



ANNUAL --- REPORT

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The Center
for Great
Neighborhoods

ANNUAL REPORT

TABLE OF CONTENTS

- 4 ■ Director's Remarks
- 5 ■ 2019 Program Areas
- 6 ■ Neighborhood & Community
- 8 ■ Creative Placemaking
- 10 ■ Health
- 11 ■ Real Estate Development & Economic Development
- 12 ■ MLK Corridor Development
- 14 ■ Youth & Families
- 15 ■ Financial Wellbeing
- 16 ■ Hellmann Creative Center
- 18 ■ 2019 Financials
- 19 ■ Our Team
- 20 ■ 2019 Donors

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DIRECTOR'S REMARKS:

How do we imagine our community? Do we see it as a place where everyone is welcomed to participate and benefit from all it has to offer? As neighbors, do we see ourselves valuing, respecting and caring about each other's wellbeing? As individuals, do we want to be treated equally, fairly, feel safe, and receive support when we need it? Do we agree it is important for us to treat others this way?

If our answer to these questions is yes, we really have no choice but to commit ourselves to racial, economic and cultural equity.

Since our mission at The Center for Great Neighborhoods is to help every person recognize their gifts, connect with their neighbors, and work together to create great neighborhoods for everyone, devoting ourselves to racial, economic and cultural equity means holding ourselves accountable to hard questions.

- Are we truly accessible to everyone?
- Are we going the extra mile to engage those in our community who might not feel invited to speak?
- Are we really listening and responding?
- Are we prioritizing our resources to that response?

Our mission and our close partnership with our community compels us to recognize that we cannot answer these questions in a vacuum. The answers must be measured in the diversity and breadth of who participates in our programs and initiatives, who we are asking to share their talents, to lead and to contribute to community decisions.

This Annual Report represents our collective accomplishments. My hope is that it inspires all of us to work for the changes necessary to build the community we imagine.

TOM DIBELLO
EXECUTIVE DIRECTOR

2019 PROGRAM AREA HIGHLIGHTS:



Neighborhoods & Community: We supported 22 resident-led groups with services that include strategic planning, community organizing, event planning, neighborhood engagement, access to grants, fiscal accounting, and technical assistance.



Creative Placemaking: Thanks to the Haile Foundation and Artworks, we helped make Covington's first BLINK experience accessible to all! We hosted two artist workshops for families to "BLINKify" their clothing, partnered with TANK to provide two nights of party at the bus stop in support of public transit, and commissioned Holmes High School's woodshop to make lighted lawn games. Our Fresh-Lo Chefs even provided food!.



Health: We supported over 45 families through our community garden initiatives, providing residents with the tools and resources to grow their own food.



Real Estate Development: We increased our inventory of rental property and continued work to develop commercial and mixed-use projects along the MLK corridor.



Youth & Families: Our students at John G Carlisle focused their learning on homelessness in the community by participating in a virtual simulation and presenting their facts and findings to their peers. They created cold kits for adults experiencing homelessness and play kits for children, all of which were donated to the residents of Welcome House. They also decorated the facility to spread holiday joy to the families living there.



Financial Wellbeing: We participated in a Tax Court settlement day and provided legal assistance to low income and ESL taxpayers.



NEIGHBORHOODS & COMMUNITY

We led Covington's **Parks Advisory Group** in partnership with the City of Covington and resident stakeholders. This effort resulted in the completed redevelopment of **Peasenburg Park** in Peasenburg, the final design of **Barb Cook Park** in Latonia (installation coming in 2020), and the beginning of an engagement process for **Goebel Park/Goebel Pool** and **Kenney Shields Park** in Mainstrasse.

With support from the **Mayerson Foundation**, we launched **Covington Leads**, a program for aspiring and emerging leaders interested in growing their leadership skills, and learning essential skills to help them lead and implement their own community improvement project.

