Director's Remarks:

The Center for Great Neighborhoods is on a mission to build a vibrant, inclusive and equitable community. In everything we do, providing quality housing, helping young people appreciate their community and develop leadership skills, supporting residents to address health, safety or economic issues, we focus on ensuring each resident is working for the community, and the community is working for everyone.

Think of any problem, need, improvement or goal important to our community and imagine how better off we would all be if more of us were “putting our shoulder to the wheel”.

How can we make this vision a reality? Well, it starts with recognizing that each person’s contributions are important no matter how humble, and for each of us to do our part in inviting everyone to participate. It sounds simple, but we know it is not. It can be difficult to value someone’s input or ideas who we don’t agree with, has values or lifestyles that are not like ours, or is just different than us.

At The Center for Great Neighborhoods, our experience informs us that if we really want our community to thrive, there is no other way. Many of you who read this report, have joined in this mission and will see yourselves through the accomplishments listed.

Let me take this opportunity to thank you, and to invite everyone to join in the mission to build a better community for all of us.

Tom DiBello
Executive Director

The Center believes that the strongest communities are full of engaged citizens. We are committed to helping each person discover and develop their skills, find and use the resources they need, and discover partners who share their concern for the wellbeing of Covington.

Get involved: www.greatneighborhoods.org

2018 Program Area Highlights:

Neighborhoods & Community: We partnered with the City of Covington to engage residents in neighborhood park redevelopment in Latonia and Peaselburg.

Creative Placemaking: a strong form of creative expression is through food and culture, demonstrated by the 10 chefs who graduated from our chef fellowship in 2018.

Health: We joined forces with regional partners to provide Nicotine Replacement Therapy and community support for residents to quit smoking.

Real Estate Development: We began our first restaurant development, key to activating the MLK corridor with the added benefit of bringing delicious food to Covington.

Youth & Families: We hosted several family-centered events at Hellmann Creative Center that brought community together, connected neighbors, and bridged understanding.

Financial Wellbeing: We provided financial education and counseling services to individuals to help them develop spending plans and manage credit.
Neighborhoods & Community

Providing recommendations for organizational structure
Advising in community development best practices
Serving the role of fiscal agency and bookkeeping
Assisting in priority setting and consulting for growth, development, and outreach
Providing meeting and event space, and much more

Supported 23 civic and resident-led groups and neighborhood associations by:
- Providing recommendations for organizational structure
- Advising in community development best practices
- Serving the role of fiscal agency and bookkeeping
- Assisting in priority setting and consulting for growth, development, and outreach
- Providing meeting and event space, and much more

Creative Placemaking

Nano Grants
In 2018, The Center funded 18 Nano Grant projects, investing in community leaders who had an idea to bring people together in a creative way. This year, projects included small business pop-ups, storytelling at the cemetery for Halloween, a cooking competition and more.

Right: A young resident plays the fiddle at the inaugural Bridge Folk Music & Arts Festival

Creative Community Grants: funded 4 creative community projects. These projects resulted in 15 different opportunities for families to connect and participate in programs and events that were new experiences. These programs included a mural installation and harvest festival at Redden Gardens, a writing workshop for youth, and a music festival celebrating the East and West sides of Covington.

Hellmann as a Creative Hub: throughout the year our building regularly transformed into a place to create with family and neighbors as well as turn creative ideas into reality. In total, we hosted 12 new family-centered events with 750+ participants that focused on art, culture, and creative expression. We invited 5 artists to lead creative workshops in which families co-created pieces of art.

Park Redevelopment: partnered with the City of Covington to engage community in the planning and redesign of Barb Cook Park in Latonia and Peaselburg Park.

Beautification: partnered with Keep Covington Beautiful to provide 2800 volunteer hours toward beautification efforts, collect 24K lbs of trash, and plant 400 plants.
**Health**

**BUILD:** partnered with the NKY Health Department, St. Elizabeth Hospital, Regional Alliance, and Three Rivers Health Department to provide over 650 Nicotine Replacement Vouchers to Covington residents and support 6 resident-led engagement projects encouraging tobacco reduction.

**Ride The Cov:** supported residents as they advocated for infrastructure improvements that make biking a safer and more desirable transportation option throughout Covington. Partnered to host community bike rides and related activities to engage the community in bike friendly planning efforts.

