



College Hill Business Association

5836 Hamilton Ave
Cincinnati, OH 45224
513-681-5648

College Hill Business Association

Monthly Membership Meeting

5Sep2023 — Bacall's Cafe
Prepared by: Jeremy Boerger, Secretary

Call to Order: 8:04am

Reports & Community News-

Secretary's Meeting Minutes: Approved

Treasurer's Report: Approved

Community News:

Brink Brewing Maker's Mart - 12-6pm 30Sep

CH Forum:

Regular meeting skipped for August; resumes in September

Gardeners:

Wee Patch at Patrick's Park - 10am-3pm 14Oct

CHCURC:

Third round of Our Shop applications happening this week
City grand for more planters received - CHURC will be maintaining
ADA specific apartments now open
Alleyway grant awarded; will be reaching out to businesses and property owners



Round Robin-

Bacall's Cafe	Ron Busch	New kitchen manager onboarding. Mondays and Sundays hours coming soon
Boerger Consulting, LLC	Jeremy Boerger	Like and share my LinkedIn content
Chozen 4 U Boutique	Corless Berry	Headed to Fashion Week in NYC
College Hill CURC	<ul style="list-style-type: none"> • Ismael Hassan • Carla Horne 	Carla: focused on leasing
College Hill Pilates and Physical Therapy	Mindy Nagel	Working to move to former CH Yoga studio
eXp Realty	Marty Russell	Multi-family coming on market; requires a live-in owner Market cooling down, citing higher interest rates
God Space	Sister Leslie Keener, CDP	Moving soon, but unsure if she can stay in the neighborhood. Online services still being offered.
Hartman & Ehrmantraut CPA's	Karen Hartman	Extensions expire in the coming weeks, then pivoting to CPE
Inspire Salon & Boutique	Sandra	Planning fundraiser for Sickle-Cell this month
Learning CURVE	Brent Hodge	Quiet July, but August and September going strong. Looking for collaboration to maintain visibility in the neighborhood through Q4.
Marty's Hops & Vines	<ul style="list-style-type: none"> • Kate Weldishofer • Marty Weldishofer 	Hired new cook, who has brought onboard an assistant
Samantha Reid, Comey & Shepherd Realtors	Samantha Reid	Spotless spaces: waitlist still growing, but needing more workers Realtors: MLS provider hit with cyberattack; planning on moving to a new provider anyways
Spotless Spaces		
Silk Road Textiles	Terry Owen	900+ net-new customers brought in via promotions. Twin grand babies are here



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On-going Business-

Guest speaker (if any): none this month

Traffic & Pedestrian Safety Committee:

Survey coming for traffic calming efforts so far

Upcoming Events (if any):

Brink Brewing Maker's Mart - 12-6pm 30Sep
Wee Patch at Patrick's Park - 10am-3pm 14Oct

Wrap Up, odds and ends:

