

Census Tract(s)

74	2	
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Project Title

4024 Hamilton Renovation

Project Type

Major

Project Category

Stabilization/Renovation

Neighborhood

Northside

Project Address

4024 Hamilton Avenue Cincinnati, Ohio 45223

Contact Person

Name	Sarah Thomas
Address	1546 Knowlton St. Cincinnati, Ohio 45223
Phone	513-253-3480
Email	nestnorthside@gmail.com

Applicant Organization

CNCURC dba NEST

Funding Request

\$ 300,000.00

Detailed Project Description

NEST, in partnership with Northside Business Association, proposes significant renovation to 4024 Hamilton Avenue. The NBA recently acquired the property with NBDIP funds and this would be an integral continuation of the project. The building has been surveyed and development plans assembled but due to decades without updates or use the renovation cost is not feasible with traditional funding. NEST requests a \$300,000 NBDIP grant to fund major facade improvements of both street facing walls, bringing mechanical services into the building (none currently exist) and "white boxing" the storefront. This would allow for immediate catalyzation of the property and lend significant help to developing the 4000 block of Hamilton. This block has long struggled with vacancy and blight, making the entrance into Northside a negatively viewed area. 4024 requires full renovation, new mechanical services and significant upgrading to make the storefront tenantable. NBA has a small amount of remaining funds which will be delegated towards this next phase of construction. NEST will privately finance the renovation of a second floor office space, two apartments on the third floor and the remaining exterior upgrades. In finality the total project cost, including acquisition, will be roughly \$725,000 with about 1/3 of it privately financed to leverage the 2/3 public funding. Once completed it will serve as the needed catalyst to truly activating the 4000 block of Hamilton. NEST will work closely with NBA to follow community requests and place a tenant in the storefront that pleases community focus. Northside would like to see a business related to arts and culture, food/grocery access, laundromat, or community services serve as an anchor within this block. The completion of this project will serve as the first commercial project partnership between NEST and NBA - both organizations optimistically plan for more collaboration as we focus on uplifting developments within the 4000 block of Hamilton.

Does your project have documentation of job creation or retention component? If so, how many?

All created and retained jobs must be verified through documentation signed by business owner

Jobs Created

Jobs Retained

Impacted Businesses: Identify businesses physically, contractually, or financially impacted DIRECTLY from the project

All businesses or organization directly involved in the project either financially or contractually

of Businesses

Commitment Letters Attached

Business Impact: Please provide name of businesses directly impacted

Letter of Support

1	Northside Business Association	Yes
2	NEST	Yes
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City of Cincinnati, Department of Community and Economic Development NBDIP Sources and Uses

All Funding Sources	Public / Private	Amount	
1	NBDIP Grant	Public	\$ 300,000.00
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19			
Total			\$ 300,000.00

Uses (Detailed Line Item)	Amount	
Clean out	\$ 14,000.00	
Utility Services	\$ 51,000.00	
Front/Side Facades	\$ 71,000.00	
Storefront	\$ 180,000.00	
Total		\$ 316,000.00

Applicant certifies that all indicated private funding is committed to the project.

What is the neighborhood contribution to this project (including volunteer hours and financial commitments)?

Our organization will then privately finance the remaining improvements (2nd floor offices, 3rd floor apartments, 50% of exterior work).

Does this project complete or continue a previously funded project? Yes/No Yes

A. Phased Project (Project Name) 4024 Hamilton Avenue

FF0000*Please provide any quotes and/or bids*

B. Previously Funded Amount(s) \$ 265,000.00

C. Reason(s) for requesting additional funds?

The projected income of this property does not support renovation costs.

Application Certification

Yes I/We certify that at the time of application, there is no delinquent payment of any covered financial obligation to the Federal Government, the State of Ohio or the City of Cincinnati- including any of its departments, boards or commissions as specified in Ordinance No. 336-1996. The included financial obligations are loans and grants, permit fees, procurement obligations, rental payments, license fees, and fines/penalties for municipal code violations. Utility payments, traffic or parking fines are excluded. I further verify that I/We have not been declared ineligible to participate in such transactions as defined by Ordinance as of the date of application and ineligible at any time during the ten years proceeding the time of application to receive any City process. I/We also certify that the organization is in good standing with the Better Business Bureau.

