



The Marquet Building

In 2017, CHCURC was awarded \$253,000 in NOFA gap funding for the redevelopment of the Marquet Building (5854 Hamilton Avenue). In 2018, CHCURC received \$40,000 from the Duke Energy Urban Revitalization Initiative for architectural drawings and pre-development work. CHCURC has hired an architect to complete the architectural drawings. Joe has been working hard to finalize construction estimates to complete the financing required to renovate the building.

The Marquet Building also welcomed Hamilton Labs as a new tenant in 2018. Hamilton Labs is a start-up incubator and co-working space. Be sure to check them out on the Cedar side of the Marquet Building.

Marquet Building

The House of Joy/Hollywood Theater Development

CHCURC announced at the 2018 Annual Meeting that we had reached an agreement with Reverend O'Neal and House of Joy to purchase a church at 3220 Central Parkway in exchange for their properties here in College Hill located at 5906, 5910, 5911, 5920 Hamilton Avenue & 1543 Cedar Avenue. The House of Joy Church moved into the 3220 Central Parkway location in October 2018 and we officially closed on the properties in December 2018.

We have worked over the last year to determine the best redevelopment uses for these buildings. We've heard support for the Hollywood being restored as a movie theater, while others hope for an events center. We have spent the last year looking into all the options and hope to be getting close to finding a great end use for the theater space.

We have also had discussions with various development partners about how to transform these properties in one development. To redevelop the four buildings on Hamilton Avenue, including the Hollywood Theater, will be a \$12 million project. We are applying for historic tax credits in spring 2019 and hope to announce redevelopment plans later this year.



Hollywood Theater



Events

In 2018, we hosted the Derby Day at Laurel Court, our Third Thursday Biergartens, the Blues and Brews 5k and Festival, the Movie Night after Pumpkin Patch, and Caroling at District Five. These events were a ton of fun and a great way to connect with our neighbors and our community. In 2019, we plan to do all of these events again and we have a few more lined up! If you aren't already following us on social media, be sure to do so as this will keep you up-to-date on what events we have in store for you next.

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As we close out 2018 and look ahead to 2019, we look forward to seeing some exciting developments:

- College Hill Station will break ground!
- The opening of two new restaurants, Tortilleria Garcia and Kiki, as well as YEP! Fitness.
- The announcement of three more new businesses that will join the Avenue in 2020.
- The Pocket Park will be named, break ground and open to the public.

Without all of your help and support over the years, none of this would be possible. If you thought 2018 was big, you will be blown away by 2019! We are so thankful to have you along for the ride.

Michael Cappel
Michael Cappel
Board President

Seth T. Walsh
Seth Walsh
Executive Director



College Hill Community Urban Redevelopment Corporation 2018 Annual Report

The College Hill CURC ("CHCURC") has made significant strides in 2018 and we are poised to see even greater accomplishments in 2019. Without your support over the years and especially in 2019, we would not see this transformation of our historic business district.

Here are some highlights from 2018:

- CHCURC transitioned from a volunteer board with 1 employee to a capacity-building organization with the addition of 3 new staff
- Announced Pennrose as the preferred developer for College Hill Station, the 7.5-acre development at Hamilton and North Bend
- Acquired eight buildings: the Mergard Building, the six House of Joy properties, and the Wittekind Building
- Opened Marlowe Court with ERS and Model Group, immediately filling all 53-units of senior housing
- Began redevelopment of the Doll House, Dow Corner, and National City Bank buildings
- Cincinnati Police District Five opened its a temporary district in College Hill
- Welcomed four new businesses to our business district



Third Thursday Biergarten



Duke Energy Grant Event



Derby Day at Laurel Court



Blues & Brews 5k

New Staff

In the past 30 months, CHCURC has grown from owning 5 properties to owning 18 properties that include 18 active residential units and 15 commercial units. The rapid growth became unmanageable for just one staff person and a volunteer board to manage while still working on all CHCURC's redevelopment projects. As such, we decided to expand our staff with three new positions:

- Community Outreach Director: Marissa Reed was hired from Keep Cincinnati Beautiful where she served as interim Executive Director. Marissa manages our social media, plans our events, and works to find new ways to engage the community.
- Real Estate Development Director: Joe Sandmann was hired from the Walnut Hills Redevelopment Foundation where he served as the Real Estate and Economic Development Officer. Joe works to redevelop our blighted properties and transform them into the cornerstone of our business district for the next generation.
- Property Manager: Tony Thompson was hired after serving for 6 years on our Board of Directors. Tony is responsible for managing our 18 active residential units and 15 active commercial units.