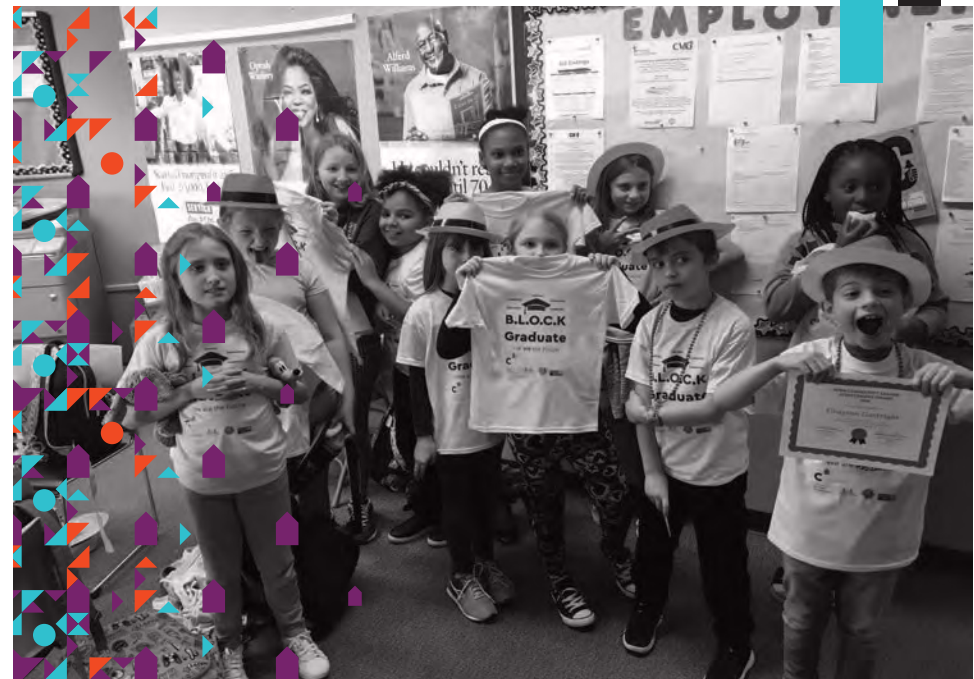
We facilitated the work of **Keep Covington Beautiful** who managed **2700** hours of volunteers planting **500** plants and collecting **27000** lbs of litter and recycling.



Empower Tools: We loaned out **918** tools to the community, and we know that each tool loaned served a purpose: the new homebuyer who spent all of their savings on the house and had no money leftover to fix it up; the residents who borrowed the moisture meters, shop vac, and fan after heavy rain hit our area and many folks experienced flooding; the woman who started over after family devastation preparing her house for sale.

Neighborhood/Resident Led groups:

Over **8000** residents engaged in community events and programs that received support from The Center.





CREATIVE PLACEMAKING

Hellmann Creative Center as a Hub

Total usage for 2019:

- **14 monthly community groups.**
- **4 weekly classes**, including mindfulness, tai chi, music, and technology.
- **38 public events/workshops.**
- **31 private events** which include baby showers, memorials, family parties, and wedding rehearsal dinners.
- Estimated over **8,000 people** through the building.

Nano Grants – **8 Nano Grants** including a Blacks with Disabilities Art Show; a youth etiquette class, a global holiday market; and an artist-designed hopscotch in Mainstrasse.



Thanks to the **Haile Foundation and Artworks**, we helped make Covington's first **BLINK** experience accessible to all! We hosted two artist workshops for families to "BLINKify" their clothing, partnered with **TANK** to provide two nights of party at the bus stop in support of public transit, and commissioned Holmes High School's woodshop to make lighted lawn games. Our FreshLo Chefs even provided food!.

Center staff assisted in planning the **Midwest Creative Placemaking Summit**, and served as a **Keynote panelist**, sharing our creative placemaking programs and impact to a national audience.



HEALTH

We provided **1050 Covington community members** with Nicotine Replacement Therapy and other resources to quit smoking through our BUILD partnership.

We facilitated **two FreshLo Fellowship** cohorts, a program designed to teach program management skills and community leadership training with a focus on bringing healthy food options to the Westside neighborhood.

We partnered with **The City of Covington** to promote their lead abatement program, targeting lead-based paint eradication in Covington's older homes.

We managed Riddle Yates Community Garden where **25 households** grow food and we supported Redden Gardens where **another 20+ households** grow food.

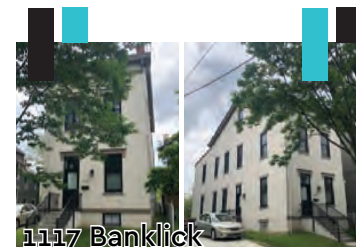
We expanded Health offerings at Hellmann, including **Mindfulness** and **Tai Chi**.



REAL ESTATE DEVELOPMENT & ECONOMIC DEVELOPMENT

We became certified as a Section-8 landlord and brought four new affordable units into our inventory.

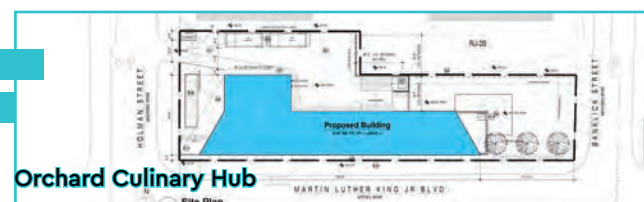
We completed a total rehab of **1117 Banklick St** and sold as a single-family home.