Yes I/We certify that all information in and attached as part of this application is complete and correct to the best of my knowledge. I understand that the City of Cincinnati will rely on the accuracy of this information. I authorize the verification of all financial and other information provided in connection with this application including obtaining credit reports.

Yes I/We acknowledge that NBDIP is a public financing tool provided for projects to improve a neighborhood business district. I/We acknowledge that the City may require certain terms, conditions, and documentation in its agreements, which may include mortgagees, maintenance agreements, revocable street privileges, assessment petitions, covenants, financial clawbacks or other guarantees at its discretion.

Yes I/We acknowledge that City of Cincinnati reserves the right to accept or reject any or all proposals submitted, in whole or in part. Further, I/We understand the City and its funding is not liable for any contract(s) or costs incurred in preparation of proposals. I/We also acknowledge the City reserves the right to postpone due dates for its own convenience and to withdraw this solicitation at any time without prior notice.

Yes I/We acknowledge that this application is not complete without ALL APPLICABLE attachments below.

Attachment Checklist

Yes **Attachment I - Commitment Letters** from any organization directly involved with the project either financially or contractually if applicable.

N/A **Attachment II - Job verification** from any businesses that are committing to create or retain jobs as a **direct** result of the project.

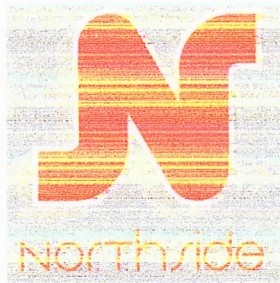
Yes **Attachment III - Letter of Support** from all indicated businesses.

N/A **Attachment IV - Financial Commitment** from any entity providing private leverage

Yes **Attachment V - Quotes and Bid** justifying project cost

N/A **Attachment VI - Map and/or Site Plan** if applicable

N/A **Attachment VII - Purchase Option and/or Letter of Intent** if applicable



BUSINESS ASSOCIATION

NBA President

Tim Jeckering

NBA Vice President

Scotty Hunter

NBA Secretary

Sarah Thomas

NBA Treasurer

Miguel Herrera

Board of Directors

Emily Buddendeck

Cathy Fletcher

Michael Heerkens

James Heller-Jackson

Tommy Rueff

Bob Sala

Carson Shelton

James Swafford

Victor Williams

<https://welcometonorthside.com/>

April 18, 2019

Brian Ogawa
NBDIP Review Committee
City of Cincinnati
312 Plum St.
Cincinnati, Ohio 45202

Re: 4024 Hamilton
Brian,

The Northside Business Association is enthusiastically endorsing NEST's grant application for the redevelopment of 4024 Hamilton Avenue. This is the first of hopefully numerous partnerships between the NBA and NEST that will lead to more positive changes within the Northside Business District. NBA acquired 4024 Hamilton Avenue with the intention of assisting in the transformation of the first block of Hamilton Ave.

The first block of Hamilton Avenue has been the most challenging block within the Historic Northside Business District. Plagued from poor zoning regulations in the 1970's, the block was close to being completely vacant with retail and residential tenants all disappearing. Making the block manufacturing zoning resulted in blight and empty storefronts and making housing units not an acceptable use within manufacturing zoning.

NBA targeted getting control of 4024 Hamilton Ave. as a way of getting control of the situation and making positive steps toward physical improvement. The renovation of 4024 will be greatly appreciated by other recent investors who are joining us in the efforts of redevelopment.

NEST has assembled a fantastic grant application for the renovation and repair of the two street facing facades, bringing new mechanical services into the building and "white boxing" the first floor storefront. These visible physical changes will have a huge impact on speeding up the ball rolling on the redevelopment of the first block of Hamilton Avenue. The NBA has grant money still in place for some of the above repairs, but it is not enough to make any significant changes. The intention of the NBA at this time is to transfer remaining grant funds to NEST, along with the ownership of the building, and have NEST own and operate the building long term. Please contact me with any questions or comments.

Sincerely,

Tim Jeckering
NBA president

April 15, 2019

We, Northside business and property owners, give our full support to NEST and the Northside Business Association for their efforts to renovate and revitalize 4024 Hamilton Avenue. Making necessary repairs and upgrades would greatly improve the 4000 Block of Hamilton Avenue and pave the way for a new businesses and residences in the district.