College Hill Station

In July 2018, we announced Pennrose as the Preferred Developer for the corners of Hamilton and North Bend. This long-awaited development is slated to break ground in 2019. Pennrose's \$30 million development proposal includes 170 market rate units on both corners above 10,000 square feet of retail. The westernmost portion of the land will be developed by D-HAS and Traditions Building Group into 30 for-sale townhomes. Between August 2018 and November 2018, Pennrose hosted three community engagement sessions to share their plans and to gather feedback from the community. We will hold a final engagement session in 2019 to unveil the final site plan and elevations.





Dixon Building

We purchased the Dixon Building (6120 Hamilton Avenue) in May 2017 – home of College Hill Coffee Co., Enliven, Inspire, and 16 apartment units. Upon purchasing the building, we discovered significant deferred maintenance. Under Tony's leadership, we have been tackling these issues one unit at a time, restoring the apartments back to their original beauty. There are still several expensive repairs to tackle in the coming years, such as new plumbing, tuckpointing, and electrical. Joe has been putting together the financing to make this redevelopment a reality. In November 2018, CHCURC was awarded \$560,000 in gap financing by the City of Cincinnati's Notice of Funding Availability ("NOFA").

We also received \$30,000 from the Ohio Finance Fund Pre-Development Grant to begin work on the architecture and MEP drawings. CHCURC has hired Eric Puryear to complete the architectural drawings, Gooderum & Associates to complete the MEP drawings, and Sol Design & Consultants to serve as LEED consultant for the redevelopment.

Mergard Building

In February 2018, CHCURC purchased the Mergard Building (6060 Hamilton Avenue), which is located just south of Silk Road Textiles. This building, which included 4 apartments and the \$29.95 Shoe Warehouse, was purchased thanks to a \$275,000 Neighborhood Business District Improvement Program ("NBDIP") grant we received in 2017. We are evaluating the highest and best redevelopment of the building and hope to announce plans by the 2020 Annual Meeting.



Marlowe Court

Marlowe Court began construction in 2016 and opened to the public in January 2018. This \$11.1 million building is a 53-unit, senior, affordable housing mixed-use project that was developed in partnership with The Model Group and Episcopal Retirement Services. Over 1,000 people expressed interest and over 500 people ultimately applied. The building has been fully occupied all year.

In addition to the 53 residential units, the property has three commercial spaces. We welcomed First Financial Bank as the anchor tenant in April 2018 and signed YEP! Fitness to a lease for the middle space in June 2018. Construction began on YEP! Fitness in January 2019 and we anticipate them opening in April 2019.

In January 2019, YEP! Fitness also signed a lease for the third commercial space at the northern end of the Marlowe Court building. We can't wait to welcome YEP! to College Hill.

National City Bank

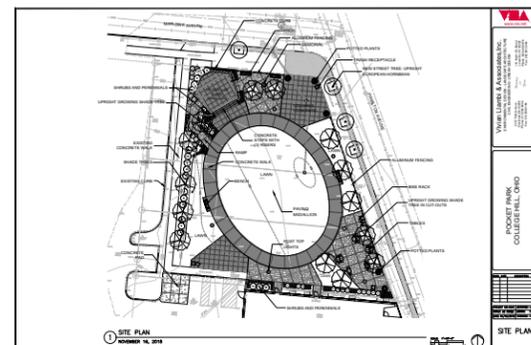
In late 2017, we announced that Kiki, a Japanese gastropub would be opening in the National City Bank building (5932 Hamilton Avenue). Kiki is owned and run by Hideki Harada, the former co-owner and chef of Kaze in Over-the-Rhine. Due to some extended architectural and permit issues, Kiki did not begin construction until late 2018, with a grand opening planned for mid-2019. Hideki is excited to bring his Japanese culinary creations to College Hill!