Adjournment: 9:03am

Attendance: 15

Current members: 13

Guests: 0

Next meeting: 3 October 2023, 8am, Bacall's Cafe

Members

Present?	Business Name	Official Contact	Website	Email Address	Phone Number	Mailing Address
✓	Bacall's Cafe	Ron Busch	www.bacallscafe.com	ronaldbusch@mac.com	513-541-8804	6118 Hamilton Ave, Cincinnati, OH 45224
	Bill O'Brien, Esq.	Bill O'Brien		bill@billobrienlegal.com	513-582-4621	1446 Thomwood Cincinnati, OH 45224
	Bishop & Associates Agency, LLC	Alvertis Bishop III		abishop@amfam.com	831-747-4006	6237 Savannah Ave. Cincinnati, OH 45224
	Black Butterfly Urban Farm & Garden	Julie Brown		dtownjbrown6262@yahoo.com		1444 Marlowe Ave. Cincinnati, Ohio 45224
✓	Boerger Consulting, LLC	Jeremy Boerger	www.boergerconsulting.com	jboerger@boergerconsulting.com	513-394-6317	1511 Groesbeck Road, Cincinnati, OH 45224
	Brink Brewing	Andrew McCleese	www.brinkbrewing.com	amccleese@brinkbrewing.com	513-310-4493	5905 Hamilton Avenue, Cincinnati, OH 45224
✓	Chozen 4 U Boutique	Corless Berry	www.cincinnati4uboutique.com	chozen4uboutique@gmail.com	513-541-2469 <i>513-207-1254</i>	5822 Hamilton Avenue #36, Cincinnati, OH 45224
✓	College Hill CURC	Ismael Hassan ✓ Carla Horne ✓	www.chcurc.com <i>Carla Horne</i>	ismael.Hassan@chcurc.com carla.horne@chcurc.com	513-498-5626 513-608-2114	6107 Hamilton Ave., Cincinnati, OH 45224
✓	College Hill Pilates and Physical Therapy	Mindy Nagel	www.collegehillpilatespt.com	mindy@collegehillpilates.com	513-445-WELL (9355)	6240 Hamilton Avenue, Suite 4 Cincinnati, OH 45224
	College Hill Presbyterian Church	Rev. Drew Smith Sam & Barry Store		info@chpc.org	513-541-5676	5742 Hamilton Avenue, Cincinnati, OH 45224
	College Hill Yoga	Aaron Fleming	www.collegehillyoga.com	aaron@collegehillyoga.com	513-748-9375	5838 Hamilton Ave, Cincinnati, OH 45224
	Dark Horse Martial Arts	Joshua Horsley		joshua@darkhorsemartialarts.com	513-307-6500	5838 Hamilton Ave, Cincinnati, OH 45224
✓	eXp Realty	Marty Russell	www.martyrussell.com	marty@martyrussell.com	513-545-1637	1543 Wittekind Terrace Cincinnati, OH 45224
	Fern	Megan Strasser	www.fern-shop.com	megan@fern-shop.com	513-541-1269	6040 Hamilton Avenue, Cincinnati, OH 45224
	First Financial Bank	Aaron A Foster	www.bankatfirst.com	aaron.foster@bankatfirst.com	513-901-6214	6001 Hamilton Ave Cincinnati, Ohio 45224
✓	God Space	Sister Leslie Keener, CDP	www.GodSpaceCommunity.com	GodSpace@GodSpaceCommunity.com	859-801-3213	
✓	Hartman & Ehrmantraut CPA's	Karen Hartman		khartman@fuse.net	513-681-5648	5850 Hamilton Avenue, Cincinnati, OH 45224

Present?	Business Name	Official Contact	Website	Email Address	Phone Number	Mailing Address
	Huntington Bank					
	I3 Merchant Solutions	Aaron Muro	www.i3merchant.com	amuro@i3merchant.com	513-604-8796	
✓	Inspire Salon & Boutique	Sandra Shakin	www.inspireboutique513.com	Inspiresalonandboutique@gmail.com	513-541-5700	6120 Hamilton Ave, Cincinnati, OH 45224
	Lama Herbal		www.lamaherbal.com			5846 Hamilton Ave, Cincinnati, OH 45224
	LaRosa's College Hill	Bruce Soldano		brucesoldano@aol.com	513-673-1501	5830 Hamilton Avenue, Cincinnati, OH 45224
	Lawn Paradise		lawnparadise513.com			
✓	Learning CURVE	Brent Hodge	shoplearnpgcurve.com	helloselearningcurve@gmail.com		3061 Verdin Ave Cincinnati, Ohio 45224
	Lick	Sonya R. Lynch		chefbobbomb@gmail.com SonyaRLynch@gmail.com	843-813-0304	5930 Hamilton Ave, Cincinnati, OH 45224
✓	Marty's Hops & Vines	Kate Weldishofer Marty Weldishofer	www.martys-hopsandvines.com	kate@martys-hopsandvines.com	513-681-4222	6110 Hamilton Ave, Cincinnati, OH 45224
	Mash Roots		www.mashroots.com			5903 Hamilton Ave, Cincinnati, OH 45224
	Ohio Living Llanfair	Kim Kaser Peg Ashbrode - Marketing		kkaser@ohioliving.org	513-591-4567	1701 Llanfair Ave, Cincinnati, OH 45224
	PNC Bank	Chales Derling	pnc.com	charles.derling@pnc.com	513-315-2391	5851 Hamilton Ave. Cincinnati, Ohio 45224
	Pour	Zonieke Alston-Betts	www.pourmobilewinebar.com	sonieke@pourmobilewinebar.com	630-903-4930	
	Renegade Learning	Ginger Rhodes		vrhodes2020@gmail.com		
	Rose Law		www.johnwrose.com	jwroselaw@gmail.com	513-657-4273	6240 Hamilton Avenue, Suite 5, Cincinnati, OH 45224
	Sages of Grief, LLC	Dr. Rachael D. Nolan	https://www.linkedin.com/company/sages-of-grief-llc	rnolan@sagesofgrief.org	330-603-6888	2260 Park Ave. Suite #1D Cincinnati, OH 45206
SJR	Samantha Reid, Corey Shepherd Realtors	Samantha Reid	samanthareid.comey.com	sreid@comey.com	513-235-2934	