1. DARRIN BLASE SHAKE LTD.
2. KEVIN CURTIS - PARK DINER
3. KEVIN BOMKAMP - N.S. HARDWARE
4. Kim [unclear] - Hidden Minders Coffee
5. [unclear] - + the chocolate BOO
6. [unclear] Happy chicks Bakery
7. [unclear] Cincinnati Chamber Orchestra
8. Leonard Lewis Medwest Furniture
9. Suzanne McGary The Clouston
10. Victor W Pangaea International Ltd.



Proposal Information

Date: Phone: (513) 832-1738
 PRP General Construction LLC
 401 S Cooper Rd, Units A&B
 Cincinnati, OH 45215
 Pastor Perez

NEST
 4024 Hamilton Ave.
 Cincinnati, OH 45223

We propose to provide the labor and materials to clean up interior building, repair front facade, bring new utilities to the building and white box first floor on a property located at 4024 Hamilton Avenue, Cincinnati, Ohio 45223.

Clean Up

1	Remove and dispose existing furniture and debris on the entire building	
Total labor and materials		\$14,000.00

Utilities

1	Provide and install a full replacement of underground plumbing	
2	Provide and install new main water service	
3	Provide and install a new 800amp electrical service	
Total labor and material		\$51,000.00

Front and Side Facade

1	Repair damage concrete in front of the building
2	Repair and tuck point brick on front of the building
3	Fix any metal that is damage and paint
4	Fix and tuck point brick on right side of the building and paint
5	Remove and replace store front windows and door
	Total labor and material \$71,000.00

Store Front Space

1	Frame exterior walls around the perimeter, insulate
2	Hang and finish drywall (paint white)
3	Install electrical service to code
4	Finish two (2) bathrooms on 1 st floor
5	Install HVAC service for 1 st floor only
6	Install approximately 1,500 square feet of VCT flooring
7	Install approximately 1,500 feet of drop ceiling
	Total labor and material \$180,000.00

General Qualifications

1	Allowing PRP to begin work on this project indicates the Client's acceptance of the terms and conditions contained herein, which shall be incorporated into the contract documents.
2	PRP does not warrant or guarantee any material, product, or method of construction is suitable for its intended purpose if designed or specified by the project Architect, Engineer, or others.
3	PRP is not responsible for damages or repair of damages affecting the above scope of work caused by the negligence of others.
4	PRP will provide a standard one year warranty covering repair and/or replacement of its work to remedy defects which may occur in this time period due to faulty workmanship or materials provided by PRP. PRP will repair or replace, at its option, said defective work, to compliance with contractual documents. Aesthetic issues shall not be considered defective and cause to repair, remove or replace work unless expressly identified in contract documents.
5	This proposal is based on (specified / PRP) insurance limits.
6	This proposal is based on the continuous operation of PRP's work from beginning to completion.

General Exclusions

1	PRP will remove debris from site create by PRP scope of work
2	PRP will provide insurance and workers compensation for the project.

Total Base Bid Price **\$316,000.00**

This budget proposal will stand for thirty (30) days, depending on the timely approval of reinforcing shop drawings. PRP appreciates the opportunity to bid this project. Please call with any questions regarding this proposal.

NOTE: THE PRICE FOR THIS BID MAY VARY DEPENDING ON THE DRAWINGS

Accepted by

Date: _____

Census Tract(s)

74	2	
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Project Title

Hamilton Avenue Murals

Project Type

Minor

Project Category

Other

Neighborhood

Northside

Project Address

Hamilton Avenue (various buildings)

Contact Person

Name	Sarah Thomas
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Address	1546 Knowlton St. Cincinnati, OH 45223
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Phone	513-253-3480
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Email	nestnorthside@gmail.com
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Applicant Organization

CNCURC dba NEST

Funding Request

\$	30,000.00
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Detailed Project Description