Pike Star Phase 3 completion (108; 112 & 114 W. Pike St.), adding **27,799 square feet** of residential apartment space to Covington's downtown.

Began a 3-phase project to activate **MLK Blvd** with food enterprises:

- We began construction on **302 MLK Blvd**, our first restaurant, which will be home to Olla Taqueria (one of our Chef Fellowship participants).
- We identified a commercial tenant and signed a Letter of Intent to bring a new neighborhood-serving business to **1131 Holman**.
- We completed initial designs for a potential **community kitchen** at the corner of MLK Jr. Blvd and Holman Ave.



We participated in and hosted the Neighborhood Development Code Steering Committee to facilitate community engagement in Covington's zoning code revision.

We graduated 7 new food businesses from our **Chef Fellowship** program.

MLK CORRIDOR DEVELOPMENT

Property Development / Rehabilitation

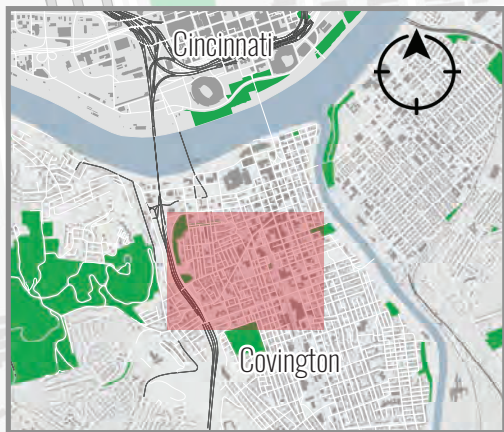
Creative Facades (CF): homeowner facade upgrade using local artists

Homes for Makers (H4M): Homes sold to creatives to work/live in

Business Recruitment

Art Installation

Activation/Public Events Programming



Key

Property Rehabilitation, CF, or H4M

Business Recruited and Supported with CF or H4M

Center-Supported Art Installation

Public Parks



The Center
for Great
Neighborhoods

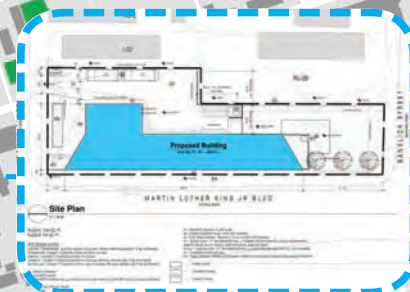
(1131 Holman Street)

(302 M.L.K. Jr. Blvd)



Pike Star projects

108, 112, & 114 W Pike St.
Total 27,799 square feet



The Orchard Culinary Business Hub(Proposed)



Hellmann Creative Center

0 0.05 0.1 0.2 Miles



YOUTH & FAMILIES

We served a total of **79 youth** in our Born Leaders of Covington Kentucky (BLOCK) Program – **15** at Glenn O. Swing, **14** at John G. Carlisle, **30** at Latonia, **8** at Ninth District, and **12** at Sixth District. BLOCK participants completed **5 service-learning projects**, 1 in each elementary school's neighborhood. Project topics included child abuse awareness, appreciations of different countries and cultures, tobacco-use prevention, and community beautification efforts.

Healthy Mind, Body and Soul Camp: 30 Covington youth attended a free summer camp that encouraged nutritious eating, physical activities, creative expression, and mindfulness.

We partnered with **Keep Covington Beautiful**, **Covington Partners**, and **Skool Aid** to offer an after school Garden Club that served **136 K-5th graders** at John G. Carlisle and Glenn O. Swing Elementary Schools. Students get their hands dirty in their vegetable garden while also learning about topics like the importance of pollinators, waste reduction, recycling, composting, and healthy eating.



\$ FINANCIAL WELLBEING

149 individuals served through **17** financial education workshops at The Center, Life Learning Center and Gateway Community and Technical College.

1038 households received free tax preparation (668 at The Center's site; 370 at the Centro site).

219 Households received Earned Income Tax Credit (EITC) benefits totaling \$369,616. Overall, 266 households increased their income through the EITC, the Additional Child Tax Credit (\$197,628) and from refundable education credits (\$27,987).

Our Low-Income Taxpayer Clinic served over **220 households** in 2019, including representing low income clients in tax controversy cases to resolve tax issues, hosting educational workshops, and giving individual consultations. Around **25%** of our clients are immigrants. In total, we returned over **\$150,000** to our LITC clients.

Hosted second annual **Financial Problem Solving Day** which included taxpayer advocate service, credit counseling, banking, small business support, and tax prep.

