material warranty from the manufacturer.

Cost: \$10,728.00

Notes:

- Any wood decking replacement will be billed at an additional \$4.00 per square foot.
- Price includes all necessary taxes and permits.
- Any unused roof top penetrations will be removed during the installation of the new roof system.

If you have any questions about this proposal please let me know.

Brian Eckstein

Project Manager

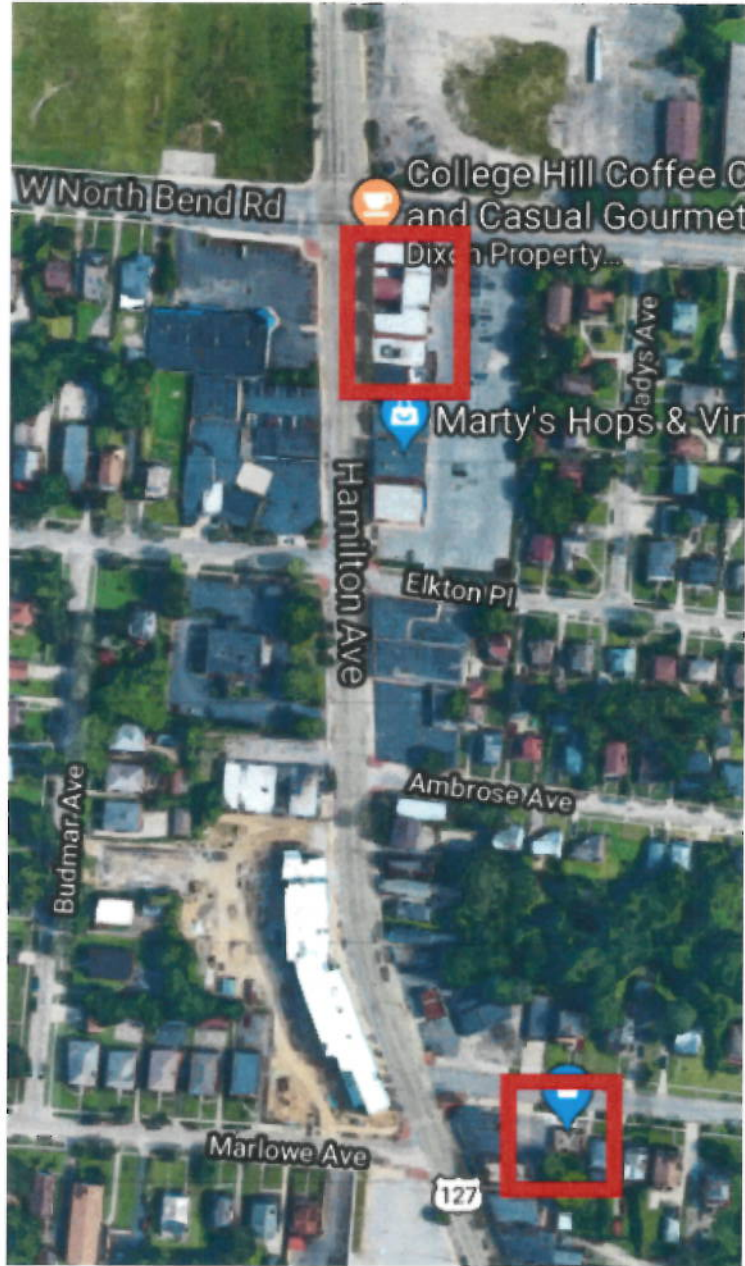
NBDIP Minor Grant

Income

NBD Improvement Program	\$ 29,928.00
Total Income	\$ 29,928.00

Expense

1551 Marlowe Roof	\$ 10,728.00
6120 Hamilton Center Upper Roof	\$ 9,000.00
6120 Hamilton Lower North Roof	\$ 3,600.00
6120 Hamilton Lower South Roof	\$ 3,600.00
Project Administration	\$ 3,000.00
Total Expense	\$ 29,928.00





\$13,800.00

\$3,600.00

Option #2

\$3,600.00

\$13,000.00

Option #1

\$9,000.00



P.O. Box 24160, Cincinnati, OH 45224 -- 513-607-9672

Phil Denning
Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, OH 45202

**RE: College Hill Community Urban Redevelopment Corporation (CHCURC)
major and minor grant funding request from NBDIP**

Dear Mr. Denning,

As President of the College Hill Forum community council, I am writing to express the support of the Forum for the College Hill Community Urban Redevelopment Corporation's major and minor grant funding request referenced above. On April 17, 2018, the Forum Board voted unanimously in favor of the request.

Major Grant request: funding to replace missing streetlights along our business district and to convert the existing streetlights to LED lights. This maintenance and improvement of our streetlights helps make our business district safe and walkable and, thus, supports the revitalization and new business activity in the district. The conversion to LED lighting should encourage street parking and may result in lower streetlight assessments, making the College Hill even more attractive to businesses. As the business district of College Hill continues its redevelopment and business attraction, safe, well maintained lighting becomes an ever more critical part of our infrastructure.