NEST, in partnership with the Northside Business Association, looks to creatively improve the business district while abating routine graffiti. We will work directly with Derek Toebbe, a professional mural artist with experience in his own work, Artworks, and in Pendleton's Bolivar alley project. We have identified North and South facing walls along Hamilton Avenue that will benefit from a permanent mural installation and received preliminary approval from building owners. The properties currently recommended are: 4017, 4019, 4027, 4040, 4041, 4137, and 4160 Hamilton Avenue. Northside has a long history of public murals throughout the business district and installing another 6-10 permanent pieces would significantly improve the aesthetic and public enjoyment of our neighborhood. In addition to beautification and public enjoyment these pieces will significantly boost our efforts to abate and prevent graffiti that routinely blemishes Northside. With a diverse building mix we have many tall buildings with a shorter roof adjacent, making it easy for taggers to routinely graffiti the same facade walls. This routine costs building and business owners time and money, hurts the public enjoyment of the business district and encourages more graffiti. NEST will donate all volunteer time required for the \$30,000 to be used in the highest and best manner. Our staff has received significant support from businesses throughout the district and obtained preliminary permission from all requested building owners. Once funds have been awarded Derek will outline a minimum of 6 murals and specify placement/size/colors with each building's owner. Depending on size and weather/scheduling each mural should take 4-7 days to complete. The Hamilton Avenue Murals project would bring an immediate boost to Northside's business district, increase public enjoyment and beautification, and deter routine graffiti that burdens the neighborhood.

Does your project have documentation of job creation or retention component? If so, how many?

All created and retained jobs must be verified through documentation signed by business owner

Jobs Created

Jobs Retained

Impacted Businesses: Identify businesses physically, contractually, or financially impacted DIRECTLY from the project

All businesses or organization directly involved in the project either financially or contractually

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Commitment Letters Attached

Business Impact: Please provide name of businesses directly impacted

Letter of Support

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City of Cincinnati, Department of Community and Economic Development NBDIP Sources and Uses

All Funding Sources			Public / Private		Amount	Uses (Detailed Line Item)		Amount		
1	NBDIP Grant	Public			\$ 30,000.00	Murals (multiple)		\$ 30,000.00		
2						incl. insurance, materials and labor				
3										
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Total					\$ 30,000.00	Total \$ 30,000.00				

Applicant certifies that all indicated private funding is committed to the project. N/A

What is the neighborhood contribution to this project (including volunteer hours and financial commitments)?

Volunteer hours of coordination with property owners, artists and City for execution of murals.

Does this project complete or continue a previously funded project? Yes/No No

- A. Phased Project (Project Name)
- B. Previously Funded Amount(s)

C. Reason(s) for requesting additional funds?

Application Certification

Yes I/We certify that at the time of application, there is no delinquent payment of any covered financial obligation to the Federal Government, the State of Ohio or the City of Cincinnati- including any of its departments, boards or commissions as specified in Ordinance No. 336-1996. The included financial obligations are loans and grants, permit fees, procurement obligations, rental payments, license fees, and fines/penalties for municipal code violations. Utility payments, traffic or parking fines are excluded. I further verify that I/We have not been declared ineligible to participate in such transactions as defined by Ordinance as of the date of application and ineligible at any time during the ten years proceeding the time of application to receive any City process. I/We also certify that the organization is in good standing with the Better Business Bureau.

Yes I/We certify that all information in and attached as part of this application is complete and correct to the best of my knowledge. I understand that the City of Cincinnati will rely on the accuracy of this information. I authorize the verification of all financial and other information provided in connection with this application including obtaining credit reports.

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Yes I/We acknowledge that this application is not complete without ALL APPLICABLE attachments below.

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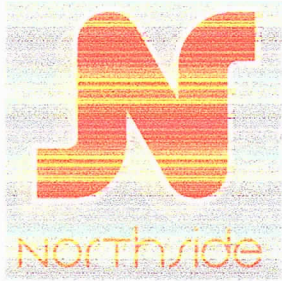
Yes **Attachment III - Letter of Support** from all indicated businesses.

N/A **Attachment IV - Financial Commitment** from any entity providing private leverage

Yes **Attachment V - Quotes and Bid** justifying project cost

Yes **Attachment VI - Map and/or Site Plan** if applicable

N/A **Attachment VII - Purchase Option and/or Letter of Intent** if applicable



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Tommy Rueff

Bob Sala

Carson Shelton

James Swafford

Victor Williams

<https://welcometonorthside.com/>

April 18, 2019

Brian Ogawa
NBDIP Review Committee
City of Cincinnati
312 Plum St.
Cincinnati, Ohio 45202

Re: Murals along Hamilton Ave. in the Historic Northside Business District

Brian,

The Northside Business Association is enthusiastically endorsing NEST's grant application for the additional murals on the sides of blank brick building within the Hamilton Avenue Historic Business District in Northside. Our "daises" mural adjacent to Hoffner Park is very popular and we know for a fact that any additional murals will help create a positive "vibe" in the neighborhood. Folks from all neighborhoods within the city frequently compliment us on the daisy mural. Additionally, we have a problem with graffiti artist's tagging blank brick walls of private building within our business district, and the murals will be a huge factor in discouraging tagging of private buildings.