Present?	Business Name	Official Contact	Website	Email Address	Phone Number	Mailing Address
<input type="checkbox"/>	Sara McIntosh Freelance Copywriting		https://sara-mc-copy-writing.com/	saramc.copywriter@gmail.com	513-504-1487	6794 Marvin Ave, Cincinnati, OH 45206
<input type="checkbox"/>	Schwartz Jewelers		www.schwartzjewelers.net		513-541-5627	6114 Hamilton Ave, Cincinnati, OH 45224
<input type="checkbox"/>	Set The VibeZ	Erika Standifer	www.setthevibez.com	hello@setthevibez.com	513-417-8892	5852 Hamilton Ave., Cincinnati, OH 45224
<input type="checkbox"/>	Shop 26 Men's Salon		www.Shop26salon.com	shop26llc@gmail.com	513-522-7467	1813 W Galbraith Rd, North College Hill, OH 45239
✓	Silk Road Textiles	Terry Owen	www.silkroadcincinnati.com	silkroadcincy@gmail.com	513-541-3700	6106 Hamilton Avenue, Cincinnati, Ohio 45224
<input type="checkbox"/>	Sky's the Limit Daycare				513-258-8671	1560 Marlowe Avenue, Cincinnati, OH 45224
SJR	Spotless Spaces	Samantha Reid	www.spotlesspacescleaning.com		513-850-SPOT (513-850-7768)	6240 Hamilton Avenue, Suite #2 Cincinnati, OH 45224
<input type="checkbox"/>	St. Clare Catholic Church		www.saintclareparish.org			1443 Cedar Ave, Cincinnati, OH 45224
<input type="checkbox"/>	T&R Transportation	Malcolm Timmons		mtimmons@fuse.net	513-477-1394	
<input type="checkbox"/>	Tango del Barrio		www.tangodelbarrio.com		(513) 559-9262	6110 Hamilton Ave, Cincinnati, OH 45224
<input type="checkbox"/>	Wellman Acupuncture	Amanda Rose Wellman	www.pauseandlisten.org	Amanda@wellmanacupuncture.com	513-432-4976	6240 Hamilton Ave #4, Cincinnati, OH 45224
<input type="checkbox"/>	YEP Fitness	Kurt Billups	www.yepfitness.com			6009 Hamilton Ave Cincinnati, Ohio 45224

COLLEGE HILL BUSINESS ASSOCIATION
PERIOD ENDED 9-5-23

CHBA FUNDS

UNRESTRICTED- BEGINNING BALANCE		\$	10,253.79	
INCOME- AVENUE UPKEEP	\$	1,200.00		
DUES	*	1,950.00		
CREDIT CARD PROCESSING PARTNERSHIP		620.38	3,770.38	
EXPENSES				
BROCHURE NET EXPENSE	**	(8.47)		
PAYPAL FEES		(11.19)		
WEBSITE MAINTENANCE		(57.57)		
G SUITE		(51.76)	(128.99)	\$ 13,895.18

