



COLLEGE HILL

College Hill Community Urban Redevelopment Corporation

September 3, 2008

Jennifer Kinnen, Business Development Officer
City of Cincinnati
Department of Community Development
Two Centennial Plaza
Suite 700
805 Central Avenue
Cincinnati, Ohio 45202

Dear Jennifer:

In response to your letter dated August 5, 2008, we want to thank you for your acknowledgement and appreciation of the College Hill community's passion and dedication to the Linden Park Development. Indeed, CHCURC, at the grassroots level, did conceive this project and moved it to a professional level by attaining a partnership and agreement with the City of Cincinnati. We want to retain this partnership as we move forward with this project.

We understand that Al Neyer, Inc., the developer, has decided not to extend their Developer Agreement with the City. Due to the downturn in the market, the lack of pre-sales and leasing has disabled them from securing the financing necessary to meet their obligation.

CHCURC's Board and the Linden Park Committee met on August 13, 2008 to discuss options and ideas. CHCURC then decided to approach Ken Schon of Bloomfield Schon + Partners regarding Linden Park. The following are some salient facts regarding CHCURC's relationship with Ken Schon:

- Ken Schon has been an integral part of this project from the time CHCURC selected Al Neyer, Inc. as the developer. Ken Schon was a Neyer associate at that time. His passion and successes in infill development was a strong influence in the selection of the developer. Ken led the effort in the planning and design of the development from the beginning.
- Ken parted with Neyer and engaged in a partnership with Steve Bloomfield. Per an agreement with Neyer, as a partner in Bloomfield Schon + Partners, Ken maintained a strong relationship in the Linden Park development process.

- When the project split into east and west, Ken led the charge of Linden Park West. Together with his partners, Jose Garcia and Steve Bloomfield, Ken obtained terrific support from the Linden Park Committee on their approach to a plan and design for the west side.

Because of this ongoing relationship, the CHCURC Board and the Linden Park Committee, unanimously, supported approaching Bloomfield Schon + Partners to inquire as to their interest in becoming the developer for all three sites of the Linden Park Development.

Mike Battoclette, Board Member, and Marty Weldishofer met with Ken Schon on August 14, 2008. Ken discussed CHCURC and the recent Linden Park scenario with his partners prior to our meeting. Mike and Marty presented CHCURC's request regarding Bloomfield Schon as a potential developer for all three sites.

Ken said Bloomfield Shon would be interested. Bloomfield Schon is putting together a couple of massing plans for the three sites as the basis for an initial discussion between CHCURC and Bloomfield Schon. We are scheduling a meeting for mid-September.

After these plans are in place, CHCURC will likely recommend engaging Bloomfield Schon in a Pre-Development Agreement addressing all three sites. This agreement would include, but not limited to:

- Schedule
- Budget
- Demolition
- Option to purchase
- Market Feasibility Study
- Identify and organize site corrections and infrastructure

We would outline the Pre-Development Agreement to included a schedule and timeline for all three sites.

Additionally, CHCURC and the Linden Park Committee also seek to work with the City to preserve the \$1.8 million forgivable loan that was dedicated to the northeast corner of Hamilton Avenue and North Bend Road, for pre-development costs such as site control, surveys, legal fees, project management, etc.

Thank you for working with us, as we continue to revitalize not only College Hill, but the City of Cincinnati, as well.

Regards,

Michael Cappel
President &
Linden Park Committee Chairperson

Marty Weldishofer
Director of Community Development