**FreshLo:** received a 2 year Kresge Foundation grant to advance health, equity, economic opportunities, and creative placemaking in Covington's Westside Neighborhood. (See project highlight page for details.)

---

**Real Estate Development**

In 2018, The Center completed our **60th real estate project**, bringing our total investment in real estate development in Covington to over **$13 million**. (See MLK Corridor Development and Activation Strategy Map for project examples)

We **continued predevelopment work** on a new, mixed-use project as part of the City of Covington’s RFP process for vacant land on MLK Blvd.

Upper left: one of The Center’s Westside neighborhood rehab properties, redeveloped in 2018.

Left: Began work on rehabbing a vacant and blighted historic corner building on MLK Blvd.

This year, The Center renovated and **sold 3 units** in Covington’s Westside. (right photo of Westside renovation)

We **expanded our rental inventory** as part of our strategy to increase the supply of quality rental for a wide range of residents.
Youth & Families

2018 marks our 15th year of BLOCK (Born Leaders of Covington, Kentucky), an after-school youth program to support 3rd-5th grade students in developing leadership skills and community awareness. 171 Youth participated in leadership efforts this year.

Healthy Mind, Body & Soul Camp: hosted a youth summer camp to encourage nutritious eating, physical activities, creative expression, and mindfulness.

Service Learning Spotlight: students at Sixth District explored their neighborhood and created an introductory video about the Licking River Greenway Trails. The video includes information about access, usage, and safety and encourages continuation of trail beautification efforts.

In 2018, 76 Covington youth participated in planning and implementing 5 service learning projects. Over 90% reported they are a better leader and have improved listening skills.

Financial Wellbeing

Low Income Tax-payer Clinic (LITC): aided low income residents and non-English speakers in resolving tax issues. In 2018, we served 90 families, obtaining $200,000 in tax relief and refunds for taxpayers.

Volunteer Income Tax Assistance (VITA): provided free income tax preparation services for 1004 households, obtaining over $1.3 million in tax refunds, including $394,000 in Earned Income Tax Credit benefits for low-income families with earnings.

Financial Workshops and Coaching: served 130 individuals through 20 workshops and individual coaching sessions on credit, tax withholding and creating spending plans. Partnered with IRS and local banks to sponsor an inaugural Tax Problem Solving Day to provide a variety of tax related services and information on financial topics.
Chef Fellowship: we fostered creative expression using food and culture with the inaugural cohort of the Chef Fellowship. 10 chefs from widely diverse backgrounds graduated and are now running 7 distinct, local food businesses.

FreshLo Fellowship: 9 fellows joined our team to complete project management and community leadership training and host their own community-based projects or events.

Empower Tools: since opening mid-2017, we have checked out a collection of 240 home improvement and gardening tools over 1600 times, saving borrowers a total of $115,812.63

Westside Spring Celebration: hosted 1200+ community members in April to highlight the best of the neighborhood.

Project Highlight: FreshLo
In 2018 we implemented year 1 of FreshLo programming

2018 marked our second full year at the Hellmann Creative Center. One of our primary goals for the year was to reach full utilization of Hellmann as a gathering hub and to continue making Hellmann more welcoming for EVERYBODY in the community.

We achieved this in two significant ways:
1. All 8 of our artist studios were fully occupied, representing 10 businesses contributing to our local, creative economy.

2. Our community rooms were utilized 269 days out of the year by various community groups, classes and events, amounting in over 6,000 people moving through our building throughout 2018.

To get on the waiting list for studios or to host an event, family party, etc. in our space, please visit our website:
www.hellmanncreativecenter.org

We look forward to increasing these numbers in 2019 and hope to reach new audiences so that every resident sees Hellmann as a place for them to convene, contribute, and create.
MLK CORRIDOR
DEVELOPMENT AND ACTIVATION STRATEGY

Property Development/Rehabilitation
Creative Facades (CF) – homeowner facade upgrades using local artists
Homes for Makers (H4M) – homes sold to creatives to live/work