These murals will be completed without cost to the building owners; they will assist in discouraging graffiti, and will lift the spirits of both Northsiders and everybody who passes through our community. We know the benefit these will bring more positive change to our thriving community.

Please contact me with any questions or comments.

Sincerely,

Tim Jeckering
NBA President

Derek Toebbe Artist Statement

Derek Toebbe is an artist living and working in Covington, Kentucky. He is a graduate of Northern Kentucky University's Fine Art program and has maintained a disciplined art practice since 2005. He has been featured in many local, regional and domestic exhibitions since then and more recently Derek has aimed his focus on creating more public works of art and has overseen and participated in the creation of dozens of large scale and small scale murals in the Greater Cincinnati area. Many of the popular Artworks murals were managed by Derek. He is well versed in many different mediums and techniques and has seen first hand the positive impact that public art immediately has on a community, and more to the point, he is fast.

To complete this series of public works for Northside it would entail an access to wall space for a period of 2-5 days depending on the size and ease of access to said space. This would include an operating budget of \$3,000-\$5,000 per wall depending on the size of the wall, accessibility, and complexity of the design. Derek works in many styles and mediums and would see to it that this series would be wholly unified, while not being overly redundant so that each piece could stand on its own.

April 15, 2019

We, Northside business and property owners, give our full support to NEST and the Northside Business Association for their efforts to beautify the business district with permanent public murals. By collaborating with building owners and a local artist they will be able to eliminate blight and graffiti while adding appealing public art works as an overall improvement to the business district.

1. DARRIN BLASE SHAKE IT, INC
2. KEVIN CURTIS - PARK DINER
3. Kevin Bomkamp. - N.S. HARDWARE
4. Kimberly - Gideinander Coffee
5. Shelley The chocolate Boo
6. JA Happy Chicks Bakery
7. JO Cincinnati Chamber Orchestra
8. Levee Lewis Midwest Furniture
9. Suzanne McGarry The Hamilton
10. Walter W Panzera International Ltd

To Whom It May Concern:

UNITED RELIANCE LLC

I, J.W. SWAFFORD ON BEHALF OF , own the property located at:
4019 HAMILTON AVE & 4137-39 HAMILTON AVE
and am in favor of a public mural being painted onto the building's exterior as part of NEST's
Neighborhood Business District Improvement Program 2019 Minor Project if the grant is
awarded.


Property Owner Signature

UNITED RELIANCE LLC

04-17-2019

Date

To Whom It May Concern:

I, Chris Pahlar, own the property located at:
4040 Hamilton Ave. Cincinnati, OH 45223
and am in favor of a public mural being painted onto the building's exterior as part of NEST's
Neighborhood Business District Improvement Program 2019 Minor Project if the grant is
awarded.


Chris Pahlar
Property Owner Signature

4/17/19
Date

To Whom It May Concern:

I, Victor Williams, own the property located at:
4041 Hamilton Ave.

and am in favor of a public mural being painted onto the building's exterior as part of NEST's Neighborhood Business District Improvement Program 2019 Minor Project if the grant is awarded.



Property Owner Signature

4.17.19

Date

To Whom It May Concern:

I, Suzanne McGarry, own the property located at:
4027 Hamilton
and am in favor of a public mural being painted onto the building's exterior as part of NEST's Neighborhood Business District Improvement Program 2019 Minor Project if the grant is awarded.


Suzanne McGarry
Property Owner Signature

4/17/19
Date

To Whom It May Concern:

I, C. KEVIN CURTIS, own the property located at:
4160 HAMILTON AVE.

and am in favor of a public mural being painted onto the building's exterior as part of NEST's Neighborhood Business District Improvement Program 2019 Minor Project if the grant is awarded.



Property Owner Signature

4.17.19

Date

To Whom It May Concern:

I, Leonard Lewis, own the property located at:
4017 Hamilton Ave

and am in favor of a public mural being painted onto the building's exterior as part of NEST's Neighborhood Business District Improvement Program 2019 Minor Project if the grant is awarded.

R. Lewis

Property Owner Signature

Date