Minor Grant request: funding to replace roofs on buildings owned by CHCURC -- three above 6120 Hamilton Avenue and one above CHCURC office located at 1551 Marlowe Avenue. The Dixon Building (6120 Hamilton Avenue) faces a number of delayed maintenance issues including an urgent need for roof replacements. The same urgency exists at the CHCURC office, a place for the community to go to learn about community redevelopment work and to hold meetings with developers and others.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Phyllis Slusher". The signature is written in a cursive, flowing style.

Phyllis Slusher, President

Phil Denning
Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, OH 45202

Dear Mr. Denning,

As founder and owner of Brink Brewing Co in College Hill, I am writing to you today to express my support for the College Hill Community Urban Redevelopment Corporation's (CHCURC) major and minor grant funding request from NBDIP this May.

For their major grant, CHCURC is requesting funding to replace missing street lights along our business district and to convert the existing street lights to LED lights. This maintenance and improvement of our street lights goes a long way toward making our business district a safe and walkable business district. Further, with the conversion of LED lighting, we hope the improved lighting will encourage more street parking, and business owners will see a savings on their streetlight assessments, making the neighborhood more business friendly for the long term.

For their minor grant, CHCURC is requesting funding for the replacement of four roofs, three above 6120 Hamilton Avenue and one above their office located at 1551 Marlowe Avenue. The Dixon Building (6120 Hamilton Avenue) was acquired by CHCURC to preserve it for the long-term benefit of our community. Unfortunately, upon acquiring the building, they discovered a number of delayed maintenance issues which have cost them considerable private capital to resolve. Now, the two roofs above the first floor businesses and the central portion of the large roof above the tenants appear on the verge of failure. The same is the case for their office, where they invested \$80,000 to create an office for the organization to allow the community to have a place to go to learn about their work. With the help of this grant, these four major issues can be quickly resolved and allow CHCURC to continue to work toward the revitalization of College Hill.

College Hill would not be experiencing the renaissance we are currently seeing without the continued support of the City of Cincinnati and programs such as NBDIP. We appreciate this support and look forward to continuing to work with you and the City of Cincinnati for many years to come.

Sincerely,

Andrew McCleese
Brink Brewing Co / Owner
5905 Hamilton Ave, Cincinnati, Ohio 45224

TINA STOEBERL
COLLEGE HILL COFFEE CO. AND CASUAL GOURMET
6128 HAMILTON AVE.
CINCINNATI, OH 45224

Phil Denning
Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, OH 45202

Dear Mr. Denning,

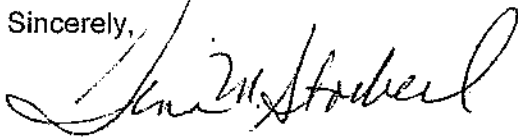
I am the owner of College Hill Coffee Co. (CHCC) and my business is located on the ground floor of the Dixon Building. I am also a College Hill resident, long-time volunteer and member of the College Hill Business Association. I urge you to support the College Hill Community Urban Redevelopment Corporation's (CHCURC) major and minor grant funding request from NBDIP this May.

Major Grant: CHCURC is requesting funding to replace missing street lights along our business district and to convert the existing street lights to LED lights. This maintenance and improvement of our street lights is critical in making our business district safe and walkable. The improved lighting will encourage more street parking, and attract more foot traffic as safety is increased. This makes the neighborhood more attractive to new businesses and helps retain current businesses.

Minor Grant: CHCURC is requesting funding for the replacement of four roofs, three above 6120 Hamilton Avenue and one above their office located at 1551 Marlowe Avenue. CHCURC purchased the Dixon Building and is the landlord of CHCC. The building has many deferred maintenance issues requiring considerable private capital to address. The two roofs above the first floor businesses and the central portion of the large roof above the tenants are on the verge of failure. I can attest to numerous and significant leaks into my business, creating additional expense and disruption to my business and revenue. Grant funding will resolve these four major issues, allowing me to keep my business running and helping CHCURC to continue to revitalize College Hill.

College Hill owes a debt of gratitude to the City of Cincinnati (and NBDIP) for its continuing support of our revitalization. Please support these grant requests so we can establish College Hill as a model neighborhood for public-private investment in successful urban revitalization.

Sincerely,



Tina Stoeberl
Owner, College Hill Coffee and Casual Gourmet

**TINA STOEBERL
COLLEGE HILL COFFEE CO. AND CASUAL GOURMET
6128 HAMILTON AVE.
CINCINNATI, OH 45224**

Phil Denning
Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 700
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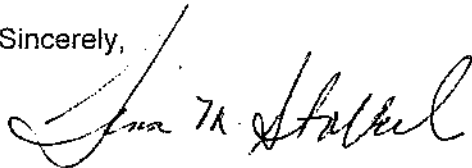
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Sincerely,



Tina Stoeberl
Owner, College Hill Coffee and Casual Gourmet



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Department of Community and Economic Development
Two Centennial Plaza
805 Central Avenue, Suite 700
Cincinnati, OH 45202

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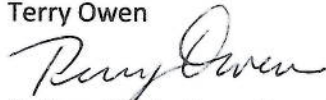
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Sincerely,
Terry Owen



College Hill Business Association, President
Silk Road Textiles, Owner
6106 Hamilton Ave.
Cincinnati, Ohio 45224

COLLEGE HILL