Business Recruitment
Art Installations
Activation/Public Events and Programming

Key:
- Healthy Corner Store
- Proposed Project
- Center-Supported
  Art Installation
- Center-Owned
  Residential + CF
- Business Recruited and
  Supported with CF or H4M
- Property Rehabilitation, CF, or H4M

302 MLK Blvd
Restaurant development underway

Proposed: Holman Place
2 H4M + 3 CF
+ 2 Businesses Recruited

Proposed: Hellmann Plaza

Center-Owned
Residential + CF
2018 Financials

**Expenses**
- Program Services: $846,107.00
- Housing Development: $24,817.00
- Rental properties: $254,175.00
- Admin & General: $124,939.00
- Fund Development: $38,993.00
- Custodials: $258,252.00

**Public Support/Revenue**
- Foundations, Trusts, Individuals: $826,182.00
- Government Grants: $171,052.00
- Other revenues: $158,176.00
- Custodial revenues: $187,524.00

**Net Assets End of Year:** $2,557,770.00

---

**The Center Staff**

Front Row: Sarah Allan, Mary Lepper, Peg Baldock, Jameela Salaah, Shannon Ratterman.

Back Row: Kareem Simpson, Monica Ibarra, Dan Petronio, Kate Greene, Tom DiBello, Teri Heist, Adam Rockel.

---

**Board of Directors**

- Loren VanDyke Wolff – Chair
- Suzanne Anderson – Vice Chair
- Susan Barnett – Secretary
- Brian Potter – Treasurer
- Dietra Bohannon
- Jim Guthrie

- Bonnie Meyer
- Pete Nerone
- Greg Paeth
- John Scott
- Nathan Tainter
- Gene Weber
We appreciate the contribution of each and every donor. 2018 donors are listed below in alphabetical order.

Don Altevers  
Susan Barnett  
John Boh  
Alma Bonham  
Paul Brinkman  
Pat & Peggy Burns  
Daniel Burr  
Paul & Jean Calme  
Childrens Hospital  
John & Vickie Cimprich  
Barry Coates  
Joyce & Wally Cochran  
Bill & Patty Cook  
Bill & Susan Cook  
Don & Sue Corken  
Lisa MaryJane Curcuruto  
De Beaumont Foundation  
Marilyn Derfus  
Tom & Catherine DiBello  
Duke Energy Foundation  
Michael Dunn  
Ernst & Young  
Friends of Peaselburg NA  
Fuller Family Foundation  
Natalie Gardner  
Ruth Gerrety  
Dorothea Di Giovanni  
Greater Cincinnati Foundation  
Loretta E Greenland  
Francis Groneck  
Jim Guthrie  
Haile Foundation  
Kit & Mike Hammons  
Stephanie Harris  
Donna & Robert Horine  
Pat Huber  
Ed & JoAnn Hubert Family Foundation  
Ed Hughes  
Jordan Huizenga  
Marc Hult  
Keep America Beautiful  
Virginia Kerst  
Charles King  
Jerry & Diane Kohlhepp  
Kresge Foundation  
Fritz Kuhlmann  
Kenneth Landsaw  
Bill & Becky Lindsay  
James & Kathy Lowry  
Denise Lucas  
Michael & Rae Maier  
Richard Meyer  
Bill & Kathleen Moller  
David Mumm  
Dan & Mary Nagle  
Fred & Claire Outten  
Dan & Kathy Petronio  
Place Matters- LISC  
PNC Foundation  
Tom & Donna Prieshoff  
David Rauf  
RC Durr Foundation  
Don & Pam Ruschman  
Mary Ryan  
Thomas & Nancy Schadler  
George Schuhmacher  
Betty Schumacher  
Monica Sellers  
Jeff Sewell  
Sisters of Notre Dame  
Jackie & Russell Slone  
James Nathan & Jessica  
Spencer  
Spotted Yeti  
Daniel & Suzanne Thompson  
Truist  
United Way of Greater Cincinnati  
Vision One  
Tony & Donna Vogel  
Greg Baker & Tom Wherry  
James & Jenni Wiehoff  
Paul & Candace Witte  
Dr. James & Marna Zalla  
Tony & Gerry Zembrodt  
Robert Ziegler

The Center for Great Neighborhoods  
321 W. MLK Blvd  
Covington, KY 41011  
www.greatneighborhoods.org