NAF GRANT- BEGINNING BALANCE

LIGHT UP COLLEGE HILL	\$	740.00		
		(740.00)		-

NBD GRANT- 2022-23- BEG. BAL

BROCHURE EXPENSE	**	\$	(521.53)	
INSURANCE		(250.00)		
PLANTERS UPKEEP SHARE		(2,400.00)		
WEBSITE MAINTENANCE		(402.99)	(3,574.52)	

EMERGENCY BUSINESS FUND- BEG. BAL

ADDITIONS TO FUND	\$	200.00		
		210.00	410.00	

STREETSCAPE FUND

BEGINNING	\$	719.65		
PLANTER UPKEEP SHARE		(100.00)	619.65	

PARKING OPERATIONS FUND

BEGINNING	\$	9,114.73		
INCOME		12,851.00		
EXPENSES				
PROPERTY TAXES	\$	(8,542.59)		
UTILITIES		(2,153.90)		
MAINTENANCE		(3,486.53)	(14,183.02)	7,782.71

BALANCE OF FUNDS, CHECKING

\$ 22,707.54

RESPECTFULLY SUBMITTED, KAREN K HARTMAN, CPA, TREASURER

* DUES FOR 2023 PAID IN 2022 \$ 150.00

** ADS PAID IN 2022 \$ 50.00
SPLIT BETWEEN ALLOWABLE FOR NBD GRANT
AND PART OVER GRANT

Cincinnati Appreciation

The Federal Housing & Finance Administration (FHFA) recently updated their home appreciation data, so I want to share this updated graph that shows what home values have been doing in our Cincinnati area.



These graphs specifically show the appreciation in home prices for re-sold properties (broken down by year) for the last twenty years. It's a great way to look at the effect of increasing value over time, and this can give you an idea of how much your home may have increased during the time you've owned it. Please keep in mind this is for the Cincinnati area as a whole, and that individual neighborhoods and homes may vary from these averages - and also that 2023 is a reappraisal year for Hamilton County.

ANNUAL APPRECIATION: CINCINNATI, OH-KY-IN

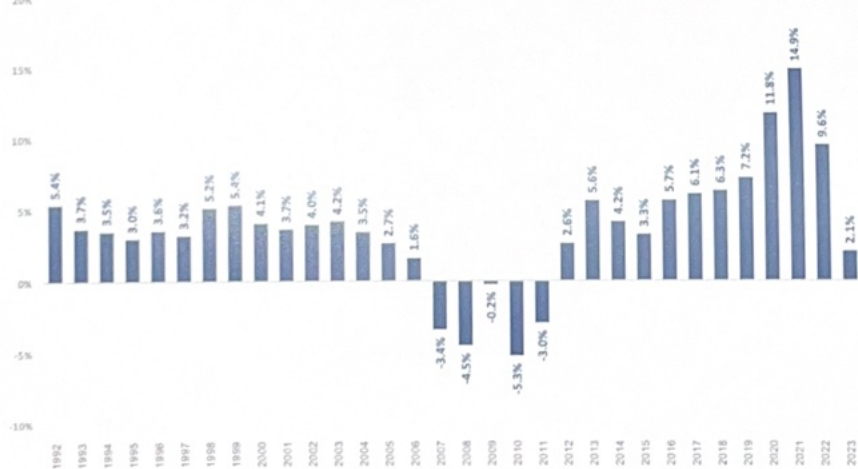
1992 - 2023 HOME PRICE INDEX

*NOTE: 2023 APPRECIATION RATES BASED ON ONLY JAN-MAR DATA

**APPRECIATION BASED ON PURCHASE ONLY DATA

AVERAGE ANNUAL APPRECIATION: 3.9%

20%



DATA REPORTED: 5/30/2023, SOURCE: WWW.FHFA.GOV

Comey & Shepherd
REALTORS.

Samantha
Reid & REALTOR
home you're home!

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