PROJECT HIGHLIGHT

HELLMANN CREATIVE CENTER



Photo: Frank Doring

Monthly Resident Groups

- Friends of Covington
- Kentuckians for the Commonwealth
- Westside Action Coalition
- Linden Grove
- CNC (Covington Neighborhood Collaborative)
- Covington Kindergarten Readiness Collaborative
- Blacks in Technology Meetup
- Covington Street Hockey
- Covington Writer's Club
- Community of Faith
- Ride the Cov
- Kentucky Refugee Legal Clinic
- Friends of Peaselburg

Weekly Classes

- Blacks in Technology
- Music Together
- Tai Chi
- Library Mindfulness Class

Private Events

31

Public Classes/workshops/events

- 2 BLINK workshops
- 2 Sparklight Business Development classes
- Heart & Soul Dinner
- 5 Community Restorative Justice Covington Circle meetings
- Westside Spring Celebration
- Kentucky State High School Art Show
- VITA Low Income Tax Clinic
- Animation/Motion Meetup
- 3 City Neighborhood Code Meetings
- Non-Con Entrepreneur Summit
- World Affairs Council Quarterly event
- Superheroines Event
- Hellmann Community Dinner
- Healthy Homes Seminar
- Kentucky Rural Urban Exchange Tour/lunch
- Mind, Body, and Soul Summer Camp
- MORTAR Charette
- 2 Greendot Meetings
- Wreath Decorating Class
- The Center's Annual Celebration
- Creative Placemaking Summit Seminar
- Poor People Campaign Meeting
- Youth Etiquette Class
- Global Holiday Market
- After Hours Holiday Party
- United Way Do-Good Awards
- Blacks with Disabilities Art Show

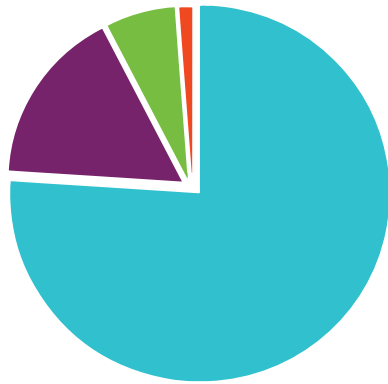


Photo: Frank Doring

2019 FINANCIAL

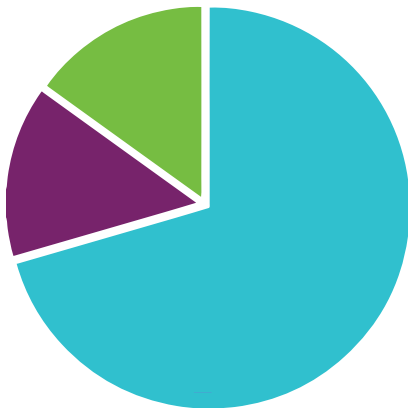
Expenses

76.03%	Program Services:	\$943,350.00
16.37%	Rental properties:	\$203,068.00
6.42%	Admin & General:	\$79,602.00
1.18%	Fund Development:	\$14,683.00
		Total: \$1,240,703.00



Public Support/Revenue

70.51%	Foundations, Trusts, Individuals:	\$750,359.00
14.44%	Government Grants:	\$153,692.00
15.05%	Other revenues:	\$160,177.00
		Total: \$1,064,228.00



Net Assets End of Year: \$2,380,909.00



OUR TEAM

Sarah Allan

Director of Economic Development

Peg Baldock

Finance Director

Tom DiBello

Executive Director

Kate Greene

Director of Organizational Strategy

Teri Heist

Chef Fellowship Program Manager

Monica Ibarra

LITC Attorney

Mary Lepper

LITC Attorney

Dan Petronio

Associate Director

Shannon Ratterman

Program Director of Community Development

Adam Rockel

Program Director of Real Estate Development

Jameela Salaah

Program Manager of Youth Development

Kareem Simpson

FreshLo Fellowship Manager

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Sisters of Notre Dame of Covington
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Gene & Carol Weber
Tom Wherry
James & Jennie Wiehoff
Paul & Candace Witte
Tamra Womble
Dr. James & Marna Zalla
Kathy Ziegler

Foundation & Government Support

City of Covington
Ed and JoAnn Hubert Family Foundation
Friedlander Family Fund
Kresge Foundation
PNC Foundation
Greater Cincinnati Foundation
United Way of Greater Cincinnati
Carol Ann & Ralph V. Haile Foundation
Place Matters – LISC
Manuel & Rhoda Mayerson Foundation
Menasha Corporation Foundation
Northern Kentucky Chamber
Fuller Family Foundation
Keep America Beautiful
United States Department of Treasury

This Annual Report is truly a reflection of you, our community leaders, partners and donors.

THANK YOU!

To make a [donation](http://www.greatneighborhoods.org/support-the-center/), please visit:
<http://www.greatneighborhoods.org/support-the-center/>





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