Work on the National City Bank Building, the Doll House, and the Dow Corner buildings are being done through our partnership with South Block Properties/Form Building Solutions.



The Pocket Park

CHCURC was awarded \$350,000 from the City of Cincinnati Capital Budget and \$30,000 from the NBDIP grant in 2017 to construct a pocket park at the corner of Hamilton and Marlowe Avenues. A stakeholder committee from the neighborhood was created, and we have been working to design and develop the park concept. The final plan was estimated to cost \$500,000 and was presented to the College Hill Forum at the January 2019 meeting. Community members came together in 2018 to raise the remaining \$120,000 needed for the construction of the park (name to be announced soon!) and construction is slated to begin in Spring 2019.



The Alleyway

This past summer, we hosted our Third Thursday Biergarten series in the alleyway between the Wittekind Building (5915 Hamilton) and the Doll House. These events were held on the Third Thursday of June, July & August from 6-9 pm and were a great way to connect in our community. Planning has already begun on the 2019 Third Thursday Biergarten series. We will be announcing times and locations soon! Meanwhile, we have taken all your suggestions and hope to announce a name for the Alleyway at our first Biergarten of the year.



The Doll House

Tortilleria Garcia was announced as the commercial tenant for the Doll House (5917 Hamilton) in late 2017 and construction began in 2018. Over the last year, you have watched as the building has evolved out of its blighted shell into a new storefront, tuckpointed exterior, and most recently a new sign! On the inside, the change has been even more dramatic. We can't wait to show you Tortilleria Garcia and the new apartments in the coming month!

The Wittekind Building

In October 2018, we completed the acquisition of the Wittekind Building, the building that houses Red Rose Jems Pizzeria. This building was purchased by a community group almost a decade ago with the intention of saving it for the community. They approached CHCURC to sell the property and we couldn't have been more excited to add another building in the 5900 Hamilton Avenue block. We can't wait to continue to work with Red Rose in the years to come.

The Dow Corner

The Dow Corner (5901 Hamilton) includes three buildings: the Dow Corner, the Dow Cedar building (1608 Cedar), and the Brink Brewing Co. building (5905 Hamilton). In 2018, the storefronts of the Dow Corner were removed and rebuilt, including new glass windows on the first floor. At the end of January 2019, we closed a Request For Proposal ("RFP") for new businesses that brought in many great business ideas. We anticipate announcing in the coming months two new businesses that plan to occupy the corner spaces and one new business that will be moving into the Dow Cedar building.

In 2018, we hosted a pop up shop in the Dow Cedar building called ChoZen 4 U, a boutique run by Corless Roper. Corless immediately threw herself into the challenge and made herself a staple of College Hill. In January 2019, Corless moved ChoZen 4 U into her new permanent home at 5818 Hamilton Avenue. We are honored to have played a small role in the launching of this new, exciting business.

Brink Brewing Co. celebrated their one-year anniversary in February 2018 and followed it up by winning the Best Very Small Brewery and Best Very Small Brew master in the Nation at the 2018 Great American Beer Festival. Wow! We are so fortunate to have them in the neighborhood and are proud to celebrate their second anniversary in February 2019.



District 5

As you may know, District Five opened their temporary district headquarters in College Hill at the College Hill Plaza in April 2018. We think the impact of their presence here has been immediate. You can see officers on foot throughout the day up and down the Avenue and the police cars coming in and out of the Plaza every hour. Throughout the year, Cincinnati City Council has been debating the permanent headquarters location and have narrowed it down to either the College Hill Plaza or the Permit Center on Central Parkway. We continue to lobby for the College Hill location. A decision is expected in February 2019.